BIRMINGHAM CITY COMMISSION AGENDA
MAY 24, 2018
MUNICIPAL BUILDING, 151 MARTIN
7:30 P.M.

I. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Andrew M. Harris, Mayor

II. ROLL CALL

J. Cherilynn Mynsberge, City Clerk

III. PROCLAMATIONS, CONGRATULATORY RESOLUTIONS, AWARDS, APPOINTMENTS, RESIGNATIONS AND CONFIRMATIONS, ADMINISTRATION OF OATHS, INTRODUCTION OF GUESTS AND ANNOUNCEMENTS.

Announcements:

- The annual observance of Memorial Day in Shain Park will take place on Monday, May 28th at 10:00 a.m. The program includes addresses by the Mayor and State Representative, patriotic music, and introduction of veterans.

IV. CONSENT AGENDA

All items listed on the consent agenda are considered to be routine and will be enacted by one motion and approved by a roll call vote. There will be no separate discussion of the items unless a commissioner or citizen so requests, in which event the item will be removed from the general order of business and considered under the last item of new business.

A. Resolution approving the City Commission meeting minutes of May 14, 2018.

B. Resolution approving the warrant list, including Automated Clearing House payments, dated May 16, 2018 in the amount of $178,215.44.

C. Resolution approving the 2018 Michigan Medical Marijuana Operation and Oversight Grant Subrecipient Agreement between the City of Birmingham and Oakland County. Further, authorizing the Mayor to sign the agreement on behalf of the City.

D. Resolution approving the purchase of (1) Traffix Logix SafePace 800 speed display sign trailer in the amount of $12,572.12 from Enforcement Products, Inc.; further authorizing this budgeted expenditure from account number 202-303.001-971.0100.

E. Resolution appointing City Manager Joseph A. Valentine as Representative and DPS Director Lauren Wood as Alternate Representative for the City of Birmingham, on the SOCRRA Board of Trustees for the fiscal year starting July 1, 2018.

F. Resolution appointing City Engineer Paul T. O'Meara, as representative, and Austin Fletcher, Assistant City Engineer, as alternate representative, for the City of Birmingham, on the Southeastern Oakland County Water Authority Board of Trustees for the period starting July 1, 2018.

G. Resolution accepting the resignation of Peter Lyon from the Board of Zoning Appeals as a Regular Member, thanking him for his service, and directing the City Clerk to begin the process of filling the vacancy.

H. Resignation accepting the resignation of George Abraham from the Cablecasting Board as an Alternate Member, thanking him for his service, and directing the City Clerk to begin the process of filling the vacancy.

I. Resolution awarding the Birkerts Roof Replacement at the Baldwin Public Library contract to Butcher & Butcher Co., Inc. in an amount not to exceed $138,819.00 and authorizing the Mayor and City Clerk to sign the agreement for these services.

J. Resolution setting Monday, June 25, 2018 at 7:30 PM for a public hearing to consider a Special Land Use Permit & Final Site Plan Review for 191 N. Chester – The Jeffrey, to allow office use over 3,000 sf. Ft.

K. Resolution approving the service agreement with Next in the amount of $104,800 for services described in Attachment A of the agreement for fiscal year 2018-2019, account number 101-299.000-811.0000, and further directing the Mayor and City Clerk to sign the agreement on behalf of the City.

L. Resolution approving the outside agency service agreements for services described in Attachment A of the agreement for fiscal year 2018-19 with Birmingham Youth Assistance in the amount of $18,000, Common Ground in the amount of $1,500 and HAVEN in the amount of $2,000 from account number 101-301.000-811.0000, further directing the Mayor and City Clerk to sign the agreements on behalf of the city.

M. Resolution approving a request submitted by Woodward Camera requesting permission to place one tent in the parking area in front of 33501 Woodward Ave on August 18, 2018, contingent upon compliance with all permit and insurance requirements and payment of all fees and, further pursuant to any minor modifications that may be deemed necessary by administrative staff at the time of the event.

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

A. Resolution approving the budget appropriations resolution adopting the City of Birmingham's budget and establishing the total number of mills for ad valorem property taxes to be levied for the fiscal year commencing July 1, 2018 and ending June 30, 2019.

B. Resolution scheduling a hearing of the Birmingham Firefighters Association Local 911 grievance of March 5, 2018 on a mutually agreeable hearing date. Further, designating City Counsel Tim Currier to chair the hearing for procedural matters.

- OR -

Resolution waiving consideration of the Birmingham Firefighters Association Local 911 grievance of March 5, 2018.

VII. REMOVED FROM CONSENT AGENDA

VIII. COMMUNICATIONS

IX. OPEN TO THE PUBLIC FOR MATTERS NOT ON THE AGENDA

X. REPORTS

A. Commissioner Reports
   1. Notice of Intention to Appoint one Regular Member to Board of Zoning Appeals on July 9, 2018.
   2. Notice of Intention to Appoint an Alternate Member to Cablecasting Board on July 9, 2018.
   3. Notice of Intention to Appoint two resident members to the Ad Hoc Master Plan Selection Committee on June 25, 2018.

B. Commissioner Comments

C. Advisory Boards, Committees, Commissions' Reports and Agendas

D. Legislation

E. City Staff
   1. 3rd Quarter Financial Report, submitted by Finance Director Gerber
   2. 3rd Quarter Investment Report, submitted by Finance Director Gerber

XI. ADJOURN

INFORMATION ONLY

NOTICE: Individuals requiring accommodations, such as mobility, visual, hearing, interpreter or other assistance, for effective participation in this meeting should contact the City Clerk's Office at (248) 530-1880 (voice), or (248) 644-5115 (TDD) at least one day in advance to request mobility, visual, hearing or other assistance.
Las personas que requieren alojamiento, tales como servicios de interpretación, la participación efectiva en esta reunión deben ponerse en contacto con la Oficina del Secretario Municipal al (248) 530-1880 por lo menos el día antes de la reunión pública. (Title VI of the Civil Rights Act of 1964).

BIRMINGHAM CITY COMMISSION MINUTES
MAY 14, 2018
MUNICIPAL BUILDING, 151 MARTIN
7:30 P.M.

I. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Mayor Harris called the meeting to order at 7:30 p.m.

II. ROLL CALL

ROLL CALL:	Present,	Mayor Harris
		Mayor Pro Tem Bordman
		Commissioner Boutros
		Commissioner DeWeese
		Commissioner Hoff
		Commissioner Nickita
		Commissioner Sherman
	Absent,	None

Administration: City Manager Valentine, City Attorney Currier, Senior Planner Baka, Communications Director Byrnes, Assistant City Planner Chapman, Planning Director Ecker, DPS Manager Filipski, Building Official Johnson, Assistant Building Official Morad, City Clerk Mynsberge, City Engineer O'Meara, Director of Public Services Wood

III. PROCLAMATIONS, CONGRATULATORY RESOLUTIONS, AWARDS, APPOINTMENTS, RESIGNATIONS AND CONFIRMATIONS, ADMINISTRATION OF OATHS, INTRODUCTION OF GUESTS AND ANNOUNCEMENTS.

05-125-18 ANNOUNCEMENTS

Mayor Harris announced:

- The Celebrate Birmingham Parade and Party will be held Sunday, May 20th. The parade starts at 1:00 p.m., rain or shine, at the corner of S. Old Woodward and Frank and continue to Brown, Pierce, Martin, and Bates. The parade will be immediately followed by the Party in Shain Park with entertainment, games, food and fun for the entire family.
- A few artifacts have been uncovered beneath the pavement during the current Maple-Brown construction, including:
    - An inter-urban rail spike from the streetcar line used from 1890 – 1920.
    - A utilitarian bottle from 1890 – 1920.as well.
    - A Nesbitt's soda bottle from 1942 – 1952.

  These items will be on display at the Birmingham Museum.

05-126-18 APPOINTMENTS TO THE BOARD OF BUILDING TRADES APPEALS

The City Commission interviewed David Force and Bradley Klein. Ronald White, a current member of the Board was unable to attend.

MOTION: Motion by Commissioner Sherman:
To appoint Ronald White to the Board of Building Trades Appeals as a regular member to serve a three-year term to expire May 23, 2021.
VOTE: Yeas, 7
Nays, 0
Absent, 0

MOTION: Motion by Commissioner Boutros:
To appoint David Force to the Board of Building Trades Appeals as a regular member to serve a three-year term to expire May 23, 2021.
VOTE: Yeas, 7
Nays, 0
Absent, 0

The Commission was in agreement to delay making an appointment for the vacant position until applicant Bradley Klein was able to attend an interview.

05-127-18 APPOINTMENT TO THE BROWNFIELD REDEVELOPMENT AUTHORITY

Wendy Zabriskie, a current member of the Authority, was unable to attend. Mayor Harris asked the Commission to concur with him in appointing Wendy Zabriskie.

Commissioner Hoff expressed concern that Ms. Zabriskie only attended one of three meetings in 2017. City Manager Valentine explained the Authority meets as needed and therefore members are sometimes unable to accommodate meetings scheduled with little advance notice.

MOTION: Motion by Mayor Harris:
To concur in the Mayor's appointment of Wendy Zabriskie to the Brownfield Redevelopment Authority as a regular member to serve a three-year term to expire May 23, 2021.
VOTE: Yeas, 7
Nays, 0
Absent, 0

05-128-18 APPOINTMENT TO THE MULTI-MODAL TRANSPORTATION BOARD

The City Commission interviewed Doug White.

MOTION: Motion by Commissioner Hoff:
To appoint Doug White to the Multi-Modal Transportation Board as a regular member to serve a three-year term to expire March 24, 2021.
VOTE: Yeas, 7
Nays, 0
Absent, 0

05-129-18 APPOINTMENT TO THE PLANNING BOARD

The City Commission interviewed Jason Emerine.

MOTION: Motion by Mayor Pro Tem Bordman:
To appoint Jason Emerine to the Planning Board as an alternate member to serve the remainder of a three-year term to expire November 2, 2020.

VOTE: Yeas, 7
Nays, 0
Absent, 0

05-130-18 APPOINTMENT TO THE CABLECASTING BOARD

The City Commission interviewed George Abraham, currently serving on the Board as an alternate member.

MOTION: Motion by Commissioner DeWeese:
To appoint George Abraham to the Cablecasting Board as a regular member to serve the remainder of a three-year term to expire March 30, 2021.

VOTE: Yeas, 7
Nays, 0
Absent, 0

The City Clerk administered the Oath of Office to the appointees.

IV. CONSENT AGENDA

All items listed on the consent agenda are considered to be routine and will be enacted by one motion and approved by a roll call vote. There will be no separate discussion of the items unless a commissioner or citizen so requests, in which event the item will be removed from the general order of business and considered under the last item of new business.

05-131-18 APPROVAL OF CONSENT AGENDA

The following items were removed from the Consent Agenda:

- Commissioner Hoff: Item N, Sidewalk Trip Hazard Elimination Services.
- Mayor Pro Tem Bordman: Item B, City Commission Budget Hearing Minutes, 04/28/18.
  Item J, Oakland County West Nile Expense Reimbursement Request.
- City Manager Valentine: Item M, Set Public Hearing for 736 & 760 Pleasant Lot Combination. Application withdrawn by the applicant.

MOTION: Motion by Commissioner Sherman, seconded by Commissioner Nickita:
To approve the Consent Agenda, with Items B, J, and N removed, and M removed from the agenda in its entirety, and with special thanks to Michael Surnow for his service on the Multi-Modal Transportation Board, and to Cheryl Daskas and Rachel A. Woods for their service on the Birmingham Shopping District Board.

ROLL CALL VOTE: Yeas, Mayor Pro Tem Bordman
Commissioner Boutros
Commissioner DeWeese

	Mayor Harris
	Commissioner Hoff
	Commissioner Nickita
	Commissioner Sherman
Nays,	None
Absent,	None

A. Resolution approving the City Commission meeting minutes of April 23, 2018.

C. Resolution approving the City Commission special meeting minutes of April 28, 2018.

D. Resolution approving the warrant list, including Automated Clearing House payments, dated April 25, 2018 in the amount of $562,763.31.

E. Resolution approving the warrant list, including Automated Clearing House payments, dated May 2, 2018 in the amount of $539,780.51.

F. Resolution approving the warrant list, including Automated Clearing House payments, dated May 10, 2018 in the amount of $781,428.52.

G. Resolution accepting the resignation of Michael Surnow from the Multi-Modal Transportation Board as a Regular Member, thanking him for his service, and directing the City Clerk to begin the process of filling the vacancy.

H. Resolution accepting the resignation of Cheryl Daskas from the Birmingham Shopping District Board, thanking her for her service, and directing the City Clerk to begin the process of filling the vacancy.

I. Resolution accepting the resignation of Rachel A. Woods from the Birmingham Shopping District Board, thanking her for her service, and directing the City Clerk to begin the process of filling the vacancy.

K. Resolution approving the purchase of uniforms with Contractors Clothing Company for the total amount not to exceed $9,000 for fiscal year 2018-2019. Funds are available for this in the Public Services - Uniform Allowance account # 101-441.002-743.0000.

L. Resolution setting Monday, June 4, 2018 at 7:30 PM for a public hearing to consider a Special Land Use Permit Amendment for 209 Hamilton Row/250 N Old Woodward – Emagine Palladium, to allow for the renovation and installation of a 35 seat private viewing theater.

O. Resolution authorizing the purchase of the one model #D6626-1 bus shelter from account 401-901.020-971.0100 in the amount of $21,927 from Enseicom, and further, waiving the normal bidding requirements as Enseicom is a sole source vendor for this product.

P. Resolution awarding the contract for the Native Wet Meadow Planting Project to Cardno, Inc. in the amount not to exceed $16,720.00. Funds are available in the Parks - Other Contractual Services account, #101-751.000-811.0000 for this project. Further, authorizing the Mayor and Clerk to sign the agreement on behalf of the City upon the receipt of required insurances.

05-132-18 CITY COMMISSION BUDGET HEARING MINUTES - APRIL 28, 2018 (ITEM B)

Mayor Pro Tem Bordman noted Mayor Harris' title on Page 8 under the Community Development Block Grant heading should be corrected from "Mayor Pro Tem" to "Mayor".

MOTION: Motion by Mayor Pro Tem Bordman, seconded by Commissioner Boutros:
To approve the City Commission budget hearing minutes of April 28, 2018 as corrected.

VOTE:	Yeas,	7
	Nays,	0
	Absent,	0

05-133-18 OAKLAND COUNTY WEST NILE EXPENSE REIMBURSEMENT REQUEST (ITEM J)

Mayor Pro Tem Bordman took the opportunity to remind residents to remove any standing water on their property, as it provides a breeding ground for mosquitos.

MOTION: Motion by Mayor Pro Tem Bordman, seconded by Commissioner Nickita:
To approve the Resolution requesting reimbursement for the maximum allotment of $2,648.39 for eligible mosquito control activity under the Oakland County's West Nile Virus Fund Program. (*Formal resolution appended to these minutes as Attachment A*)

VOTE:	Yeas,	7
	Nays,	0
	Absent,	0

05-134-18 SIDEWALK TRIP HAZARD ELIMINATION SERVICES (ITEM N)

City Engineer O'Meara said that only Precision Concrete, Inc. responded to the City's bid for sidewalk trip elimination services. Their specialty is a patented system for grinding which will deal with minor trip hazards. Larger issues will be dealt with in a different contract. A little over 700 locations will be addressed as part of this project.

MOTION: Motion by Commissioner Hoff, seconded by Commissioner Boutros:
To award the 2018 Sidewalk Trip Hazard Elimination Program, Contract #6-18(SW) to Precision Concrete, Inc., in the amount of $48,000.00, to be charged to the Sidewalk Fund, account number 101-444.001-981.0100, contingent upon execution of the agreement and meeting all insurance requirements. Further, approving an Amendment to the 2017-18 Fiscal Year Budget as follows:

Sidewalk Fund		
Revenues:		
Draw from Fund Balance	#101-000.000-400.0000	$48,000
Total Revenue Adjustments		$48,000
Expenditures:		
Public Improvements	#101-444.001-981.0100	$48,000
Total Expenditure Adjustments		$48,000

VOTE:	Yeas,	7
	Nays,	0
	Absent,	0

V. UNFINISHED BUSINESS

None.

VI. NEW BUSINESS

05-135-18 PUBLIC HEARING TO CONSIDER NECESSITY FOR IMPROVEMENT – 2018 CAPE SEAL PROJECT – PUBLIC STREET IMPROVEMENT

Mayor Harris opened the public hearing at 7:51 p.m.

DPS Manager Filipski reviewed Director of Public Services Wood's memo to City Manager Valentine dated May 3, 2018 regarding the 2018 Cape Seal Project – Public Hearing of Necessity.

Mayor Pro Tem Bordman stated that she and Mayor Harris live within the cape seal project area. City Attorney Currier did not believe there was a conflict of interest, and the Commission concurred.

DPS Manager Filipski sent out two sets of notices regarding this public hearing, both of which explained the option of petitioning for an improved street . DPS has received phone calls regarding whether there would be parking restrictions, but there has not otherwise been much interest.

Dave Sillman said he did not recall receiving a proposal for improved streets.

DPS Manager Filipski clarified that improving streets has a higher up-front cost, and that there was a town hall meeting noticed and held to address all related concerns.

Bob Corry expressed opposition to the project due to the massive construction traffic occurring on his block of Fairfax. Mr. Corry emphatically stated he would see it as a waste of money at this time.

City Engineer O'Meara, at Commissioner DeWeese's request, explained the roads are in poor condition and that is why the project is proposed now. The work will be more extensive the longer it is delayed. Commissioner DeWeese encouraged residents to petition for an improved street.

Commissioner Sherman commented that the Ad Hoc Unimproved Street Study Committee will be working on a plan for improving streets in the future. The short-term alternative is residents petitioning for an improved street. Cape seal is just a temporary measure.

There being no further comment, Mayor Harris closed the public hearing at 8:02 p.m.

MOTION: Motion by Commissioner Sherman, seconded by Commissioner DeWeese:

To approve the determination of necessity for the improvement to be known as 2018 Cape Seal Program-Public Street Improvement; further, to approve the cost estimates submitted by the Department of Public Services; further, to create a special assessment district and special assessments levied in accordance with benefits against the subject properties; further that the following method of assessment be adopted: 85% of front-foot costs for improvement are assessed on all property fronting the improvement; 25% of side-foot costs for improvement are assessed on all residential property siding the improvement; 85% of side-foot costs for improvement are assessed on improved business property siding the improvement and; 25% of side-foot costs for improvement are assessed on vacant business property siding on the improvement; further, to direct the City Manager to prepare the special assessment roll and present the same to the City Commission for confirmation at the public hearing on Monday, June 4, 2018 at 7:30 p.m.

Commissioner Nickita noted the Commission is doing the temporary solution because residents have not expressed interest in petitioning for improved streets.

VOTE:	Yeas,	7
	Nays,	0
	Absent,	0

05-136-18 PUBLIC HEARING TO CONSIDER THE SPECIAL LAND USE PERMIT AND FINAL SITE PLAN REVIEW – 260 N. OLD WOODWARD – THE MORRIE

Mayor Harris opened the public hearing at 8:04 p.m.

Planning Director Ecker reviewed her May 3, 2018 memo to City Manager Valentine regarding The Morrie.

Planning Director Ecker confirmed the design accommodates the new sidewalk condition post-construction, including the required five-foot clearance.

Aaron Bellin, the owner of The Morrie, appeared before the Commission. Mr. Bellin said there will be a dance floor between the bar and booth seating.

Planning Director Ecker stated no dance floor was included in the plans submitted to the Planning Board.

Kevin Biddison, architect for The Morrie, appeared before the Commission. Mr. Biddison explained:

- A ten-by-ten foot area in front of the bar that would occasionally be cleared of tables to make space for dancing;
- The flooring in the Morrie will be concrete; and
- Soundproofing material would be applied to the ceiling and walls.

Mr. Bellin said:

- The Morrie will be open seven days a week, from 12 p.m. until 11 p.m. on weeknights, and Friday and Saturday until 2 a.m.
- There may be a cover charge depending on the band, ranging from $5 - $20.

Planning Director Ecker confirmed that the applicant specifically told the Planning Board there would be no dance floor at the Birmingham location of The Morrie, and no tables would be cleared to create a dance floor.

John Jonna, co-owner of Vinotecca Wine Bar, appeared before the Commission and offered a statement in support of The Morrie's opening.

Jordan Jonna, representing AF Jonna Development, L.L.C., the owners of the property at 260 N. Old Woodward, appeared before the Commission. Mr. Jonna stated:

- The Morrie in Royal Oak is not a nightclub. Rather, it creates a sing-along atmosphere with the bands, and "soft dancing".
- The space was formerly a theater and so already has some soundproofing.

City Manager Valentine said a recently adopted ordinance permits the City Manager to suspend activities at a business with a Special Land Use Permit (SLUP) and to require the owner to appear before the Commission for a public hearing should issues regarding the SLUP agreement arise.

Commissioner Boutros told the Commission that the Police Chief of Royal Oak wrote a complimentary email regarding The Morrie's operations in Royal Oak.

There being no further comment, Mayor Harris closed the public hearing at 8:21 p.m.

MOTION: Motion by Commissioner Boutros, seconded by Mayor Pro Tem Bordman:
To approve the Special Land Use Permit and Final Site Plan Review for 260 N. Old Woodward – The Morrie, to allow the operation of a restaurant, serving alcoholic liquors, and providing live entertainment. (*Formal resolution appended to these minutes as Attachment B.*)

Mayor Pro Tem Bordman expressed concern with the discrepancy regarding the dance floor.

Owner confirmed for Commissioner Hoff that there will be valet parking.

Commissioner Nickita shared concern that the plans submitted are not fully accurate without depictions of the dance floor. When detail is missing from a SLUP, the City cannot assess a business' adherence to its permit in an on-going way.

Mayor Harris suggested a motion to amend to include the dance floor as part of the SLUP. Commissioner Boutros consented to this suggestion, and City Attorney Currier stated this would be legally valid.

Mayor Pro Tem Bordman drew City Attorney Currier's attention to a clause on the second page of the proposed SLUP reading "1. The Morrie shall be permitted to provide entertainment in accordance with their entertainment permit issued by the MLCC". Mayor Pro Tem Bordman asked for clarification as to what is allowed under such a permit.

City Attorney Currier said:

- Birmingham has either specifically licensed or prohibited dance floors, historically, as part of a business' SLUP. There have even been specific hours of permitted operation for dance floors required.
- Reliance on the general provisions of an entertainment permit to address the matter would be inadvisable.

Planning Director Ecker reiterated for Mayor Harris that The Morrie communicated in writing there would be no guest interaction with the band beyond singing.

Commissioner Sherman said the Commission could either send the application back to the Planning Board for review and possible amendment or adopt the SLUP with no dance floor and no dancing.

Mr. Bellin stated that he has been transparent about intended dancing within The Morrie throughout the application process.

Commissioner Sherman replied that the dance floor was not presented as part of the SLUP proposal. The Commission can only move forward on the information presented within an application.

Scott McDonald, general counsel to Mr. Bellin and stand-in for attorney Kelly Allen, clarified the MLCC requires a dance floor be clearly marked and suggested such delineation would be the second part of this application.

Commissioner Nickita replied that the SLUP must be specific because it is part of a contract with the City, and needs to be laid out clearly as part of the application. Commissioner Nickita then requested guidance from City Attorney Currier for the best way to move forward.

City Attorney Currier advised that:

- The Commission should approve the SLUP this evening if they see fit; and,
- Mr. Bellin should be required to appear before the Planning Board for the formulation of an amendment to the SLUP providing details regarding the dance floor and dancing at The Morrie.

Commissioner Sherman clarified this action would allow the applicant to move forward in their application process with the MLCC, while requiring the details necessary for a concrete SLUP with the City. City Attorney Currier concurred.

VOTE: Yeas, 7

Nays, 0
Absent, 0

05-137-18 PUBLIC HEARING TO CONSIDER ZONING ORDINANCE AMENDMENTS TO BISTRO ORDINANCE

Mayor Harris opened the public hearing at 8:41 p.m.

Senior Planner Baka reviewed the joint Commission/Planning Board effort to consider possible amendments to the Bistro Ordinances, and the proposed Bistro Ordinance amendments as suggested by the Planning Board to the Commission.

Senior Planner Baka said the Planning Board recommended eliminating enclosed platforms for dining because another ordinance prohibits enclosures.

Mayor Pro Tem Bordman stated:

- If the desire is to require a platform with a railing, the language should read "platform with a railing".
- If Planning Board does not address rooftop dining so as not to encourage it, rooftop dining will be implicitly allowed by the lack of any language addressing the issue.

Planning Director Ecker explained that the Planning Board sought:

- To not be overbroad in the requirements for outdoor dining, rooftop dining, and parking for outdoor dining so as to encourage its development while still allowing its regulation through the SLUP application process.
- To maintain the difference between a smaller bistro license and a Class C license by prohibiting enclosed year-round outdoor dining for a Bistro.

Commissioner Nickita believed the prohibition on year-round outdoor dining insufficiently addresses the need to keep bistro-licensed restaurants smaller than Class C-licensed restaurants, especially since bistro licenses already technically preclude year-round outdoor dining.

Planning Director Ecker explained the Planning Board did not want to limit total outdoor seating by ordinance, but that the SLUP application process may allow the City to sufficiently limit the seating in a bistro-licensed restaurant on a case-by-case basis.

Planning Director Ecker confirmed that the proposals potentially allow bistro-licensed restaurants to have unlimited seating in the warmer months, and that this was the Planning Board's intent.

Commissioner Nickita stated:

- His concerns regarding seating capacity were enough for him to not move these amendments forward as currently proposed.
- A 42"-inch maximum rail would be sufficient, though he would like to see them smaller.
- Preventing the use of eisenglass around outdoor seating is a positive move to control seating capacity.
- It might be wise to codify platform standards.

Planning Director Ecker replied that when platforms were first discussed by the Planning Board in 2007, they decided to leave the requirements open so as not to inhibit creativity. She continued that the Commission could ask the Planning Board to revisit that, should the Commission see fit.

Commissioner Nickita clarified he does not seek to regulate design standards for platforms, but fundamental building standards such as size, materials, edge conditions, sleeper channels, non-skid texture and other related criteria.

City Manager Valentine stated that city staff can create a formalized platform standard for the Commission to review and potentially adopt.

Commissioner DeWeese said the intended benefits of the bistro were:

- Activation of the street;
- Focus on food and not alcohol; and,
- The creation of intimacy within a so-licensed restaurant.

Commissioner DeWeese continued that:

- Moving seating up to higher floors or rooftops fails to activate the street.
- He would like to see bistro licenses remain closer to their original intent.
- Different districts could potentially have different bistro requirements.

Mayor Harris suggested that the Commission could approve the proposed ordinance language and direct staff and the Planning Board to re-address outdoor seating issues.

Mayor Pro Tem Bordman said:

- A reconsideration of the outdoor seating issue may also affect the indoor capacity of a bistro-licensed establishment.
- There are enough other concerns that all proposed amendments should return to the Planning Board.

Commissioner Nickita said:

- The Planning Board should provide seating parameters, and not require the Commission to determine said parameters with every individual bistro SLUP application.
- He would be comfortable having the Planning Board review the amendments and send them back to the Commission.

Norman LePage, owner of Big Rock Chop House, voiced his support for the Commission's suggestions.

Senior Planner Baka told Mr. LePage that the bistro seating regulations increased from 65 indoor seats to 85 indoor seats in order to encourage more bistro applications in certain areas of the City.

Mayor Pro Tem Bordman told Mr. LePage that should any existing establishment come before the Commission seeking to change their SLUP bistro license, the Commission can require that the establishment come into alignment with the new bistro requirements.

Jeremy Sassoon appeared before the Commission and said:

- There should be a focus group to consider the difference between a bistro license and a Class C license.
- The City should clarify its standards for bistro licenses and other applications, because he feels he has been denied two licenses for subjective, not objective, reasons.

Joe Zane appeared before the Commission and said he would like to see bistro licenses granted in the Triangle District, even if it requires relaxing the standards a bit.

There being no further comment, Mayor Harris closed the public hearing at 9:24 p.m.

The Commission agreed to send the proposed ordinance amendments back to the Planning Board for reconsideration.

05-138-18 PUBLIC HEARING TO CONSIDER ORDINANCE AMENDMENTS TO ALLOW HOTEL LIQUOR LICENSES IN THE B-4 ZONING DISTRICT

Mayor Harris opened the public hearing at 9:25 p.m.

Planning Director Ecker provided a review of her May 2, 2018 memo to City Manager Valentine regarding the B-4 zoning district.

Commissioner Sherman suggested the Commission look at the Chapter 10 Liquor License first, decide on whether to move that forward, and then look at zoning aspects, so as not to confuse topics.

Planning Director Ecker explained that:

- An economic development license (EDL) is not being considered because an EDL is only permitted in specific locations.
- Expanding the geographic parameters of the EDL was previously considered by the Commission, but not enacted.
- The proposed ordinance amendment would require 100 hotel rooms in order to apply for a liquor license.
- The 100-room figure was set by the Planning Board in order to set a reasonable benchmark for economic investment on the part of the applicant.

Commissioner Boutros suggested there should be both a minimum investment amount and a minimum room number in the proposed hotel ordinance amendment in order to account for potential variables.

Planning Director Ecker said a new hotel property would likely meet a minimum investment requirement, but a rehab of a previously-existing hotel property might not. This would potentially disqualify the latter type of applicant from being able to apply for a hotel liquor license.

Commissioner Boutros recommended further study in order to prevent loopholes.

Commissioner Nickita agreed that the room number requirement merits further study and analysis.

Rick Rattner, representing The Daxton Hotel (The Daxton), appeared before the Commission and spoke in favor of the ordinance amendment, that it allows the development of first-class hotels in Birmingham and enhances a visitor's experience of the unique and pedestrian-friendly nature of the City.

David Berman, a representative of the group developing The Daxton, appeared before the Commission. Mr. Berman stated that in the three-year process of developing The Daxton, it has become clear that no luxury, boutique hotel operates with fewer than 100 rooms, and said it is a reasonable threshold.

Dave Marcus appeared before the Commission as the owner of the Holiday Inn in Birmingham and said:

- A luxury hotel needs a liquor license in order to survive.
- It would be wise to require a minimum investment amount and not a minimum room number because some locations in Birmingham are so space-limited that 100 rooms may not fit.

Marc Beshany appeared before the Commission as a resident and the Director of the Birmingham Wells Fargo. Mr. Beshany said this ordinance amendment would have a positive impact on the City.

Scott Barry spoke in support of the proposed ordinance amendment.

Andy Petcoff spoke in support of the proposed ordinance amendment.

Paul Choukourian spoke in support of the proposed ordinance amendment.

David Foster spoke against the proposed ordinance amendment, citing lack of benefit to the residents, increased congestion and further parking difficulties. Mr. Foster said residents should be surveyed on their perspective before this moves forward.

Michele Prentiss spoke as the owner of 142 condominiums in Birmingham, and said a survey of her residents demonstrated broad approval for this ordinance amendment.

Justin Barnes, owner of Blue Yoga in Birmingham, spoke in favor of the proposed ordinance amendment.

Linda Taubman spoke against the proposed ordinance amendment, citing similar reasons as Mr. Foster.

Rino Marra, owner of Figo Salon and the building at 265 N. Old Woodward in Birmingham, spoke in favor of the proposed ordinance amendment.

Robert Carson spoke as a representative of several Class C liquor license holders. Mr. Carson stated:

- There are three Class C liquor licenses in escrow in Lansing.
- This sets up a system in which some businesses are more accommodated by the City than others.
- No need for this special treatment has been established, and The Daxton could acquire a Class C liquor license.

Mr. Carson clarified for Commissioner Sherman that he represents Big Rock, The Townsend, and other establishments. Mr. Carson declined to name the other establishments, noting the other clients were not in attendance.

Patrick Hall, representing The Daxton and appearing as liquor counsel for them, stated:

- The three licenses in escrow in Lansing are not available, as they are held by landlords for specific, currently vacant spaces.
- The Daxton sought to acquire a Class C license from holders within Birmingham and holders within Oakland County and was unable to do so.

David Sillman, co-owner of The Townsend Hotel, stated that this proposed ordinance amendment is due to a lack of due diligence on the part of The Daxton's developers. Mr. Sillman continued:

- If The Daxton had sufficiently vetted the property and the entitlements they needed before purchase, they would not be asking for a special allowance now.
- There has not been sufficient study of the implications of the proposed ordinance amendment.

There being no further comment, Mayor Harris closed the public hearing at 10:17 p.m.

Commissioner Boutros emphasized that the question before the Commission is not regarding The Daxton, but how the proposed ordinance amendment will benefit Birmingham.

Commissioner Hoff clarified that The Daxton was already approved, and that the Commission is considering a special allowance, not the existence of The Daxton in general. Commissioner Hoff shared:

- Agreement with Mr. Sillman's concerns.
- That the City should consider expanding the definition of the EDL, rather than making a new ordinance amendment, so as to make sure any business that invests $10 million in Birmingham can acquire the liquor license needed.

Commissioner DeWeese concurred with Commissioner Hoff.

Commissioner Nickita stated that:

- This proposed ordinance amendment meets a need in Birmingham, just as the process of developing bistro licenses and EDLs met City needs.
- The minimum number of rooms requirement must be studied.
- There should also be a way for the Birmingham Holiday Inn to acquire a liquor license should it see fit, in order to allow the opportunity for its further development.
- Expanding the EDL may be an option, but potentially leads to changing zones to meet the needs of a project, which has not historically been Birmingham's approach to resolving zoning issues. Both this option and the proposed ordinance amendment have benefits and drawbacks.

Mayor Harris:

- Shared much of Commissioner Nickita's perspective.
- Added that much of the opposition voiced this evening regarded the building of The Daxton, which was already approved, and not the particular proposed ordinance amendment. As a result, he was inclined to move forward.

Commissioner Sherman stated that when bistro licenses were developed, the City made it possible for existent establishments meeting the same criteria to apply for said licenses. The same principle should apply here, and the 100-room minimum prevents that.

Commissioner DeWeese said the proposed ordinance amendment should apply to all City hotels, but should also encourage additional investment and development.

Commissioner Sherman agreed, and reviewed the fact that existent restaurants had to meet certain investment requirements in order to obtain a bistro license.

MOTION: Motion by Commissioner Sherman, seconded by Commissioner DeWeese:
To amend Chapter 10, Alcoholic Liquors, Article II, Division 5, to allow hotels in Downtown Birmingham to qualify to operate with liquor licenses, similar to theaters (*Ordinance appended to these minutes as Attachment C*);

Commissioner Sherman told Mayor Harris that this motion creates a particular class of license, but does not yet specify the permitted geographic application within the City. This functionally prevents the licenses' issuance until the Commission determines the geographic application.

Mayor Pro Tem Bordman said the proposed ordinance amendment should be returned to the Planning Board, given the Commission's concerns.

Commissioner Sherman said opportunities for revision remain even if the amendment passes this evening.

VOTE: Yeas, 5

Nays, 2 (Bordman, Hoff)
Absent, 0

Commissioner Sherman said this part of the discussion determines the geographic application of the licenses. He continued it might be best to have the Planning Board determine where these licenses should be allowed on a city-wide basis.

Mayor Harris said he was persuaded these licenses should be allowed in B-4 zoning, but this does not preclude additional study and additional geographic applications.

City Attorney Currier said a hotel not included in B-4 zoning could come before the Commission to ask that the proposed ordinance amendment be included to their SLUP.

Commissioner DeWeese suggested:

- Restricting this license to B-4 zoning only is too limiting.
- The Planning Board should study the geographic application, the minimum number of rooms required, and the possibility of adding an economic investment requirement.

Commissioner Nickita agreed with Commissioner DeWeese and said he would like a way to allow the Holiday Inn to benefit from these changes in order to encourage investment in the property.

Commissioner Sherman said the process of approving a license type while requesting further study of the geographic application has precedent in the TZ zoning ordinance.

MOTION: Motion by Mayor Pro Tem Bordman, seconded by Mayor Harris:
Resolution amending Chapter 126, Zoning, Article 2, section 2.37, B-4 Business Residential, to allow the sale of liquor in hotels in the B-4 zoning district with a valid Special Land Use Permit. (*Ordinance appended to these minutes as Attachment D*)

City Manager Valentine confirmed the Planning Board would prioritize this analysis to speed its return to the Commission, with direction drawn from the Commission's comments this evening.

Commissioner Sherman cautioned that defining the zone here allows an establishment to benefit from this ordinance before all the desired revisions are in place.

Mayor Harris stated that such an application is still subject to SLUP approval and remains up to the Commission's discretion.

VOTE: Yeas, 4
Nays, 3 (DeWeese, Hoff, Sherman)
Absent, 0

Mayor Harris recessed the meeting at 10:55 p.m. and reconvened at 11:00 p.m.

05-139-18 SPECIAL EVENT REQUEST SUBMITTED BY BIRMINGHAM FIRST UNITED METHODIST CHURCH – SHINE ON WORSHIP SERVICE

Kristin Snyder, Worship Coordinator, First United Methodist Church, presented the request for a special event permit.

Ms. Snyder clarified:

- Set-up would be from 7 a.m. to 8 a.m., rehearsal would be from 8 a.m. to 9:30 a.m., and the service would run from 10 a.m. to 11 a.m. Break-down and clean-up should be finished by noon.
- The speakers will not be as loud as the City's concert series, though there will be a full band with a drum kit.
- Every property within 300 feet was notified.
- The amplification and equalization must be calibrated as part of the rehearsal, so it would be difficult to rehearse without amplification.
- The rehearsal can be monitored with a decibel meter and kept under 90 dB.

City Clerk Mynsberge said no responses about the event were received by the City.

MOTION: Motion by Commissioner Boutros, seconded by Commissioner DeWeese:
To approve a request submitted by Birmingham First United Methodist Church requesting permission to hold a contemporary worship service with a live band and message on Sunday, July 15, 2018 in the Shain Park pavilion and lawn area, contingent upon compliance with all permit and insurance requirements and payment of all fees and further pursuant to any minor modifications that may be deemed necessary by administrative staff at the time of the event.

Commissioner Hoff supported the motion in recognition of all First United Methodist Church does for the community.

VOTE:	Yeas,	7
	Nays,	0
	Absent,	0

05-140-18 ESTABLISHMENT OF AD HOC MASTER PLAN SELECTION COMMITTEE

Senior Planner Baka reviewed his memo dated May 3, 2018 to City Manager Valentine regarding the establishment of an Ad Hoc Master Plan Selection Committee.

Commissioner Sherman said he would like to see the Planning Board members limited to two, and the inclusion of a former Birmingham elected official with experience in planning issues.

Mayor Pro Tem Bordman said:

- One of the resident positions could be specified for a former elected official.
- There should be at least one Commissioner on the committee.
- Reducing the number of Planning Board members on the committee to two would be acceptable.

City Manager Valentine stated residents will apply for the committee in the same manner they apply for any other board or committee. Boards and committees can recommend their own extant members for the committee. The Commission retains final say over the resident appointees, and can retain final say over all appointees, should it see fit.

Commissioner Nickita recommended an appointee from the Architectural Review Committee in lieu of a third Planning Board member.

Commissioner DeWeese recommended the committee retain at least two positions for Planning Board members so they can provide the necessary depth to the considerations, while the other members provide added breadth.

MOTION: Motion by Commissioner Sherman, seconded by Commissioner Boutros:
To establish an Ad Hoc Master Plan Selection Committee for the duration of the consultant selection process to review all Master plan RFP submittals and make a recommendation to the City Commission, with the following members:

Two (2) Planning Board members

Two (2) City residents, with a preference that one be a former City Commissioner

One (1) Multi-Modal Transportation Board member

One (1) Advisory Parking Committee member

One (1) Parks and Recreation Board member

One (1) Design Review Board/Historic District Commission member

One (1) Architectural Review Committee member

VOTE:	Yeas,	7
	Nays,	0
	Absent,	0

05-141-18 BICYCLE INFRASTRUCTURE

Assistant City Planner Chapman presented the recommendation of the Multi-Modal Transportation Board.

Mayor Pro Tem Bordman wondered if anyone called Ferndale or Detroit to see what the experience has been with the Fixit system.

Assistant City Planner Chapman stated:

- Visual inspection showed the stations in good condition.
- The signs only come in blue, but the air pump comes in Birmingham green.

Commissioner DeWeese would like Barnum Park considered as a location for the future, and suggested that each location should show other locations so cyclists are aware.

Assistant City Planner Chapman said:

- The QR code directs users to other locations.
- The goal is to make each location an active transportation hub with water fountains, a map with wayfinding, and other amenities.
- The privately funded location at Griffin Claw, which uses the same product, has not experienced any issues.
- The kiosks referenced will not be implemented at this time.
- No count has been undertaken for usage at Griffin Claw.
- Screwdrivers and other tools are affixed to the rack.

MOTION: Motion by Commissioner Boutros, seconded by Mayor Pro Tem Bordman:
To approve the installation of 9 U Rack embedded bike racks and the purchase and installation of 8 Loop embedded bike racks as outlined on the attached chart and map of Phase 4 of the City's Bicycle Parking Plan, for a total cost of $3240 from account #721.000-825.0000;

AND

To approve the following as the City-wide standard bicycle maintenance station components:

1. Fixit bicycle maintenance station with a Hunter Green powder coat finish;
2. Air Kit 2 public bike pump with a Hunter Green powder coat finish; and
3. Dero Bicycle Repair signs;

AND

To approve the purchase and installation of four bicycle repair stations, including four fixit stations ($2808), four air pumps ($1624), and four Dero Bicycle Repair signs ($128) at the locations noted in Booth Park, Quarton Lake Park, Shain Park, and Kenning Park, for a total expenditure of $4,819.50 from account #721.000- 825.0000.

VOTE:	Yeas,	7
	Nays,	0
	Absent,	0

05-142 -18 ALLEY IMPROVEMENT PLAN

Senior Planner Baka presented his May 2, 2018 memo to City Manager Valentine regarding the Alley Improvement Plan. Senior Planner Baka confirmed that the new signs would be the in same style as the already extant signs in the Hamilton alley.

MOTION: Motion by Commissioner Sherman, seconded by Commissioner DeWeese:
To accept the bid from Johnson Sign Co. and to authorize the allocation of $7,800.00 from account #101-721.000-825.0100 for the purpose of the fabrication and installation of via wayfinding signs.

VOTE:	Yeas,	7
	Nays,	0
	Absent,	0

05-143-18 PROPOSED SCULPTURE LOAN OF *EASTERN HOPHORNBEAM*

Planning Director Ecker reviewed the memo from Brooks Cowan, City Planner, to City Manager Valentine dated April 23, 2018 regarding *Eastern Hophornbeam.*

Planning Director Ecker said the artist or his representative pays for the cost of installation. All necessary structural requirements will be monitored by the Building and Engineering Departments. The piece will be insured through the Cultural Council.

MOTION: Motion by Commissioner Hoff, seconded by Mayor Pro Tem Bordman:
To approve the recommendations of the Public Arts Board and Parks and Recreation Board to accept a 5-year loan of *Eastern Hophornbeam*, by Robert Lobe, and to approve the proposed located at Booth Park;

AND

To approve the Access and Maintenance Agreement with Robert Lobe and further to direct the Mayor and City Clerk to sign the agreement on behalf of the City;

VOTE:	Yeas,	7
	Nays,	0
	Absent,	0

VII. REMOVED FROM THE CONSENT AGENDA

The items removed were discussed earlier in the meeting.

VIII. COMMUNICATIONS

None.

IX. OPEN TO THE PUBLIC FOR MATTERS NOT ON THE AGENDA

None.

X. REPORTS

05-144-18 COMMISSIONER REPORTS

The City Commission will appoint one regular member to the Board of Ethics on June 4, 2018.

The City Commission will appoint three regular members to the Greenwood Cemetery Advisory Board on June 4, 2018.

The City Commission will appoint an alternate Hearing Officer on June 4, 2018.

The City Commission will appoint four regular members to the Historic District Study Committee on June 4, 2018.

The City Commission will appoint two regular members to the Museum Board on June 4, 2018.

The City Commission will appoint one regular member to the Multi-Modal Transportation Board on June 4, 2018.

The City Commission will interview for two positions to be appointed by the City Manager with the concurrence of the City Commission on the Birmingham Shopping District Board on June 4, 2018.

05-145-18 COMMISSIONER COMMENTS

Mayor Pro Tem Bordman reported on the Regional Transit Authority meeting.

Commissioner Hoff reported on the Birmingham Museum's open house and encouraged everyone to see the exhibit.

City Manager Valentine told Commissioner DeWeese that the effort to encourage longer-term parkers to park on higher levels of the parking garages has been successful.

Commissioner DeWeese noted the public does not yet perceive an increase in available parking.

Mayor Harris reported the '88 Seaholm Varsity baseball team will be honored May 12 at Maple Field at Seaholm High School.

05-146-18 CITY STAFF

The Commission received the Parking Utilization report submitted by Assistant City Manager Gunter.

XI. ADJOURN

Mayor Harris adjourned the meeting at 11:43 p.m.

_____

J. Cherilynn Mynsberge, City Clerk

ATTACHMENT A

05-133-18
CITY OF BIRMINGHAM RESOLUTION AUTHORIZING WEST NILE VIRUS FUND EXPENSE REIMBURSEMENT REQUEST

MOTION: Motion by Mayor Pro Tem Bordman, seconded by Commissioner Nickita:
To approve the Resolution requesting reimbursement for the maximum allotment of $2,648.39 for eligible mosquito control activity under the Oakland County's West Nile Virus Fund Program:

WHEREAS, upon recommendation of the Oakland County Executive, the Oakland County Board of Commissioners has established a West Nile Virus Fund Program to assist Oakland County cities, villages and townships in addressing mosquito control activities; and

WHEREAS, Oakland County's West Nile Virus Fund Program authorizes Oakland County cities, villages and townships to apply for reimbursement of eligible expenses incurred in connection with personal mosquito protection measures/activity, mosquito habitat eradication, mosquito larviciding or focused adult mosquito insecticide spraying in designated community green areas; and

WHEREAS, the City of Birmingham, Oakland County, Michigan has incurred expenses in connection with mosquito control activities believed to be eligible for reimbursement under Oakland County's West Nile Virus Fund Program.

NOW THEREFORE BE IT RESOLVED that the Birmingham City Commission authorizes and directs its Director of Public Services, as agent for the City of Birmingham, in the manner and to the extent provided under Oakland County Board of Commissioners, to request reimbursement of eligible mosquito control activity under Oakland County's West Nile Virus Fund Program.

VOTE:	Yeas,	7
	Nays,	0
	Absent,	0

I, J. Cherilynn Mynsberge, City Clerk of the City of Birmingham, do hereby certify that the above is a true and correct copy of a resolution adopted by the Birmingham City Commission at their regular meeting of May 14, 2018.

J. Cherilynn Mynsberge
City Clerk

Date: May 14, 2018

ATTACHMENT B

05-136-18
THE MORRIE
260 N. OLD WOODWARD SPECIAL LAND USE PERMIT AMENDMENT
2018

WHEREAS, The Morrie filed an application pursuant to Article 7, section 7.34 of Chapter 126, Zoning, of the City Code to operate a food and drink establishment in the B4 zone district in accordance Article 2, Section 2.37 of Chapter 126, Zoning, of the City Code;

WHEREAS, The land for which the Special Land Use Permit is sought is located on the east side of N. Old Woodward, north of Hamilton Row;

WHEREAS, The land is zoned B-4, and is located within the Downtown Birmingham Overlay District, which permits the operation of food and drink establishments serving alcoholic beverages with a Special Land Use Permit;

WHEREAS, Article 7, section 7.34 of Chapter 126, Zoning requires a Special Land Use Permit to be considered and acted upon by the Birmingham City Commission, after receiving recommendations on the site plan and design from the Planning Board for the proposed Special Land Use;

WHEREAS, The applicant submitted an application for a Special Land Use Permit and Final Site Plan to open a new restaurant, The Morrie, with live entertainment in the former Au Cochon and Arthur Avenue spaces;

WHEREAS, The Planning Board on March 28, 2018 reviewed the application for a Special Land Use Permit and Final Site Plan Review and recommended approval of The Morrie with the condition that the applicant revises the proposed signage to comply with the Overlay signage standards.

WHEREAS, The applicant has complied with the condition of approval recommended by the Planning Board and submitted revised plans;

WHEREAS, The Birmingham City Commission has reviewed The Morrie's Special Land Use Permit Amendment application and the standards for such review as set forth in Article 7, section 7.36 of Chapter 126, Zoning, of the City Code;

NOW, THEREFORE, BE IT RESOLVED, The Birmingham City Commission finds the standards imposed under the City Code have been met, subject to the conditions below, and that The Morrie's application for a Special Land Use Permit Amendment and Final Site Plan at

260 N. Old Woodward is hereby approved;

BE IT FURTHER RESOLVED, That the City Commission determines that to assure continued compliance with Code standards and to protect public health, safety, and welfare, this Special Land Use Permit is granted subject to the following conditions:

1. The Morrie shall be permitted to provide entertainment in accordance with their entertainment permit issued by the MLCC;
2. The Morrie shall abide by all provisions of the Birmingham City Code; and
3. The Special Land Use Permit may be canceled by the City Commission upon finding that the continued use is not in the public interest including, but not limited to, violations of the state law or Birmingham City Code.

BE IT FURTHER RESOLVED, That failure to comply with any of the above conditions shall result in termination of the Special Land Use Permit.

BE IT FURTHER RESOLVED, Except as herein specifically provided, The Morrie and its heirs, successors, and assigns shall be bound by all ordinances of the City of Birmingham in effect at the time of the issuance of this permit, and as they may be subsequently amended. Failure of The Morrie to comply with all the ordinances of the City may result in the Commission revoking this Special Land Use Permit.

MAY IT BE FURTHER RESOLVED that The Morrie is recommended for the operation of a food and drink establishment serving alcoholic beverages on premises with a Class C Liquor License, at 260 N. Old Woodward, Birmingham, Michigan, 48009, above all others, pursuant to Chapter 10, Alcoholic Liquors, of the Birmingham City Code, subject to final inspection.

VOTE:	Yeas,	7
	Nays,	0
	Absent,	0

I, J. Cherilynn Mynsberge, City Clerk of the City of Birmingham, Michigan, do hereby certify that the foregoing is a true and correct copy of the resolution adopted by the Birmingham City Commission at its regular meeting held on May 14, 2018.

_____

J. Cherilynn Mynsberge, City Clerk

ATTACHMENT C

05-138-18
CITY OF BIRMINGHAM
ORDINANCE NO. 2268

AN ORDINANCE TO AMEND PART II OF THE CITY CODE, CHAPTER 10 ALCOHOLIC LIQUORS, ARTICLE II. LICENSES, TO AMEND DIVISION 5 TO ADD LICENSES FOR HOTELS.

THE CITY OF BIRMINGHAM ORDAINS:

Part II of the City Code, Chapter 10 Alcoholic Liquors, Article II. Division 5. – Licenses for Theaters shall be amended to add hotels, as follows:

DIVISION 5. - LICENSES FOR THEATERS **AND HOTELS**

Sec. 10-100. - Purpose.

The purpose of this division is to establish a policy and conditions to allow the city commission the ability to approve a request to transfer a liquor license into the city in excess of the city's quota licenses if the request is deemed to constitute a substantial benefit to the city for the continuation and development of theaters **or hotels**, and to establish criteria for selecting applicants, and to provide limitations on the influx of new liquor licenses and to insure controlled growth and development regarding liquor licenses and to evaluate the impact of increased liquor licenses on the city. For purposes of this division, theaters shall be defined as a building, part of a building for housing dramatic presentations, stage entertainments or motion picture shows**, and hotels shall be defined as in Chapter 126, Article 9, Section 9.02 of the Zoning Ordinance.**

Sec. 10-101. - Request for transfer of license into city.

Persons desiring to transfer a liquor license from outside the city limits into the city limits in excess of the city's quota licenses shall make an application to the city commission and pay the applicable theater **or hotel** liquor license transfer review fee as set forth in appendix A of this Code. In addition to those items and conditions set forth in section 10-42, the application shall set forth in detail its proposed project, including, but not limited to:

(1) Utilization of said liquor licenses and details on the number of quota liquor licenses in escrow at the time of application.

(2) Proposed and/or existing site plan of the property, building floor plan and an operations floor plan.

(3) An economic impact analysis.

(4) A copy of the special land use permit application and supporting documentation

submitted by the applicant.

(5) All documentation submitted to the LCC requesting the transfer.

(6) Full identification and history of the license holder(s) as it pertains to the license proposed to be transferred, including all complaints filed with the state liquor control commission (LCC) or actions taken by any municipality or the LCC to suspend, revoke or deny the non-renewal of said license and all other documentation setting forth the detail of the existing theater **or hotel**, or proposed theater **or hotel** by the applicant, including the approximate dollar amount of the investment to be made, number of jobs to be created, minimum of 150 seats **for theaters, a minimum of 100 guest rooms for hotels,** and other benefits to the city.

(7) Information detailing how the proposed operation will create or sustain the theaters **or hotels** in the city.

(8) Such other items deemed necessary by city administration.

Sec. 10-102. - Application for transfer of liquor license into the city for theater **or hotel** purposes.

(a) Selection criteria. In addition to the usual factors and criteria used by the city commission for liquor license requests, including those listed in section 10-42, the commission shall consider the following non-exclusive list of criteria to assist in the determination of which of the existing establishment applicants, if any, should be approved:

(1) The applicant's demonstrated ability to finance the proposed project.

(2) The applicant's track record with the city including responding to city and/or citizen concerns.

(3) Whether the applicant has an adequate site plan to handle the proposed liquor license activities.

(4) Whether the applicant has adequate health and sanitary facilities.

(5) **For theaters only,** the percentage of proceeds from the sale of tickets and food products as compared to the sale of alcoholic beverages.

(6) Whether the applicant has outstanding obligations to the city (i.e. property taxes paid, utilities paid, etc.).

(b) Maximum number of theater **and hotel** licenses. The city commission may approve a maximum of two theater **or hotel** licenses each calendar year in addition to the existing quota licenses otherwise permitted by state law.

(c) Annual review of need. Every three calendar years, the city commission shall perform a review of the previously approved theater **and hotel** license(s), if any, and the impact of those decisions on the city's downtown. A time for public comment shall be provided.

(d) If any new transfers of licenses for theaters **or hotels** are to be considered, the city commission shall set a schedule setting forth when all applicants must submit their

application and supporting documentation, when interviews may be conducted and a timeframe within which a decision will be anticipated.

Sec. 10-103. - Transfer within city.

Should a theater **or hotel** license be issued by the city commission, said license is limited to the property proposed and approved and the applicant receiving the approval, and shall not be transferred to another location or person/entity within the city without prior approval of the city commission. Standards to be considered by the city commission and the procedure to be followed shall include those set forth in section 10-42 and section 10-43. In addition, any expansion of the building located on the property must be approved by the city commission.

Sec. 10-104. - Contract and special land use permit required.

A contract for transfer and a special land use permit are required for all licenses approved under this division. The licensee must comply with all provisions of the contract and special land use permit, and any amendments thereto as a condition of granting of a requested transfer and subsequently maintaining the license under this division.

Sec. 10-105. - Renewals.

Once a license is issued under this division, the license holder must go through the license renewal process set forth in section 10-39 and is subject to the renewal standards set forth in section 10-40. A review of compliance with the contract and special land use permit shall also be included.

Sec. 10-106. - License types, endorsements, additional bar permits.

If a license is issued under this division, the license holder may apply for entertainment, dance and additional bar permits from the state liquor control commission for use only on the premises, but shall not apply for or seek from the state liquor control commission any permit endorsements to its liquor license or seek any change in its license status/class whether available in current state liquor control code or in future state liquor control codes, or amendments thereto, without the prior approval from the city commission.

Sec. 10-107. - Violation of license, contract, special land use permit.

Violations or failures to abide by terms of the liquor license, contract, the special land use permit or this Code shall be grounds for the state liquor control commission to suspend, revoke or not renew the liquor license. Further, should violations occur, or should the applicant fail to complete the project as required by plans and specifications presented to the city commission, or fail to comply with all representations made to the city commission, the city shall be entitled to exercise any or all remedies provided in those documents, in this Code, including but not

limited to seeking the revocation of the special land use permit, pursuing breach of contract claims, and all other legal and equitable rights to enforce the terms thereunder. The licensee shall reimburse the city all of its costs and actual attorney fees incurred by the city in seeking the suspension, revocation or non-renewal of the liquor license, revocation of the special land use permit, or enforcement of such other rights and remedies, including contractual, as may be available at law or in equity.

Secs. 10-108—10-119. - Reserved.

Ordained this 14th day of May, 2018. Effective upon publication.

Andrew M. Harris, Mayor

J. Cherilynn Mynsberge, City Clerk

I, J. Cherilynn Mynsberge, City Clerk of the City of Birmingham, do hereby certify that the foregoing ordinance was passed by the Commission of the City of Birmingham, Michigan at a regular meeting held May 14, 2018 and that a summary was published in the Birmingham Observer & Eccentric newspaper on May 20, 2018.

J. Cherilynn Mynsberge, City Clerk

ATTACHMENT D

05-138-18
CITY OF BIRMINGHAM
ORDINANCE NO. 2269

AN ORDINANCE TO AMEND CHAPTER 126, ZONING, OF THE CITY CODE, ARTICLE III, SECTION 2.37 (B4) TO ALLOW THE USE OF LIQUOR LICENSES FOR HOTELS.

THE CITY OF BIRMINGHAM ORDAINS:

Chapter 126 Zoning, Article III, Section 2.37 (B4 Business-Residential) shall be amended as follows:

Permitted Uses

Residential Permitted Uses

- dwelling - multiple-family
- dwelling - one-family*
- dwelling - two-family*
- live/work unit

Institutional Permitted Uses

- church
- community center
- garage - public
- government office
- government use
- loading facility - off-street
- parking facility - off-street
- school - private
- school - public
- social club

Recreational Permitted Uses

- bowling alley
- outdoor amusement*
- recreational club
- swimming pool - public, semiprivate

Commercial Permitted Uses

- auto sales agency
- bakery

- bank
- barber shop/beauty salon
- catering
- child care center
- clothing store
- delicatessen
- department store
- drugstore
- dry cleaning
- flower/gift shop
- food or drink establishment*
- furniture
- greenhouse
- grocery store
- hardware store
- hotel
- jewelry store
- motel
- neighborhood convenience store
- office
- paint
- party store
- retail photocopying
- school-business
- shoe store/shoe repair
- showroom of electricians/plumbers
- tailor
- theater*

Other Permitted Uses

- utility substation

<u>Other Use Regulations</u>

Accessory Permitted Uses

- alcoholic beverage sales*
- laboratory - medical/dental*
- loading facility - off-street
- outdoor cafe*
- outdoor display of goods*
- outdoor sales*
- parking facility - off-street
- retail fur sales cold storage facility

• sign

Uses Requiring a Special Land Use Permit

• alcoholic beverage sales (on-premise consumption)
• assisted living
• continued care retirement community
• establishments operating with a liquor license obtained under Chapter 10, Alcoholic Liquors, Article II, Division 5, Licenses for Theaters **and Hotels**
• independent hospice facility
• independent senior living
• skilled nursing facility

Uses Requiring City Commission Approval

• regulated uses*

*=Use Specific Standards in Section 5.10 Apply

Ordained this 14th day of May, 2018. Effective 7 days after publication.

Andrew M. Harris, Mayor
J. Cherilynn Mynsberge, City Clerk

I, J. Cherilynn Mynsberge, City Clerk of the City of Birmingham, do hereby certify that the foregoing ordinance was passed by the Commission of the City of Birmingham, Michigan at a regular meeting held May 14, 2018 and that a summary was published in the Birmingham Observer & Eccentric newspaper on May 20, 2018.

J. Cherilynn Mynsberge, City Clerk

City of Birmingham
Warrant List Dated 05/16/2018

Check Number	Early Release	Vendor #	Vendor	Amount
258184	*	001741	MACOMB COUNTY FRIEND OF	500.00
258185		MISC	3JS BUILDERS LLC	464.78
258186	*	000855	48TH DISTRICT COURT	100.00
258187	*	000855	48TH DISTRICT COURT	100.00
258188	*	000855	48TH DISTRICT COURT	100.00
258189		002284	ABEL ELECTRONICS INC	145.00
258190		008555	ABELL PEST CONTROL INC	40.00
258191		003708	AIRGAS USA, LLC	205.17
258192		MISC	AL HOPPE	100.00
258193		007745	ALL COVERED	1,192.00
258194		001206	AMERICAN MIDWEST PAINTING INC	1,995.00
258195		007440	AMICI PET SERVICES, INC	280.00
258196	*	006759	AT&T	153.36
258197	*	006759	AT&T	228.84
258198		001122	BOB BARKER CO INC	952.00
258199		MISC	BAUM, MICHAEL	850.00
258200		007345	BEVERLY HILLS ACE	15.82
258201		002231	BILLINGS LAWN EQUIPMENT INC.	208.52
258202		007624	BIRMINGHAM OIL CHANGE CENTER, LLC	39.96
258203		000542	BLUE WATER INDUSTRIAL	88.75
258204	*	003282	LISA MARIE BRADLEY	180.00
258205		006380	C & S ICE RESURFACING SERVICES, INC	408.26
258206	*	000444	CDW GOVERNMENT INC	174.31
258207		002067	CENTRAL PARKING SYSTEM	52.00
258208		007710	CINTAS CORP	298.20
258209		000605	CINTAS CORPORATION	114.76
258211		002234	CMP DISTRIBUTORS INC	2,580.00
258212	*	007774	COMCAST BUSINESS	254.85
258213		001367	CONTRACTORS CONNECTION INC	82.10
258214		MISC	CROIX RETAIL	100.00
258215		004386	CYNERGY PRODUCTS	81.90
258216		MISC	DAN LYNCH	2,000.00
258217	*	007980	CURTIS DAVID DICHO	351.00
258218	*	000179	DTE ENERGY	5,057.08
258219		001077	DUNCAN PARKING TECH INC	6,296.40
258220		007505	EAGLE LANDSCAPING & SUPPLY	162.00
258221	*	007538	EGANIX, INC.	720.00
258222		004671	ELDER FORD	614.24
258223		008308	ERADICO PEST SERVICES	40.00
258224		000207	EZELL SUPPLY CORPORATION	404.80
258225	*	001230	FIRE SYSTEMS OF MICHIGAN INC	507.00
258226		MISC	FOUNDATION SYSTEMS OF MICHIGAN INC	100.00
258227		000217	FOUR SEASON RADIATOR SERVICE INC	39.95

City of Birmingham
Warrant List Dated 05/16/2018

Meeting of 05/24/2018

Check Number	Early Release	Vendor #	Vendor	Amount
258228		007172	GARY KNUREK INC	412.37
258229	*	004604	GORDON FOOD	88.92
258230		000243	GRAINGER	851.82
258231	*	004983	GREAT AMERICAN BUSINESS PRODUCTS	295.68
258232		001531	GUNNERS METER & PARTS INC	6,285.00
258233	*	006799	NATALIA HAASE	348.00
258234		003938	HART PAVEMENT STRIPING CORP	5,000.00
258235		MISC	HARTFORD ROOFING & WARRANTY CO LLC	400.00
258236		001672	HAYES PRECISION INC	112.00
258237		MISC	HM HOMES LLC	1,000.00
258238		007466	HOME BUILDERS ASSOC. OF SE MI	600.00
258239		MISC	HOME DIMENSIONS	300.00
258241		002407	J & B MEDICAL SUPPLY	7.44
258242		000344	J.T. EXPRESS, LTD.	3,973.69
258243		000186	JACK DOHENY COMPANIES INC	1,687.86
258244		MISC	JEFF STEFFEL	270.53
258245		003458	JOE'S AUTO PARTS, INC.	173.98
258246		MISC	KELLEY ANN-WHITAKER NADER	5.00
258247		004088	KGM DISTRIBUTORS INC	166.00
258248	*	000352	JILL KOLAITIS	522.00
258249	*	007975	ADAM KULINSKI	47.00
258250	*	008696	KYLE BUILDERS	35,000.00
258251	*	007977	KAREN LINGENFELTER	340.00
258252	*	008754	LITTLE CONDUCTORS LLC	400.00
258253	*	003945	SANDRA LYONS	378.00
258254	*	001669	MACP	260.00
258256		000230	MIKE SAVOIE CHEVROLET INC	310.53
258257		007163	MOBILE HEALTH RESOURCES	1,382.53
258258		MISC	MONDIAL PROPERTIES III LLC	100.00
258259		006359	NYE UNIFORM COMPANY	129.00
258260		MISC	PARK PLACE GROUP LLC	2,000.00
258261	*	008225	DIANA PERAINO	466.00
258262		001883	PIONEER DOOR COMPANY INC	140.00
258263		MISC	POLICE LEGAL SERVICES	1,080.00
258264		MISC	PRECISION CONTRACTING	200.00
258265		MISC	PRM CUSTOM BUILDERS LLC	2,722.17
258266	*	008404	PETE REALY	98.96
258267		MISC	RENEWAL BY ANDERSEN	500.00
258268	*	003554	RKA PETROLEUM	12,579.00
258269		MISC	ROMEO GAJTANOVSKI LSE	20.00
258270		001181	ROSE PEST SOLUTIONS	71.00
258271		000218	ROYAL OAK P.D.Q. LLC	42.83
258272		002966	SOUTHFIELD FIRE DEPARTMENT	1,200.00

Meeting of 05/24/2018

City of Birmingham
Warrant List Dated 05/16/2018

Check Number	Early Release	Vendor #	Vendor	Amount
258273	*	000260	SPARTAN DISTRIBUTORS INC	300.06
258274		000265	STEEL EQUIPMENT CO.	375.00
258275		001255	TEKNICOLORS INC	147.31
258276	*	008718	THE ELM ROOM	3,081.25
258277		MISC	THOMAS SEBOLD & ASSOCIATES, IN	2,500.00
258278		008159	TORTOISE CREDIT STRATEGIES, LLC	7,153.03
258279		MISC	TRADEMARK BUILDING COMPANY INC	1,000.00
258280	*	000158	VERIZON WIRELESS	543.33
258281	*	000158	VERIZON WIRELESS	194.43
258283	*	005657	WINTER EQUIP CO, INC	2,226.11
258284		008391	XEROX CORPORATION	780.97
			Sub Total Checks:	$128,646.85
			Sub Total ACH:	$49,568.59
			Grand Total:	$178,215.44

All bills, invoices and other evidences of claim have been audited and approved for payment.

Mark Gerber
Finance Director/ Treasurer

*-Indicates checks released in advance and prior to commission approval in order to avoid penalty or to meet contractual agreement/obligation.

City of Birmingham
5/16/2018

Vendor Name	Transfer Date	Transfer Amount
Automated Benefit Services, Inc.	5/16/2018	49,568.59
	TOTAL	49,568.59

City of Birmingham
A Walkable Community

MEMORANDUM

Police Department

DATE: **May 7, 2018**

TO: **Joseph A. Valentine, City Manager**

FROM: **Mark H. Clemence, Police Chief**

SUBJECT: **2018 Michigan Medical Marijuana Operation and Oversight Grant Subrecipient Agreement between Oakland County and the City of Birmingham**

The police department is a member of the Oakland County Sheriff's Office Narcotic Enforcement Team (NET) by an approved inter-local agreement between the City and Oakland County. In addition to Birmingham, there are fourteen other communities that are also members of NET by inter-local agreement.

In 2018, with the permission and cooperation of all fifteen member agencies, the Oakland County Sheriff's Office applied for and was awarded a grant through the Michigan Department of Licensing and Regulatory Affairs Bureau of Medical Marihuana Regulation for the education, communication and enforcement of the Michigan Marihuana Act (see attached grant application for Oakland County). Oakland County will reimburse the City up to $6,000.00 in fiscal year 2018 through the Michigan Medical Marijuana Operation and Oversight (MMOOG) Grant Program. The grant award will allow partial funding for overtime reimbursement of NET investigators for marijuana investigations.

In order to receive funds from the grant, the City of Birmingham is required to enter into a subrecipient agreement with the Oakland County (see attached agreement). The purpose of the agreement is to delineate the relationship and responsibilities regarding the County's use of grant funds to reimburse municipalities for overtime incurred as it relates to participation in the Oakland County Narcotic Enforcement Team (NET).

The subrecipient agreement was reviewed and approved by Mr. Currier.

RESOLUTION:
To approve the 2018 Michigan Medical Marijuana Operation and Oversight Grant Subrecipient Agreement between and the City of Birmingham and Oakland County. Further, to authorize the Mayor to sign the agreement on behalf of the City.

Exhibit A

Department of Licensing and Regulatory Affairs
Bureau of Medical Marihuana Regulation

Medical Marihuana Operation and Oversight Grants
For County Law Enforcement Offices

2018 Grant Application Information and Instructions

1. The Michigan Legislature has appropriated a total of $3 million dollars for the Medical Marihuana Operation and Oversight Grants. These grants, which are available to county law enforcement offices, will only be approved by the Department of Licensing and Regulatory Affairs, Bureau of Medical Marihuana Regulation for the education, communication, and enforcement of the Michigan Medical Marihuana Act, 2008 IL, MCL 333.26421 et. seq.

2. The completed Medical Marihuana Operation and Oversight grant application must be received electronically no later than **January 1, 2018** at the following email address: **Jennifer Piggott,** PiggottJ3@michigan.gov.

3. The amount of funds available to each county are posted on the department website. Potential grant amounts are calculated based on the proportion of the number of registry identification cards issued or renewed in the county as of **September 30, 2017.**

4. A county law enforcement office may distribute discretionary grants to municipal law enforcement agencies for the operation and oversight of the Michigan Medical Marihuana Program pursuant to Section 6(l) of the Michigan Medical Marihuana Act, 2008 IL 1, MCL 333.26426. If a county law enforcement office distributes discretionary grants to municipal law enforcement agencies, the county law enforcement office agrees to require the receiving municipal law enforcement agency to provide a report on how the discretionary grant was spent.

5. The county law enforcement office must submit **financial status reports** to the Department of Licensing and Regulatory Affairs on **April 1, 2018**, **July 1, 2018**, and **September 15, 2018**. The required reports from any municipal law enforcement agency that received a discretionary grant must be included in the county law enforcement office's report. (The Financial Status Report form is attached to this application).

6. On **September 15, 2018**, a **final report** must be submitted detailing how the total grant was expended. The final report should include:
    - A summary of the project implementation plan and any deviations from the original project as proposed.
    - Accomplishments and problems experienced while carrying out the project activities.
    - Coordinated efforts with other organizations to complete the project.
    - Impacts, anticipated and unanticipated, experienced as a result of the project implementation.
    - Financial expenditures of grant money and other contributions to the project, in-kind and/or direct funding.
    - Any experience in applying the project products and anticipated "next steps."
    - Actual budget expenditures compared to the budget in the agreement and the reason for any discrepancies.

7. Applicants must be EFT compliant and obtain (if they have not already) a SIGMA Vendor Customer ID number. SIGMA Vendor information can be obtained at the following website: https://sigma.michigan.gov/webapp/PRDVSS2X1/AltSelfService

Questions regarding the Medical Marihuana Operation and Oversight Grants to County Law Enforcement Offices are to be directed to the Department of Licensing and Regulatory Affairs, Bureau of Medical Marihuana Regulation, **Jennifer Piggott at (517) 284-8596 or by email to** PiggottJ3@michigan.gov**.**

The Department of Licensing and Regulatory Affairs is only responsible for processing grant applications that meet the requirements as set forth by Section 902 of 2017 PA 107, the expending of grant funds, and the compiling of the required reports.

Medical Marihuana Operation and Oversight Grants
For County Law Enforcement Offices
2017 PA 107 (Section 902)

Sec. 902. (1) The department shall expend the funds appropriated in part 1 for medical marihuana operation and oversight grants for grants to county law enforcement offices for the operation and oversight of the Michigan medical marihuana program pursuant to section 6(*l*) of the Michigan medical marihuana act, 2008 IL 1, MCL 333.26426. These grants shall be distributed proportionately based on the number of registry identification cards issued to or renewed for the residents of each county whose county law enforcement office applied for a grant under subsection (2). For the purposes of this subsection, operation and oversight grants are for education, communication, and enforcement of the Michigan medical marihuana act, 2008 IL 1, MCL 333.26421 to 333.26430.

(2) No later than December 1, the department shall post a listing of potential grant money available to each county law enforcement agency on its website. In addition, the department shall work collaboratively with county law enforcement agencies, the Michigan Sheriff's Association, and other representative law enforcement organizations regarding the availability of these grant funds. A county law enforcement agency requesting a grant shall apply on a form developed by the department and available on the website. The form shall contain the county law enforcement agency's specific projected plan for use of the money and its agreement to maintain all records and to submit documentation to the department to support the use of the grant money.

(3) In order to be eligible to receive a grant under subsection (1), a county law enforcement agency shall apply no later than January 1 and agree to report how the grant was expended and provide that report to the department no later than September 15. The department shall submit a report no later than October 15 of the subsequent fiscal year to the state budget director, the subcommittees, and the fiscal agencies detailing the grant amounts by recipient and the reported uses of the grants in the preceding fiscal year.

(4) County law enforcement agencies may distribute discretionary grants made under subsection (1) to municipal law enforcement agencies for the operation and oversight of the Michigan medical marihuana program pursuant to section 6(*l*) of the Michigan medical marihuana act, 2008 IL 1, MCL 333.26426. If a county law enforcement agency distributes a discretionary grant in this manner, that

county law enforcement agency shall require the receiving municipal law enforcement agency to provide a report on how that grant was spent. Reports from municipal law enforcement agencies shall be included as part of the report submitted to the department as required in subsection (3).

MCL Section 333.26426(l): The Michigan medical marihuana fund is created within the state treasury. All fees collected under this act shall be deposited into the fund. The state treasurer may receive money or other assets from any source for deposit into the fund. The state treasurer shall direct the investment of the fund. The state treasurer shall credit to the fund interest and earnings from fund investments. Money in the fund at the close of the fiscal year shall remain in the fund and shall not lapse to the general fund. The department of licensing and regulatory affairs shall be the administrator of the fund for auditing purposes. The department of licensing and regulatory affairs shall expend money from the fund, upon appropriation, for the operation and oversight of the Michigan medical marihuana program.

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Department of Licensing and Regulatory Affairs
Bureau of Medical Marihuana Regulation

Medical Marihuana Operation and Oversight Grants for County Law Enforcement Offices

2018 Grant Application

Authority: Michigan Medical Marihuana Act
2008 IL 1, Section 6(l), MCL 333.26426

This application must be submitted electronically to Jennifer Piggott at PiggottJ3@michigan.gov at the Bureau of Medical Marihuana Regulation on or before January 1, 2018.

Section I: Grant Applicant Information

Oakland County Sheriff's Office

Applicant (Name of County Law Enforcement Office)

CV0048080 180

VS

SIGMA Vendor Customer ID No. **Mail Code**

Section II: Grant Administrator Information

Name
Michael Gingell

Address
1200 N. Telegraph Rd.

City	**State**	**Zip Code**
Pontiac	MI	48341

Area Code/Telephone Number	**Email Address**
248-858-0100	gingellm@oakgov.com

Section III: Description of Grant Program

Funds must be used for education, communication and enforcement of the Michigan Medical Marihuana Act, 2008 IL 1, MCL 333.26421 to 333.26430. On agency letterhead, submit your proposal that includes the items listed below:

- Describe the project(s) for which funds are requested with an implementation plan.
- Explain how funds will be used to coordinate efforts with other agencies, if applicable.
- Describe the impact will these funds have on the community and what you hope to accomplish.
- Explain how these funds will be combined with other funding to complete the project, if necessary
- Explain anticipated outcomes that will result from this grant.
- Submit a detailed budget showing how the requested funds will be expended.

Section IV: Certification

I certify and agree to report how the grant was expended and to provide a report to the Department of Licensing and Regulatory Affairs, Bureau of Medical Marihuana Regulation, no later than September 15, 2018. If discretionary grants are awarded to a municipal law enforcement agency or agencies, I further agree to require the receiving municipal law enforcement agencies to provide reports on how the discretionary grants were spent and will include as attachments the municipal law enforcement agency reports to the county report. By signing below, I also agree to meet and follow the statutory provisions in which this program was established pursuant to Section 902 of 2017 PA 107.

Signature of County Grant Administrator (Original Signature Required) **Date**
Chairperson, Oakland County Board of Commissioners

Title

Medical Marihuana Operation and Oversight Grants for County Law Enforcement Offices: **Oakland County**

I. Overview

The Oakland County Narcotic Enforcement Team (NET) is a multijurisdictional task force which is designed to integrate federal and local law enforcement agencies for the purpose of identifying, investigating, and prosecuting drug traffickers and to dismantle their organizations. In 1971, participating law enforcement agencies in Oakland County agreed to organize and support, on an interagency level, a task force known as the Oakland County Narcotic Enforcement Team (NET).

NET, currently under direction from the Oakland County Sheriff's Office, has officers from the Oakland County Prosecutor's Office, and 15 local police departments. The NET Advisory Board meets on a regular basis and helps set policy and direction to the NET task force. NET also assigned two Deputies to two different DEA task force groups as well. These groups bring local officers together to work with DEA agents.

II. Project

One of the goals and objectives of the NET Unit is to monitor compliance with the Michigan Medical Marihuana Act (MMMA). Investigators are tasked with educating patients and caregivers. The NET Unit is also responsible for investigating individuals who manufacture Butane Hash Oil (BHO). This process is extremely dangerous and has caused residential fires and explosions. NET investigators conduct 'knock and talk' investigations on marihuana grow operations across Oakland County. During these investigations, patients and caregivers are checked for compliance and educated as needed. NET investigators investigate Drug Trafficking Organizations (DTOs) who violate the Michigan Medical Marihuana Act as well.

NET investigates street level marihuana dealers, mid-level marihuana dealers, and large-scale multistate DTOs who smuggle high quality marihuana from California, Colorado, and other states where marihuana has been legalized.

NET is currently devoting its resources to the investigation of Continuing Criminal Enterprises (CCEs). These investigations involve DTOs who operate a criminal enterprise under the guise of the MMMA. The DTOs use marihuana dispensaries/provisioning centers to operate criminal organizations, but are not entities that are in compliance with state and federal law.

Additionally, NET will work with its partners at the Michigan Department of State Police as well as with the Michigan Department of Licensing and Regulatory Affairs to help implement and ensure compliance with the recent changes to the medical marihuana laws. Task forces from across the state will have to ultimately deal with the current model as well as the new licensing model which will ramp up early in 2018.

III. Coordination with other agencies

Currently, NET works with all local police departments and is responsive to their direct needs. This enables NET to have stronger local ties and provides for better sharing of intelligence information. NET will continue with the operation of street level crews for undercover drug buys and investigations of street level marihuana dealers. NET operates a conspiracy team where intelligence gathered can be turned over for development of investigations and arrests to disrupt and dismantle marihuana DTOs.

The Oakland County Sheriff's Office will provide the Unit Commander, Deputies, and administrative positions. Additionally, the OCSO will also provide investigative buy funds, confidential informant payments, phones, pagers, vests, vehicles, and all other equipment and supplies needed. The local departments will provide their officer's salaries, fringe benefits, and other related costs.

NET will further develop a partnership between the Oakland County Sheriff's Office, all local police departments, and federal agencies such as the FBI, DEA, and the IRS. The Oakland County Sheriff's Office will take the lead role in the NET Unit, but will follow the direction of the NET Advisory Board which consists of all departments and agencies that provide a full-time officer to NET. NET plans to utilize all resources available, by working closely with the specialized units of the local police departments such as their undercover teams, vice units, and detective bureaus. NET will develop cases and informants with these units to ensure great success. The Unit's partnership with the Oakland County Prosecutor's Office is vital to ensure that cases are developed and prosecuted to the fullest extent under the law. In addition, NET will work with the Deputies assigned to Road Patrol at the various substations to better understand and identify localized drug problems in each jurisdiction. NET's involvement and cooperation with the federal agencies, such as the FBI, DEA, ATF, IRS, and HIDTA, will increase under the OCSO leadership.

OCSO's Commitment to NET:

(1) Lieutenant - Unit Commander
(4) Sergeants -Team Leaders
(5) Deputies - Team Members
(1) Auditor
(1) Technical Assistant
(1) Property Room Technician
(2) Part-Time Office Assistants

The Oakland County Sheriff's Office also provides the NET office, utilities, office equipment, supplies, phones, computers, cell phones, undercover vehicles, 'buy' money, investigative expenses, and informant fees.

Additional full-time team members assigned from the following municipalities:

City of Auburn Hills- Auburn Hills Police Department
Bloomfield Township - Bloomfield Twp. Police Department
City of Birmingham - Birmingham Police Department
City of Farmington Hills - Farmington Hills Police Department
City of Farmington - Farmington Department of Public Safety
City of Ferndale - Ferndale Police Department
City of Hazel Park- Hazel Park Police Department
City of Madison Heights - Madison Heights Police Department
City of Pontiac - OCSO Pontiac Substation
City of Rochester Hills - OCSO Rochester Hills Substation
City of Rochester - Rochester Police Department
City of Royal Oak - Royal Oak Police Department
City of Troy - Troy Police Department
Commerce Township - OCSO Commerce Substation
Waterford Township - Waterford Township Police Department
West Bloomfield Township - West Bloomfield Township Police Department
White Lake Township - White Lake Township Police Department

IV. Community Impact

Marihuana is the most commonly used illicit drug in the United States. There has been a dramatic increase across Oakland County in the number of people using marihuana. Nationwide, marihuana use has doubled from 2007 to 2013. After alcohol, marihuana has the highest rate of dependence and abuse among all drugs. Marihuana is considered a gateway drug and has been associated with the use of other illicit narcotics.

Marihuana is being smuggled, mailed, and transported into Oakland County from other states on a regular basis. The marihuana is being used and sold as 'medical marihuana', when in reality, the majority of the cases are not for medical purposes.

Marihuana dispensaries in the community have attracted DTOs which are operating under the guise of the MMMA. The dispensaries attract a criminal element in the community and put law abiding citizens at risk. As an example, NET investigated a DTO operating four marihuana dispensaries in Oakland and Wayne County. The investigation has revealed an incident involving two employees of the dispensaries who were shot by a rival DTO. One individual was murdered; the other shot several times, but survived. While some dispensaries may operate to serve patients and caregivers, many operate outside the confines of the MMMA and bring additional criminal activity into the community.

While marihuana laws in the state may continue to be reformed in the state, it remains a Schedule I narcotic and those operating outside of the allowed MMMA act will continue to be a focus of criminal investigations.

V. Use Of Grant Funding

Overtime Reimbursement: Using the funds received from the grant, NET investigators would be allotted overtime reimbursement which would allow for additional investigative hours. The funds would offset additional hours incurred from labor intensive marihuana investigations. Investigative, administrative, and prosecutorial aspects would be covered by these additional monies. Additionally, once the investigation has been adjudicated investigators and civilian personal are tasked with destroying the marihuana which can be burdensome and time consuming. A portion of the funding ($3,000 X 2 per clerk) would be used to compensate overtime hours incurred during the destruction and administrative process. The overtime funds will be equally split between all agencies assigned to NET. (See above listed municipalities and Oakland County).

FLIR Single LRU EO/IR Imaging System: The funds will be used to purchase a high definition imaging system which will be installed in a county owned and operated helicopter. The new imaging system will be replacing old, outdated equipment currently in use. This equipment is extremely important in locating illegal marihuana grows operating in remote locations hidden on state and private land. In addition, once a search warrant has been authorized, the imaging system is very useful in obtaining additional probable cause information which can further investigations of DTOs in violation of current MMMA guidelines. NET has been using this technology for the last several years with great success. The equipment will also assist investigators conducting surveillance on large level DTOs who are surveillance conscious and go to great lengths to avoid being detected. The current imaging system has been used 103 times since 01/01/2012 on specific marihuana related investigations. It is estimated during the months of June through September the imaging equipment is used to locate illegal marihuana grows operating outside the guidelines of the MMMA between 50 and 60 percent of the time during aviation patrols. This technology is used to assist not only NET, but to any outside task force or agency which requests assistance.

VI. Anticipated Outcome

The NET Unit will use the additional funds to offset overtime cost and pay for personnel and equipment expenses associated with MMMA violations and marihuana related criminal investigations. Additional hours will allow for more illegal marihuana grow operations to be dismantled.

NET investigators will continue to monitor compliance with the MMMA. Investigators

will continue to educate patients and caregivers, enforce criminal laws associated with the MMMA, and criminally prosecute those individuals who are not in compliance. Additionally, investigators will continue to conduct knock and talk investigations on marihuana grow operations across Oakland County. During these investigations, patients and caregivers will be checked for compliance and educated as needed. Additionally, NET will investigate individuals and/or DTOs who are violating the MMMA.

VII. Proposed Initiative Budget

Below is a funding request and proposed spending of the MMMA Grant funds. NET is requesting reimbursement overtime for county and local officers investigating cases involving the illegal distribution of marihuana, marihuana edibles and/or butane hash oil. A portion of the funding ($3,000 per civilian) would be used to compensate overtime hours incurred during the destruction process. Funding will also be used to purchase imaging equipment which will be installed in a county owned and operated helicopter. The new imaging system will be replacing old, outdated equipment currently in use. This equipment is extremely important in locating illegal marihuana grows operating in remote locations hidden on state and private land. In addition, once a search warrant has been authorized, the imaging system is very useful in obtaining additional probable cause information which can further investigations of DTOs in violation of current MMMA guidelines. NET has been using this technology for the last several years with great success. The equipment will also assist investigators conducting surveillance on large level DTOs who are surveillance conscious and go to great lengths to avoid being detected. The current imaging system has been used 103 times since 01/01/2012 on specific marihuana related investigations. It is estimated during the months of June through September the imaging equipment is used to locate illegal marihuana grows operating outside the guidelines of the MMMA between 50 and 60 percent of the time during aviation patrols. This technology is used to assist not only NET, but to any outside task force or agency which requests assistance. The total purchase price of the imaging system is $424,601.00 where the remaining balance would be covered at the expense of Oakland County.

VIII. Detailed Spending of MMMA Grant Funds:

(23)	**Investigators overtime** $6,000.00 per investigator	**$138,000.00**	(O.T. **23 Investigators**)
(2)	**Clerical Staff overtime** $3,000.00 per employee	**$6,000.00**	(O.T. **2 Clerical Staff**)
	Imaging System Imaging equipment for helicopter	**$220,332.00**	(Imaging Equipment)
	Total Grant Request:	**$364,332.00**	

State of Michigan
Department of Licensing and Regulatory Affairs
Bureau of Professional Licensing

EXHIBIT B
2018 MMOG OVERTIME
REIMBURSEMENT AGREEMENT

Request for MMOG Overtime Reimbursement (Locals to County)

OVERTIME FOR MARIHUANA INVESTIGATIONS ONLY

OFFICER'S RANK AND NAME

LAW ENFORCEMENT AGENCY NAME

PHONE NUMBER

TASK FORCE MAILING ADDRESS

1200 N. Telegraph Rd, Bldg 38 East, Pontiac, MI 48341

TASK FORCE ORI NUMBER

MI6397597

I certify the below overtime hours were worked by eligible personnel, on marihuana-related investigations, on the dates/hours and at the pay rates stated, and that all expenses claimed are in compliance with the conditions of Michigan Grant 2017 MMOG OAKLAND.

REQUESTED BY (Officer's Signature)

APPROVED BY (Supervisor's Printed Name and Signature)

MMOG Overtime Reimbursement to Locals charged to 27323-4030901-110090-731465 GR 784

DATE OF OVERTIME	NUMBER OF OVERTIME HOURS WORKED	SALARY OVERTIME RATE	TOTAL
			-
			-
			-
			-
			-
			-
			-
			-
			-
			-
FORM TOTALS	0		-

Exhibit C

Please Note: This document is used for illustrative purposes only and the required documentation does not have to be the same, but must contain the same elements.

Required: Overtime slip signed by officer's supervisor. This item should include name, date, and overtime hours associated with HIDTA. The overtime rate should also be included unless provided in the paystub or payroll report.

[redacted]

[redacted] TIME SHEET

DATE	HOURS	OVERTIME	NET#
07/11/2016	08:30-16:30		
07/12/2016	08:30-16:30		
07/13/2016	08:30-16:30	APPROVED	
07/14/2016	08:30-16:30	8/16/16	
07/15/2016	08:30-16:30	[redacted]	
08/01/2016	15:00-23:00		
08/02/2016	15:00-23:00		
08/03/2016	14:00-00:00	2hour	16-net-419
08/04/2016	14:00-23:00	1hour	IR-16-263
08/05/2016	03:00-07:00	4hour	IR-16-264
08/05/2016	15:00-23:00		

APPROVING SIGNATURE: [redacted]

[redacted]

OVERTIME IN RED HAS BEEN TAKEN AS NET TIME (COMP)
OVERTIME IN GREEN HAS BEEN SUBMITED FOR MJ OT GRAMP

Please sign and return.

Please Note: This document is used for illustrative purposes only and the required documentation does not have to the same, but must contain the same elements.

Exhibit D

Required: Pay stub or payroll report containing the same information as pay stub. If the paystub does not indicate the overtime rate of pay, then please include with the overtime slip.

[redacted]

Pay Period Ending On:	08/07/2016
Check #:	[redacted]
Check Date:	08/12/2016
Primary Rate:	31.2962
Witholding Rate:	00
Federal Allowances:	0

PAYCODE_ID	HOURS	OT HOURS	GROSS	YTD
LONGEVITY_PS	0.00	0.00	0.00	350.00
SALARY	80.00	7.00	2,832.31	41,498.79
TRAINING_PS	0.00	0.00	0.00	876.28
SICK PS 07/01	0.00	0.00	0.00	625.92
F/Y SICK PAYOUT	0.00	0.00	0.00	594.63
PS SCK GAP	0.00	0.00	0.00	2,879.25
IN_LIEU_MED_P_S	0.00	0.00	115.38	1,846.08
LIFE_INS	0.00	0.00	0.00	8.96
HOLIDAY	0.00	0.00	0.00	1,251.85
TOTALS:	80.00	7.00	2,947.69	49,931.76

DEDUCTION_ID	AMOUNT	YTD
FITW	475.02	8,268.40
SITW	112.08	1,906.87
SOCSEC_EE	176.08	2,991.56
MEDICARE_EE	41.18	699.64
DUES_PSO	29.63	444.38
PS HBL VISION	9.13	104.73
RETIRE_PS_OFF	84.97	1,424.49
ICMA_PCNT	117.91	1,959.14
FLEX_PLAN	98.50	1,576.00
SAVINGS PSO	5.60	84.00
PNC	647.59	11,474.94
PNC	1,000.00	16,588.65
ALLY	150.00	2,400.00
TOTALS:	2,947.69	49,922.80

Net Pay This Period: 1,797.59

LEAVE BANK	PRIOR BALANCE	HOURS ACCRUED	HOURS LOST	HOURS TAKEN	NEW BALANCE
COMP_PS	7.50	0.00	0.00	0.00	7.50
F/Y SICK PAYOUT	0.00	0.00	0.00	0.00	0.00
PS KELLY BANK	0.00	0.00	0.00	0.00	0.00
SICK PS 07/01	96.00	0.00	0.00	0.00	96.00
SICK PS GAP	41.00	0.00	0.00	0.00	41.00
VAC_PS	124.00	0.00	0.00	0.00	124.00

[redacted]

08/12/2016

[redacted]

1,797.59

VOID*******VOID***********VOID********CHECK STUB REPRINT******

[redacted]

2018 MEDICAL MARIHUANA OPERATION AND OVERSIGHT GRANT SUBRECIPIENT AGREEMENT BETWEEN OAKLAND COUNTY AND CITY OF BIRMINGHAM

This Agreement is made between Oakland County, a Constitutional Corporation, 1200 North Telegraph, Pontiac, Michigan 48341 ("County") and City of Birmingham, 1551 Martin St, Birmingham, MI 48009, a Michigan Municipal Corporation ("Municipality").

PURPOSE OF AGREEMENT. The Parties enter into this Agreement for the purpose of delineating their relationship and responsibilities regarding the County's use of Grant funds to reimburse or offset costs to the Municipality for overtime expenses that it incurred related to its participation in the Oakland County Narcotic Enforcement Team ("N.E.T."), a multijurisdictional drug enforcement task force under the direction and supervision of the Oakland County Sheriff's Office ("O.C.S.O.").

Under the Parties' separate N.E.T. agreement, the Municipality is responsible for providing a full-time employee for participation in N.E.T. and for all costs associated with that employment, including overtime.

The County has entered into a Grant agreement (Exhibit A) with the State of Michigan ("State") where the County is eligible to receive reimbursement for qualifying N.E.T.-related costs, including overtime.

The County intends to use a portion of the Grant funds to reimburse or offset costs to the Municipality for qualifying overtime costs subject to the terms and conditions of this agreement.

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

1. **DEFINITIONS**. The following terms, 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. **Claim** means any alleged loss, claim, complaint, demand for relief or damages, cause of action, proceeding, judgment, deficiency, liability, penalty, fine, litigation, costs, and/or expenses, including, but not limited to, reimbursement for attorney fees, witness fees, court costs, investigation expenses, litigation expenses, and amounts paid in settlement, which are imposed on, incurred by, or asserted against the County or Municipality, or the County's or Municipality's agents or employees, whether such claim is brought in law or equity, tort, contract, or otherwise.

   1.2. **Grant** means the 2018 Medical Marihuana Operation and Oversight Grant for County Law Enforcement Offices, Grant #2018 MMOOG-OAKLAND (Exhibit A).

2. **EXHIBITS**. The Exhibits listed below are incorporated and are part of this Agreement.

2.1. **Exhibit A** – 2018 Medical Marihuana Operation and Oversight Grant for County Law Enforcement Offices, Grant #2018 MMOOG-OAKLAND.

2.2. **Exhibit B** – Request for MMOOG Overtime Reimbursement (Locals to County).

2.3. **Exhibit C** – Sample Time Sheet.

2.4. **Exhibit D** – Sample Pay Stub/Payroll Report.

3. **COUNTY RESPONSIBILITIES**.

3.1. The County will reimburse or offset the costs to the Municipality, up to $5,750.00 total, for qualifying N.E.T.-related overtime, as described in the Grant agreement (Exhibit A). Such reimbursement or offset shall only be made after the supporting documentation is submitted by the Municipality and approved by the County, as described in Paragraph 4.2. Such reimbursement or offset is also contingent upon the State reimbursing the County under the Grant agreement (Exhibit A).

3.2. The total amount of the state award committed to the Municipality and obligated by this action by the County to the Municipality is not to exceed $5,750.00 for each participating law enforcement officer. That amount is based on the number of N.E.T participating agencies and eligible law enforcement officers at the time this Agreement was executed by both Parties. If the number of N.E.T participating agencies and/or eligible law enforcement officers changes during the term of this Agreement, the total amount of the state award committed to the Municipality and obligated by this action by the County to the Municipality amount may change as funds are available on a pro rata basis. Such commitment and obligation is contingent upon the Michigan LARA awarding the grant funds to N.E.T. and the Bureau of Medical Marihuana Regulation reimbursing the County.

3.3. The County will reimburse or offset the costs to the Municipality up to $5,750.00 for each participating law enforcement officer for qualifying N.E.T.-related overtime. That amount is based on the number of N.E.T participating agencies and eligible law enforcement officers at the time this Agreement was executed by both Parties. If the number of N.E.T participating agencies and/or eligible law enforcement officers changes during the term of this Agreement, the maximum reimbursement or offset amount may change as funds are available on a pro rata basis. Such reimbursement or offset of costs shall only be made after the supporting documentation is submitted by the Municipality and approved by the County, as described in Paragraph 4.2. Such reimbursement or offset of costs is contingent upon the Michigan LARA awarding the grant funds to N.E.T and the Bureau of Medical Marihuana Regulation reimbursing the County.

4. **MUNICIPALITY'S RESPONSIBILITIES.**

4.1. The Municipality will comply with all terms and conditions set forth in the Grant agreement (Exhibit A), including, but not limited to, the following certification:

a. No federal appropriated funds have been paid nor will be paid, by or on behalf of the Municipality, to any person for influencing or attempting to influence an officer or employee of any agency, a member of Congress, an officer or employee of Congress, or an employee of a member of Congress in connection with the awarding of any federal contract, the making of any federal grant, the making of any federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any federal contract, grant, loan or cooperative agreement.

b. If any funds other than federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a member of Congress, and officer or employee of Congress, or an employee of a member of Congress in connection with this grant, the Municipality shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

c. The Municipality shall require that the language of this certification be included in the award documents for all grants or subcontracts and that all subrecipients shall certify and disclose accordingly.

4.2. To request reimbursement or offset of costs, the Municipality shall submit to the County the documentation described in the following subparagraphs no later than **September 7, 2018**. If the County, in its sole discretion, determines that the documentation submitted by the Municipality does not reconcile, then the Municipality shall provide any additional documentation requested by the County in order to process payment or offset.

a. **A fully completed and signed "Request for MMOOG Overtime Reimbursement (Locals to County)" (Exhibit B).**

b. **The overtime slips, signed by the officer's supervisor, that support each "Request for MMOOG Overtime Reimbursement (Locals to County)" (Exhibit C).**

c. **The payroll report, with rates specified, that support each "Request for MMOOG Overtime Reimbursement (Locals to County)" (Exhibit D).**

4.3. If the State denies the County's request for reimbursement under the Grant agreement (Exhibit A) of any money that the County paid or offset to the Municipality under this Agreement, the Municipality will refund that money to

the County or the offset will be reversed within 45 days of receiving written notice from the County that the State denied reimbursement.

5. **TERM**.

5.1. This Agreement and any amendments hereto shall be effective when executed by both Parties with concurrent resolutions passed by the governing bodies of each Party, and when the Agreement is filed according to MCL 124.510. 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 This Agreement and any amendments hereto shall end three (3) years from the date the Grant period is closed.

6. **ASSURANCES**.

6.1. Each Party shall be responsible for its own acts and the acts of its employees and agents, the costs associated with those acts, and the defense of those acts.

6.2. 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.

6.3. Each Party shall comply with all federal, state, and local ordinances, regulations, administrative rules, laws, and requirements applicable to its activities performed under this Agreement.

7. **TERMINATION OF AGREEMENT**. Either Party may terminate this Agreement upon thirty (30) days notice to the other Party. The effective date of termination shall be clearly stated in the notice.

8. **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.

9. **DISCRIMINATION**. The Parties shall not discriminate against their employees, agents, applicants for employment, or other 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.

10. **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 carry out its obligations and duties pursuant to this Agreement.

11. **RESERVATION OF RIGHTS**. This Agreement does not, and is not intended to waive, impair, divest, delegate, or contravene any constitutional, statutory, and/or other legal right, privilege, power, obligation, duty, or immunity of the Parties.

12. **DELEGATION/SUBCONTRACT/ASSIGNMENT**. Neither Party shall delegate, subcontract, and/or assign any obligations or rights under this Agreement without the prior written consent of the other Party.

13. **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 affect its right to require strict performance of this Agreement.

14. **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.

15. **CAPTIONS**. The section and subsection numbers and captions in this Agreement are intended for the convenience of the reader and are not intended to have any substantive meaning. The numbers and captions 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.

16. **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.

    16.1. If Notice is sent to the County, it shall be addressed and sent to: Oakland County Board of Commissioners Chairperson, 1200 North Telegraph, Pontiac, Michigan 48341, with a copy to Oakland County Sheriff's Office, Business Manager, 1200 N. Telegraph, Bldg. 38E, Pontiac, Michigan 48341.

    16.2. If Notice is sent to the Political Subdivision, it shall be addressed to: **Chief of Police, City of Birmingham Police Department, 1551 Martin St, Birmingham, MI 48009.**

    16.3. Either Party may change the address and/or individual to which Notice is sent by notifying the other Party in writing of the change.

17. **GOVERNING LAW**. This Agreement shall be governed, interpreted, and enforced by the laws of the State of Michigan.

18. **AGREEMENT MODIFICATIONS OR AMENDMENTS**. Any modifications, amendments, rescissions, waivers, or releases to this Agreement must be in writing and executed by both Parties.

19. **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.

IN WITNESS WHEREOF, Michael Gingell, Chairperson, Oakland County Board of Commissioners, acknowledges that he has been authorized by a resolution of the Oakland County Board of Commissioners, a certified copy of which is attached, to execute this Agreement, and hereby accepts and binds the County to the terms and conditions of this Agreement.

EXECUTED: _____ DATE: _____
Michael Gingell, Chairperson
Oakland County Board of Commissioners

WITNESSED: _____ DATE: _____
Printed Name:
Title:

IN WITNESS WHEREOF, _____, acknowledges that he/she has been authorized by a resolution of the Municipality's governing body, a certified copy of which is attached, to execute this Agreement, and hereby accepts and binds the Municipality to the terms and conditions of this Agreement.

EXECUTED: _____ DATE: _____
Printed Name:
Title:

WINTESSED: _____ DATE: _____
Printed Name:
Title:

City of Birmingham
A Walkable Community

MEMORANDUM

Police Department

DATE: **May 16, 2018**

TO: **Joseph A. Valentine, City Manager**

FROM: **Mark H. Clemence, Chief of Police**

SUBJECT: **Purchase of Traffic Logix Speed Display Sign Trailer with Programmable Message Display**

The police department wishes to purchase a Traffic Logix SafePace 800 radar speed display sign trailer with a programmable message display. This speed reporting and radar alert trailer will be used by the department in our efforts to enforce speed laws and promote traffic calming throughout the city and will also be used to provide messages and information to the community regarding special events or emergency situations.

As previously discussed with the Commission, one of the initiatives identified by the police department in 2018 is to increase engagement between the police department and the community is a new program to address concerns over speeding vehicles on neighborhood streets. The goal is be more interactive with residents concerned over speeding vehicles in their neighborhoods and for the police department to proactively address complaints. This speed trailer with message board is a critical component of that project as one possible response to address resident concerns.

The police department recently posted an invitation to bid on MITN for the purchase of a rotating trailer mounted speed display with messaging sign. Two bids were received.

Kustom Signals, Inc.	$15,908.00
Enforcement Products, Inc.	$12,572.12

The SafePace 800 trailer includes many features in addition to the speed sign and message display including amber flash when excessive speed is detected, auto power down when no cars present to save battery life, violator flashing strobe light, stealth mode, programmable scheduling, Bluetooth, Wi-Fi, data collection and speed reporting.

Funds for this purchase were approved and are available in the 2017-18 Major Streets fiscal year budget machinery and equipment account to provide for this purchase.

SUGGESTED RESOLUTION:

To approve the purchase of (1) Traffix Logix SafePace 800 speed display sign trailer in the amount of $12,572.12 from Enforcement Products, Inc.; further to authorize this budgeted expenditure from account number 202-303.001-971.0100.

ATTACHMENT A - AGREEMENT

For ROTATING TRAILER MOUNTED SPEED DISPLAY WITH MESSAGING SIGN

This AGREEMENT, made this _____day of May, 2018, by and between CITY OF BIRMINGHAM, having its principal municipal office at 151 Martin Street, Birmingham, MI (hereinafter sometimes called "City"), and Enforcement Products, Inc., having its principal office at 927 E 67th St. Indianaoplis, IN 46220 (hereinafter called "Contractor"), provides as follows:

WITNESSETH:

WHEREAS, the City is desirous of selecting a vendor for the purchase of a **ROTATING TRAILER MOUNTED SPEED DISPLAY WITH MESSAGING SIGN** and has heretofore advertised for bids for the procurement for the purchase of a **ROTATING TRAILER MOUNTED SPEED DISPLAY WITH MESSAGING SIGN**, and in connection therewith has prepared an Invitation to Bid ("ITB"), which includes certain instructions to bidders, specifications, terms and conditions.

WHEREAS, the Contractor has professional qualifications that meet the project requirements and has made a bid in accordance with such request for cost proposals to provide **ROTATING TRAILER MOUNTED SPEED DISPLAY WITH MESSAGING SIGN.**

NOW, THEREFORE, for and in consideration of the respective agreements and undertakings herein contained, the parties agree as follows:

1. It is mutually agreed by and between the parties that the documents consisting of the Request for Proposal to perform **ROTATING TRAILER MOUNTED SPEED DISPLAY WITH MESSAGING SIGN** and the Contractor's cost proposal dated April 9, 2018 shall be incorporated herein by reference and shall become a part of this Agreement, and shall be binding upon both parties hereto. If any of the documents are in conflict with one another, this Agreement shall take precedence, then the ITB.

2. The City shall pay the Contractor for the performance of this Agreement in a sum not to exceed the amount proposed for the purchase of a rotating trailer mounted speed display with messaging sign per the Contractor's April 9, 2018 cost proposal.

3. This Agreement shall commence upon execution by both parties, unless the City exercises its option to terminate the Agreement in accordance with the Invitation to Bid.

4. The Contractor shall employ personnel of good moral character and fitness in performing all services under this Agreement.

5. The Contractor and the City agree that the Contractor is acting as an independent Contractor with respect to the Contractor 's role in providing services to the City pursuant to this Agreement, and as such, shall be liable for its own actions and neither the Contractor nor its

employees shall be construed as employees of the City. Nothing contained in this Agreement shall be construed to imply a joint venture or partnership and neither party, by virtue of this Agreement, shall have any right, power or authority to act or create any obligation, express or implied, on behalf of the other party, except as specifically outlined herein. Neither the City nor the Contractor shall be considered or construed to be the agent of the other, nor shall either have the right to bind the other in any manner whatsoever, except as specifically provided in this Agreement, and this Agreement shall not be construed as a contract of agency. The Contractor shall not be entitled or eligible to participate in any benefits or privileges given or extended by the City, or be deemed an employee of the City for purposes of federal or state withholding taxes, FICA taxes, unemployment, workers' compensation or any other employer contributions on behalf of the City.

6. The Contractor acknowledges that in performing services pursuant to this Agreement, certain confidential and/or proprietary information (including, but not limited to, internal organization, methodology, personnel and financial information, etc.) may become involved. The Contractor recognizes that unauthorized exposure of such confidential or proprietary information could irreparably damage the City. Therefore, the Contractor agrees to use reasonable care to safeguard the confidential and proprietary information and to prevent the unauthorized use or disclosure thereof. The Contractor shall inform its employees of the confidential or proprietary nature of such information and shall limit access thereto to employees rendering services pursuant to this Agreement. The Contractor further agrees to use such confidential or proprietary information only for the purpose of performing services pursuant to this Agreement.

7. This Agreement shall be governed by and performed, interpreted and enforced in accordance with the laws of the State of Michigan. The Contractor agrees to perform all services provided for in this Agreement in accordance with and in full compliance with all local, state and federal laws and regulations.

8. If any provision of this Agreement is declared invalid, illegal or unenforceable, such provision shall be severed from this Agreement and all other provisions shall remain in full force and effect.

9. This Agreement shall be binding upon the successors and assigns of the parties hereto, but no such assignment shall be made by the Contractor without the prior written consent of the City. Any attempt at assignment without prior written consent shall be void and of no effect.

10. The Contractor agrees that neither it nor its subcontractors will discriminate against any employee or applicant for employment with respect to hire, tenure, terms, conditions or privileges of employment, or a matter directly or indirectly related to employment because of race, color, religion, national origin, age, sex, height, weight or marital status. The Contractor shall inform the City of all claims or suits asserted against it by the Contractor's employees who work pursuant to this Agreement. The Contractor shall provide the City with periodic status reports concerning all such claims or suits, at intervals established by the City.

11. The Contractor shall not commence work under this Agreement until it has, at its sole expense, obtained the insurance required under this paragraph. All coverages shall be with insurance companies licensed and admitted to do business in the State of Michigan. All coverages shall be with carriers acceptable to the City of Birmingham.

12. The Contractor shall maintain during the life of this Agreement the types of insurance coverage and minimum limits as set forth below:

A. Workers' Compensation Insurance: Contractor shall procure and maintain during the life of this Agreement, Workers' Compensation Insurance, including Employers Liability Coverage, in accordance with all applicable statutes of the State of Michigan.

B. Commercial General Liability Insurance: Contractor shall procure and maintain during the life of this Agreement, Commercial General Liability Insurance on an "Occurrence Basis" with limits of liability not less than **$1,000,000** per occurrence combined single limit, Personal Injury, Bodily Injury and Property Damage. Coverage shall include the following extensions: (A) Contractual Liability; (B) Products and Completed Operations; (C) Independent Contractors Coverage; (D) Broad Form General Liability Extensions or equivalent; (E) Deletion of all Explosion, Collapse and Underground (XCU) Exclusions, if applicable.

C. Motor Vehicle Liability: Contractor shall procure and maintain during the life of this Agreement Motor Vehicle Liability Insurance, including all applicable no-fault coverages, with limits of liability of not less than $1,000,000 per occurrence combined single limit Bodily Injury and Property Damage. Coverage shall include all owned vehicles, all non-owned vehicles, and all hired vehicles.

D. Additional Insured: Commercial General Liability and Motor Vehicle Liability Insurance, as described above, shall include an endorsement stating the following shall be *Additional Insureds*: The City of Birmingham, including all elected and appointed officials, all employee and volunteers, all boards, commissions and/or authorities and board members, including employees and volunteers thereof. This coverage shall be primary to any other coverage that may be available to the additional insured, whether any other available coverage by primary, contributing or excess.

E. Professional Liability: Professional liability insurance with limits of not less than $1,000,000 per claim if Contractor will provide service that are customarily subject to this type of coverage.

F. Cancellation Notice: Workers' Compensation Insurance, Commercial General Liability Insurance and Motor Vehicle Liability Insurance (and Professional Liability Insurance, if applicable), as described above, shall include an endorsement stating the following: "Thirty (30) days Advance Written Notice of Cancellation or Non-Renewal, shall be sent to: Finance Director, City of Birmingham, PO Box 3001, 151 Martin Street, Birmingham, MI 48012-3001.

G. Proof of Insurance Coverage: Contractor shall provide the City of Birmingham at the time the Agreement is returned for execution, Certificates of Insurance and/or policies, acceptable to the City of Birmingham, as listed below.

1) Two (2) copies of Certificate of Insurance for Workers' Compensation Insurance;
2) Two (2) copies of Certificate of Insurance for Commercial General Liability Insurance;
3) Two (2) copies of Certificate of Insurance for Vehicle Liability Insurance;
4) Two (2) copies of Certificate of Insurance for Professional Liability Insurance;
5) If so requested, Certified Copies of all policies mentioned above will be furnished.

H. Coverage Expiration: If any of the above coverages expire during the term of this Agreement, Contractor shall deliver renewal certificates and/or policies to the City of Birmingham at least (10) days prior to the expiration date.

I. Maintaining Insurance: Upon failure of the Contractor to obtain or maintain such insurance coverage for the term of the Agreement, the City of Birmingham may, at its option, purchase such coverage and subtract the cost of obtaining such coverage from the Agreement amount. In obtaining such coverage, the City of Birmingham shall have no obligation to procure the most cost-effective coverage but may contract with any insurer for such coverage.

13. To the fullest extent permitted by law, the Contractor and any entity or person for whom the Contractor is legally liable, agrees to be responsible for any liability, defend, pay on behalf of, indemnify, and hold harmless the City of Birmingham, its elected and appointed officials, employees and volunteers and others working on behalf of the City of Birmingham against any and all claims, demands, suits, or loss, including all costs and reasonable attorney fees connected therewith, and for any damages which may be asserted, claimed or recovered against or from and the City of Birmingham, its elected and appointed officials, employees, volunteers or others working on behalf of the City of Birmingham, by reason of personal injury, including bodily injury and death and/or property damage, including loss of use thereof, which arises out of or is in any way connected or associated with this Agreement. Such responsibility shall not be construed as liability for damage caused by or resulting from the sole act or omission of its elected or appointed officials, employees, volunteers or others working on behalf of the City of Birmingham.

14. If, after the effective date of this Agreement, any official of the City, or spouse, child, parent or in-law of such official or employee shall become directly or indirectly interested in this Agreement or the affairs of the Contractor, the City shall have the right to terminate this Agreement without further liability to the Contractor if the disqualification has not been removed within thirty (30) days after the City has given the Contractor notice of the disqualifying interest. Ownership of less than one percent (1%) of the stock or other equity interest in a corporation or partnership shall not be a disqualifying interest. Employment shall be a disqualifying interest.

15. If Contractor fails to perform its obligations hereunder, the City may take any and all remedial actions provided by the general specifications or otherwise permitted by law.

16. All notices required to be sent pursuant to this Agreement shall be mailed to the following addresses:

City of Birmingham Attn: Scott Grewe 151 Martin Street Birmingham, MI 48009 (248) 530-1869	Contractor Enforcement Products, Inc. 927 E 67th Street Indianapolis, IN 46220 (317) 254-5676

17. Any controversy or claim arising out of or relating to this Agreement, or the breach thereof, shall be settled either by commencement of a suit in Oakland County Circuit Court, the 48th District Court or by arbitration. If both parties elect to have the dispute resolved by arbitration, it shall be settled pursuant to Chapter 50 of the Revised Judicature Act for the State of Michigan and administered by the American Arbitration Association with one arbitrator being used, or three arbitrators in the event any party's claim exceeds $1,000,000. Each party shall bear its own costs and expenses and an equal share of the arbitrator's and administrative fees of arbitration. Such arbitration shall qualify as statutory arbitration pursuant to MCL§600.5001 et. seq., and the Oakland County Circuit Court or any court having jurisdiction shall render judgment upon the award of the arbitrator made pursuant to this Agreement. The laws of the State of Michigan shall govern this Agreement, and the arbitration shall take place in Oakland County, Michigan. In the event that the parties elect not to have the matter in dispute arbitrated, any dispute between the parties may be resolved by the filing of a suit in the Oakland County Circuit Court or the 48th District Court.

18. FAIR PROCUREMENT OPPORTUNITY: Procurement for the City of Birmingham will be handled in a manner providing fair opportunity for all businesses. This will be accomplished without abrogation or sacrifice of quality and as determined to be in the best interest of the City of Birmingham.

IN WITNESS WHEREOF, the said parties have caused this Agreement to be executed as of the date and year above written.

WITNESSES:

_____

_____

CONTRACTOR

By: David K. Lowry

Its: President

CITY OF BIRMINGHAM

By: _____
Andrew M. Harris
Its: Mayor

By: _____
J. Cherilynn Mynsberge
Its: City Clerk

Approved:

_____
Mark H. Clemence, Chief of Police
(Approved as to substance)

_____
Timothy J. Currier, City Attorney
(Approved as to form)

_____
Mark Gerber, Director of Finance
(Approved as to financial obligation)

_____
Joseph A. Valentine, City Manager
(Approved as to substance)

ATTACHMENT C – COST PROPOSAL
FOR ROTATING TRAILER MOUNTED SPEED DISPLAY WITH MESSAGING SIGN

ITEM	ESTIMATED QUANTITY	DESCRIPTION OF EQUIPMENT	UNIT PRICE	ITEM TOTAL
1	1	ROTATING TRAILER MOUNTED SPEED DISPLAY WITH MESSAGING SIGN INCLUDING THE FOLLOWING REQUIRED OPTIONS AND FEATURES	$11822.12	$11822.12
2	1	TRAILER MOUNTED VARIABLE SPEED / MESSAGE DISPLAY SIGN	Incl	
3	1	MUTCD COMPLIANT RADAR SIGN / MESSAGE BOARD TO INCLUDE 18" DIGITS	Incl	
4	1	SIGN MUST INCLUDE TWO INTEGRATED FLASHING SPEED VIOLATOR STROBES	Incl	
5	1	SIGN MUST INCORPORATE AN ANTI-GLARE LENS SYSTEM FOR ENHANCED VISIBILIITY	Incl	
6	1	TRAILER INCLUDING ROTATABLE MOUNT TO ALLOW FOR FOR HORIZONTAL AND VERTICAL DISPLAY OF MESSAGE SIGN	Incl	
7	1	TRAILER TO INCLUDE LOCKING AXLE FOR THEFT PROTECTION	Incl	
8	1	DATA COLLECTION AND SPEED REPORTING WITH BLUETOOTH CAPABILITY	Incl	
9	1	WEB/CLOUD INTERNET ACCESS FOR REPORTS AND SPEED SIGN CONFIGURATION	First year included	
10	1	SIGN TO INCLUDE DATA AND GSM MODEM	Incl	
11	1	SOLAR POWER WITH POWER EFFICIENT RADAR TECHNOLOGY FOR LOW POWER CONSUMPTION	Incl	
12	1	ALPHANUMERIC AND GRAPHICAL INFORMATION SIGN WITH ABILITY TO DISPLAY SPEEDS, MESSAGES, AND GRAPHICS	Incl	
13	1	MESSAGE SCHEDULING AND STEALTH MODE CAPABILITIES ARE REQUIRED	Incl	
14	1	HIGH STRENGTH ALUMINUM SIGN FACE AND INDIVIDUAL OPTICAL LENSES TO PREVENT VANDALISM AND THEFT	Incl	
15	1	SOFTWARE TO PROVIDE CUSTOMIZABLE GRAPHICS OR ANIMATED TEXT	Incl	
16	1	SHIPPING TO ZIP CODE 48009 LOCATION WITH LOADING DOCK / FORKLIFT	$750.00	$750.00
		GRAND TOTAL		$12,572.12

BIDDER'S SIGNATURE _____ DATE April 9, 2018

ATTACHMENT B - BIDDER'S AGREEMENT

For ROTATING TRAILER MOUNTED SPEED DISPLAY WITH MESSAGING SIGN

In submitting this proposal, as herein described, the Contractor agrees that:

1. They have carefully examined the specifications, terms and Agreement of the Invitation to Bid and all other provisions of this document and understand the meaning, intent, and requirement of it.

2. They will enter into a written contract and furnish the item or items in the time specified in conformance with the specifications and conditions contained therein for the price quoted by the proponent on this proposal.

David K. Lowry	April 9, 2018
PREPARED BY (Print Name)	**DATE**
President	April 9, 2018
TITLE	**DATE**
	dave@enforcementproducts.com
AUTHORIZED SIGNATURE	**E-MAIL ADDRESS**
Enforcement Products, Inc.	
COMPANY	
927 E 67th Street Indianapolis IN 46220	317-254-5676
ADDRESS	**PHONE**
N/A	
NAME OF PARENT COMPANY	**PHONE**
ADDRESS	

ATTACHMENT D - IRAN SANCTIONS ACT VENDOR CERTIFICATION FORM
For ROTATING TRAILER MOUNTED SPEED DISPLAY WITH MESSAGING SIGN

Pursuant to Michigan law and the Iran Economic Sanctions Act, 2012 PA 517 ("Act"), prior to the City accepting any bid or proposal, or entering into any contract for goods or services with any prospective Vendor, the Vendor must certify that it is not an "Iran Linked Business", as defined by the Act.

By completing this form, the Vendor certifies that it is not an "Iran Linked Business", as defined by the Act and is in full compliance with all provisions of the Act and is legally eligible to submit a bid for consideration by the City.

David K. Lowry	April 9, 2018
PREPARED BY (Print Name)	**DATE**
President	April 9, 2018
TITLE	**DATE**
	dave@enforcementproducts.com
AUTHORIZED SIGNATURE	**E-MAIL ADDRESS**
Enforcement Products, Inc.	
COMPANY	
927 E 67th Street Indianapolis IN 46220	317-254-5676
ADDRESS	**PHONE**
N/A	
NAME OF PARENT COMPANY	**PHONE**
ADDRESS	
20-3108318	
TAXPAYER I.D.#	

City of Birmingham
A Walkable Community

MEMORANDUM

City Clerk's Office

DATE: **May 1, 2018**

TO: **Joseph A. Valentine, City Manager**

FROM: **J. Cherilynn Mynsberge, City Clerk**

SUBJECT: **SOCRRA Board of Trustees Representation**

Article VII of the Articles of Incorporation of SOCRRA provides that each member municipality shall annually appoint a representative and an alternate to the Board of Trustees to serve during the next fiscal year.

The City of Birmingham's representative and alternate representative for the current fiscal year are as follows:

Representative	Alternate
Joseph A. Valentine	Lauren Wood

SUGGESTED RESOLUTION:

To appoint City Manager Joseph A. Valentine as Representative and DPS Director Lauren Wood as Alternate Representative for the City of Birmingham, on the SOCRRA Board of Trustees for the fiscal year starting July 1, 2018.

SOCRRA
Community Partners in Recycling & Waste

Berkley • Beverly Hills • Birmingham • Clawson • Ferndale • Hazel Park • Huntington Woods • Lathrup Village • Oak Park • Pleasant Ridge • Royal Oak • Troy

May 2, 2018

Cherilynn Mynsberge
City Clerk
City of Birmingham
P.O. Box 3001
Birmingham, MI 48012

Subject: Appointment of Representative & Alternate

Dear Ms. Mynsberge:

Article VII of the Articles of Incorporation of SOCRRA provides that each municipality shall annually appoint a representative and an alternate to the Board of Trustees. This representative shall serve during the next fiscal year following his appointment and/or until his successor is appointed.

The present representative and alternate representative for the City of Birmingham are as follows:

Representative	Alternate
J. Valentine	L. Wood

It is requested that the City Commission, by resolution, appoint a representative and alternate representative to represent the City of Birmingham on the Board of Trustees of SOCRRA for the fiscal year beginning July 1, 2018.

Please forward a certified copy of this resolution to SOCRRA, 3910 W. Webster Road, Royal Oak, MI 48073-6764.

Very truly yours,

Jeffrey A. McKeen, P.E.
General Manager

JAM/cf

SOCRRA • 3910 W. Webster Road • Royal Oak • Michigan • 48073 • Phone 248.288.5150 • Fax 248.435.0310 • Email socrra@socrra.org

www.socrra.org

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City of Birmingham
A Walkable Community

MEMORANDUM

Engineering Dept.

DATE: **May 17, 2018**

TO: **Joseph Valentine, City Manager**

FROM: **Paul T. O'Meara, City Engineer**

SUBJECT: **SOCWA Board of Trustees Membership**

The City of Birmingham has representation on the Southeastern Oakland County Water Authority (SOCWA) Board of Trustees. A resolution is required annually to confirm Board membership at the start of SOCWA's fiscal year (July 1). I have been the representative since May, 2009. Currently, Assistant City Engineer Austin Fletcher is the alternate board member.

It is recommended that Paul O'Meara be appointed as the Birmingham official representative on the SOCWA Board of Trustees as of July 1, 2018. Further, it is recommended that Austin Fletcher be appointed as the alternate Birmingham representative on the SOCWA Board for the same time period.

SUGGESTED RESOLUTION:

To appoint City Engineer Paul T. O'Meara, as representative, and Austin Fletcher, Assistant City Engineer, as alternate representative, for the City of Birmingham, on the Southeastern Oakland County Water Authority Board of Trustees for the period starting July 1, 2018.

City of Birmingham
A Walkable Community

Cherilynn Mynsberge <cmynsberge@bhamgov.org>

Fwd: BZA Resignation- Peter Lyon

1 message

---------- Forwarded message ----------
From: **Lyon, Peter (P.M.)** <plyon@ford.com>
Date: Fri, May 11, 2018 at 11:25 AM
Subject: BZA Resignation- Peter Lyon
To: "carft@bhamgov.org" <carft@bhamgov.org>, "bjohnson@bhamgov.org" <bjohnson@bhamgov.org>
Cc: Charles Lillie <clillie@callowlaw.com>, "Randy Judd (arjudd2@gmail.com)" <arjudd2@gmail.com>

To: Birmingham, MI City Clerk

Re: BZA Resignation – Peter Lyon

Cherilynn –

I hereby tender my resignation as a Board Member of the Birmingham Boards of Zoning Appeals effective June 15, 2018. After 54 years here we are moving out of Birmingham.

Birmingham is a wonderful city and we will truly miss it. I will especially miss my interactions with City Staff, BZA members, and the residents. I would stay on the serve the BZA but, alas, I am not allowed to.

I trust the Commission will find a replacement in a timely fashion.

Regards,

Peter Lyon

SUGGESTED RESOLUTION:
To accept the resignation of Peter Lyon from the Board of Zoning Appeals as a Regular Member, to thank him for his service, and to direct the City Clerk to begin the process of filling the vacancy.

Cherilynn Mynsberge <cmynsberge@bhamgov.org>

Application for Regular Membership of Cablecasting Board

George Abraham <georgeabrahamjr@outlook.com> Tue, May 15, 2018 at 12:43 PM
To: Cherilynn Mynsberge <cmynsberge@bhamgov.org>
Cc: Elaine McLain <ekmclain@gmail.com>, Mira Stakhiv <miramls@hotmail.com>, Cathy White <execdir@birminghamareacableboard.org>

Ms. Mynsberge,

Please thank the Birmingham City Commission for appointing me as a regular member of the Birmingham Area Cable Board on May 14, 2018. Due to that appointment, I immediately resign my alternate membership on the BACB.

Sincerely,

George Abraham

SUGGESTED RESOLUTION:
To accept the resignation of George Abraham from the Cablecasting Board as an Alternate Member, to thank him for his service, and to direct the City Clerk to begin the process of filling the vacancy.

City of Birmingham
A Walkable Community

MEMORANDUM

Building Facilities Department

DATE: **May 14, 2018**

TO: **Joseph A. Valentine, City Manager**

FROM: **Carlos Jorge, Building Maintenance Superintendent**

SUBJECT: **RFP- Birkerts Roof Replacement at the Baldwin Public Library**

The Building Facilities Department has been repairing and monitoring the flat roof over the Birkerts addition at the Baldwin Public Library over the past several years. This is the roof over the Adult Services, Circulation and Front Entrance sections of the building. This roofing system was installed in 1980 when the addition was constructed and is now at the end of its useful life and must be replaced.

On April 9, 2018, the City issued a Request for Proposals (RFP) seeking a firm specializing in flat roof replacement to furnish all materials, necessary equipment and labor to perform all required work necessary to remove and replace the existing roofing over the Adult Services, Circulation and Front Entrance sections of the Baldwin Public Library Building. Further, new cast iron drains will be installed and replacement of the existing skylight lids.

Invitations to bid were submitted to MITN (Michigan Inter-Governmental Trade Network) and CAM (Contractor Association of Michigan). One hundred and sixty-three companies received notification. Interested firms were required to register and attend a mandatory pre-bid meeting. The pre-bid meeting was held on April 20, 2018 to review, tour the facility, and ask any questions regarding the request for proposal. Ten firms attended the per-bid meeting.

The City received a total of five bids that were publicly opened on May 2, 2018. The names of each company along with their bid amounts are shown below.

	COMPANY NAME	BID AMOUNT
1.	VJM Design and Build Co.	$ 192,351.00
2.	WM. Molnar Roofing, Inc.	$ 168,885.00
3.	Bloom Roofing Systems, Inc.	$ 168,000.00
4.	Armstrong Enterprises, Inc.	$ 144,669.00
5.	Butcher & Butcher Construction Co. Inc.	$ 138,819.00

All bids were reviewed for compliance with the City's Request for Proposals (RFP) and it was determined that each met the requirements outlined in the RFP. Accordingly, it is recommended that the City Commission award the contract for the Birkerts Roof Replacement to the lowest bidder Butcher & Butcher Construction Co. Inc. in an amount not to exceed $138,819. Funds are available for this project in the 2017-2018 Budget in account #401-265.003-977.0000.

Suggested Action:
To adopt a resolution awarding the Birkerts Roof Replacement at the Baldwin Public Library contract to Butcher & Butcher Co., Inc. in an amount not to exceed $ 138,819.00 and to authorize the Mayor and City Clerk to sign the agreement for these services.

REQUEST FOR PROPOSALS
For Birkerts Roof Replacement at the Baldwin Public Library

Sealed proposals endorsed **"Library Roof Replacement"**, will be received at the Office of the City Clerk, 151 Martin Street, PO Box 3001, Birmingham, Michigan, 48012; until 2:00 p.m., **Wednesday, May 2, 2018**, after which time bids will be publicly opened and read.

Bidders will be required to attend a mandatory pre-bid meeting on Friday, April 20, 2018 at **9:00 a.m. on the Commission Room # 205 at the City Hall, located at 151 Martin Street, Birmingham, MI 48009,. Bidders must register for the pre-bid meeting by Monday, April 18, 2018 by contacting Carlos Jorge at (248) 530-1882.**

The City of Birmingham, Michigan is accepting sealed bid proposals from qualified professional firms to furnish all materials, necessary equipment and perform all required work necessary to remove and replace the existing Birkerts roof system at the Baldwin Public Library Building. This work must be performed as specified in accordance with the specifications contained in the Request For Proposals (RFP).

The RFP, including the Specifications, may be obtained online from the Michigan Inter-governmental Trade Network at http://www.mitn.info or at the City of Birmingham Maintenance Department, 151 Martin St., Birmingham, Michigan.

The acceptance of any proposal made pursuant to this invitation shall not be binding upon the City until an agreement has been executed.

Submitted to MITN: April 9, 2018

Mandatory Pre-Bid Meeting: Friday, April 20, 2018 at 9:00 a.m.
City Hall, Commission Room # 205
151 Martin St., Birmingham, MI 48009

Deadline for Submissions: 2:00 p.m. on Wednesday, May 2, 2018

Contact Person: Carlos Jorge, Maintenance Supervisor
P.O. Box 3001, 151 Martin Street
Birmingham, MI 48012-3001
Phone: (248) 530-1882
Email: cjorge@bhamgov.org

REQUEST FOR PROPOSALS
For Birkerts Roof Replacement at the Baldwin Public Library

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INTRODUCTION

For purposes of this request for proposals the City of Birmingham will hereby be referred to as "City" and the private firm will hereby be referred to as "Contractor."

The City of Birmingham, Michigan is accepting sealed bid proposals from qualified professional firms to furnish all materials, necessary equipment and perform all required work necessary to remove and replace the existing Birkerts roof system, at the Baldwin Public Library Building, located at 300 W. Merrill, Birmingham, MI 48009. This work must be performed as specified in accordance with the specifications outlined by the Scope of Work contained in this Request For Proposals (RFP).

During the evaluation process, the City reserves the right where it may serve the City's best interest to request additional information or clarification from proposers, or to allow corrections of errors or omissions. At the discretion of the City, firms submitting proposals may be requested to make oral presentations as part of the evaluation.

It is anticipated the selection of a firm will be completed by May 10, 2018. An Agreement for services will be required with the selected Contractor. A copy of the Agreement is contained herein for reference. Contract services will commence upon execution of the service agreement by the City.

REQUEST FOR PROPOSALS (RFP)

The purpose of this RFP is to request sealed bid proposals from qualified parties presenting their qualifications, capabilities and costs to provide all materials and necessary equipment and perform all work necessary to remove and replace an existing flat roof system at the Baldwin Public Library Building.

MANDATORY PRE-BID MEETING

Prior to submitting a bid, interested firms are required to attend a pre-bid meeting to conduct an on-site visit of the location and access to the project location to make inquiries about the RFP. **The mandatory pre-bid meeting is scheduled for Friday, April 20, 2018 at 9:00 a.m. at the Commission Room # 205 (2nd Floor) of the Municipal Building located at 151 Martin Street, Birmingham, MI 48009. Bidders must register for the pre-bid meeting by Wednesday, April 18, 2018 by contacting Carlos Jorge at (248) 530-1882.**

INVITATION TO SUBMIT A PROPOSAL

Proposals shall be submitted no later than 2:00 p.m., on Wednesday, May 2, 2018 to:

City of Birmingham
Attn: City Clerk
151 Martin Street
Birmingham, Michigan 48009

One (1) original and one (1) copy of the proposal shall be submitted. The proposal should be firmly sealed in an envelope, which shall be clearly marked on the outside, **"Library Roof Replacement"**. Any proposal received after the deadline for submissions cannot be accepted and will be rejected and returned, unopened, to the proposer. Proposer may submit more than one proposal provided each proposal meets the functional requirements.

INSTRUCTIONS TO BIDDERS

1. Any and all forms requesting information from the bidder must be completed on the attached forms contained herein (see Contractor's Responsibilities). If more than one bid is submitted, a separate bid proposal form must be used for each.

2. Any request for clarification of this RFP shall be made in writing and delivered to: Carlos Jorge, Maintenance Superintendent, City of Birmingham, 151 Martin Street, Birmingham, MI 48009 or cjorge@bhamgov.org. Such request for clarification shall be delivered, in writing, no later than 5 p.m. on Friday, April 25, 2018.

3. All proposals must be submitted following the RFP format as stated in this document and shall be subject to all requirements of this document including the instruction to respondents and general information sections. All proposals must be regular in every respect and no interlineations, excisions, or special conditions shall be made or included in the RFP format by the respondent.

4. The contract will be awarded by the City of Birmingham to the most responsive and responsible bidder with the lowest price and the contract will require the completion of the work pursuant to these documents.

5. Each respondent shall include in his or her proposal, in the format requested, the cost of performing the work. Municipalities are exempt from Michigan State Sales and Federal Excise taxes. Do not include such taxes in the proposal figure. The City will furnish the successful company with tax exemption information when requested.

6. Each respondent shall include in their proposal the following information: Firm name, address, city, state, zip code, telephone number, and fax number. The company shall also provide the name, address, telephone number and e-mail address of an individual in their organization to whom notices and inquiries by the City should be directed as part of their proposal.

EVALUATION PROCEDURE AND CRITERIA

The evaluation panel will consist of City staff and any other person(s) designated by the City who will evaluate the proposals based on, but not limited to, the following criteria:

1. Ability to provide services as outlined.
2. Related experience with similar projects, Contractor background, and personnel qualifications.
3. Quality of materials proposed.
4. Overall Costs.
5. References.

TERMS AND CONDITIONS

1. The City reserves the right to reject any or all proposals received, waive informalities, or accept any proposal, in whole or in part, it deems best. The City reserves the right to award the contract to the next most qualified Contractor if the successful Contractor does not execute a contract within ten (10) days after the award of the proposal.

2. The City reserves the right to request clarification of information submitted and to request additional information of one or more Contractors.

3. The City reserves the right to terminate the contract at its discretion should it be determined that the services provided do not meet the specifications contained herein. The City may terminate this Agreement at any point in the process upon notice to Contractor sufficient to indicate the City's desire to do so. In the case of such a stoppage, the City agrees to pay Contractor for services rendered to the time of notice, subject to the contract maximum amount.

4. Any proposal may be withdrawn up until the date and time set above for the opening of the proposals. Any proposals not so withdrawn shall constitute an irrevocable offer, for a period of ninety (90) days, to provide the services set forth in the proposal.

5. The cost of preparing and submitting a proposal is the responsibility of the Contractor and shall not be chargeable in any manner to the City.

6. The successful bidder will be required to furnish a Performance Bond in an amount not less than 100% of the contract price in favor of the City of Birmingham, conditioned upon the faithful performance of the contract, and completion on or before the date specified.

7. Payment will be made within thirty (30) days after invoice. Acceptance by the City is defined as authorization by the designated City representative to this project that all the criteria requested under the Scope of Work contained herein have

been provided. Invoices are to be rendered each month following the date of execution of an Agreement with the City.

8. The Contractor will not exceed the timelines established for the completion of this project.

9. The successful bidder shall enter into and will execute the contract as set forth and attached as Attachment A.

CONTRACTOR'S RESPONSIBILITIES

Each bidder shall provide the following as part of their proposal:

1. Complete and sign all forms requested for completion within this RFP.
   a. Bidder's Agreement (Attachment B - p. 31)
   b. Cost Proposal (Attachment C - p. 32)
   c. Iran Sanctions Act Vendor Certification Form (Attachment D - p. 33)
   d. Agreement (p. 25 – **only if selected by the City**).

2. Provide a description of completed projects that demonstrate the firm's ability to complete projects of similar scope, size, and purpose, and in a timely manner, and within budget.

3. The Contractor will provide technical specifications for the roof system included in the proposal. These details are to include the following information:
   a. Type of roof system: EPDM
   b. Application technique(s) to be utilized.
   c. Material Safety Data Sheet (MSDS) for all products to be utilized.

4. Provide a written plan detailing the anticipated timeline for completion of the tasks set forth in the Scope of Work (p. 9).

5. The Contractor will be responsible for any changes necessary for the plans to be approved by the City of Birmingham.

6. Provide a description of the firm, including resumes and professional qualifications of the principals involved in administering the project and certification of training on installation of the type of roof system.

7. Provide a list of sub-contractors and their qualifications, if applicable.

8. Provide three (3) client references from past projects, include current phone numbers. At least two (2) of the client references should be for projects utilizing the same materials included in the Contractor's proposal.

9. The Contractor will be responsible for the disposal of all material and any damages which occur as a result of any of employees or subcontractors of the Contractor during this project.

10. The contractor will be responsible for getting the building and parking permits at no cost to the contractor.

11. The successful bidder shall provide a Performance Bond in an amount not less than 100% of the contract price in favor of the City of Birmingham, conditioned upon the faithful performance of the contract, and completion on or before the date specified.

12. Provide a project timeline addressing each section within the Scope of Work and a description of the overall project approach. Include a statement that the Contractor will be available according to the proposed timeline.

CITY RESPONSIBILITY

1. The City will provide a designated representative to work with the Contractor to coordinate both the City's and Contractor's efforts and to inspect and verify any work performed by the Contractor.

2. The City will provide access to the work area during regular business hours or during nights and weekends as approved by the City's designated representative.

SETTLEMENT OF DISPUTES

The successful bidder agrees to certain dispute resolution avenues/limitations. Please refer to paragraph 17 of the Agreement attached as Attachment A for the details and what is required of the successful bidder.

INSURANCE

The successful bidder is required to procure and maintain certain types of insurances. Please refer to paragraph 12 of the Agreement attached as Attachment A for the details and what is required of the successful bidder.

CONTINUATION OF COVERAGE

The Contractor also agrees to provide all insurance coverages as specified. Upon failure of the Contractor to obtain or maintain such insurance coverage for the term of the agreement, the City may, at its option, purchase such coverage and subtract the cost of obtaining such coverage from the contract amount. In obtaining such coverage, Birmingham shall have no obligation to procure the most cost effective coverage but may contract with any insurer for such coverage.

EXECUTION OF CONTRACT

The bidder whose proposal is accepted shall be required to execute the contract and to furnish all insurance coverages as specified within ten (10) days after receiving notice of such acceptance. Any contract awarded pursuant to any bid shall not be binding upon the City until a written contract has been executed by both parties. Failure or refusal to execute the contract shall be considered an abandoned all rights and interest in the award and the contract may be awarded to another. The successful bidder agrees to enter into and will execute the contract as set forth and attached as Attachment A.

INDEMNIFICATION

The successful bidder agrees to indemnify the City and various associated persons. Please refer to paragraph 13 of the Agreement attached as Attachment A for the details and what is required of the successful bidder.

CONFLICT OF INTEREST

The successful bidder is subject to certain conflict of interest requirements/restrictions. Please refer to paragraph 14 of the Agreement attached as Attachment A for the details and what is required of the successful bidder.

EXAMINATION OF PROPOSAL MATERIALS

The submission of a proposal shall be deemed a representation and warranty by the Contractor that it has investigated all aspects of the RFP, that it is aware of the applicable facts pertaining to the RFP process and its procedures and requirements, and that it has read and understands the RFP. Statistical information which may be contained in the RFP or any addendum thereto is for informational purposes only.

PROJECT TIMELINE

It is expected work will begin on in late June 2018 and be completed within two (2) weeks weather permitted.

The Contractor will not exceed the timelines established for the completion of this project.

SCOPE OF WORK

The Contractor shall perform the following services in accordance with the requirements as defined in the Request for Proposal and it includes the replacement of an existing Birkerts roof system at the Baldwin Public Library. This project will include the following tasks:

PART 1 GENERAL

1.01 DESCRIPTION

A. The Contractor shall be responsible for removal and disposal of existing roofing, ballast stones, insulation and all flashing materials in a safe and legal manner.

B. The project consists of installing Carlisle's Sure-Seal (black) Adhered Roofing System as outlined below:

Apply the Fully Adhered EPDM Roofing System in conjunction with 20 psi InsulBase = R-30 after tear off of the existing ballasted, EPDM membrane and insulation to expose the existing metal deck for verification of suitable substrate as specified in this specification.

1.02 EXTENT OF WORK

A. Provide all labor, material, tools, equipment, and supervision necessary to complete the installation of a Sure-Seal 90-mil thick EPDM membrane Fully Adhered Roofing System including flashings and insulation as specified herein and as indicated on the drawings in accordance with the manufacturer's most current specifications and details.

B. The roofing contractor shall be fully knowledgeable of all requirements of the contract documents and shall make themselves aware of all job site conditions that will affect their work.

C. Any contractor who intends to submit a bid using a roofing system other than the approved manufacturer must submit for pre-qualification in writing fourteen (14) days prior to the bid date. Any contractor who fails to submit all information as requested will be subject to rejection. Bids stating "as per plans and specs" will be unacceptable.

D. Provide cost to replace existing skylight lids as an option.

E. Base bid to include cost to install concrete pavers below slate roof for protection.

1.03 SUBMITTALS

A. Prior to starting work, the roofing contractor must submit the following:

1. Shop drawings showing layout, details of construction and identification of materials.

2. Sample of the manufacturer's Total Systems Warranty covering all components of the roofing system.

3. Submit a letter of certification from the manufacturer which certifies the roofing contractor is authorized to install the manufacturer's roofing system and lists foremen who have received training from the manufacturer along with the dates training was received.

4. Certification of the manufacturer's warranty reserve.

B. Upon completion of the installed work, submit copies of the manufacturer's final inspection report to the specified prior to the issuance of the manufacturer's warranty.

1.04 PRODUCT DELIVERY, STORAGE AND HANDLING

A. Deliver materials to the job site in the manufacturer's original, unopened containers or wrappings with the manufacturer's name, brand name and installation instructions intact and legible. Deliver in sufficient quantity to permit work to continue without interruption.

B. Comply with the manufacturer's written instructions for proper material storage.

1. Store materials between 60°F and 80°F in dry areas protected from water and direct sunlight. If exposed to lower temperature, restore to 60°F minimum temperature before using.

2. Store materials containing solvents in dry, well ventilated spaces with proper fire and safety precautions. Keep lids on tight. Use before expiration of their shelf life.

C. Insulation and underlayment products must be on pallets, off the ground and tightly covered with waterproof materials. Manufacturer's wrap does not provide sufficient waterproofing. Insulation and underlayment products that become wet or saturated are to be discarded.

D. Any materials which are found to be damaged shall be removed and

replaced at the applicator's expense.

1.05 WORK SEQUENCE

A. Schedule and execute work to prevent leaks and excessive traffic on completed roof sections. Care should be exercised to provide protection for the interior of the building and to ensure water does not flow beneath any completed sections of the membrane system.

B. Do not disrupt activities in occupied spaces.

1.06 USE OF THE PREMISES

A. Before beginning work, the roofing contractor must secure approval from the building owner's representative for the following:

1. Areas permitted for personnel parking.

2. Access to the site.

3. Areas permitted for storage of materials and debris.

4. Areas permitted for the location of cranes, hoists and chutes for loading and unloading materials to and from the roof.

5. Contractor is responsible to obtain all applicable permits to close roads and sidewalks to perform the scope of work at no cost to the contractor

6. Contractor is responsible for any/all interior protection that is needed to protect the building during construction.

1.07 EXISTING CONDITIONS

If discrepancies are discovered between the existing conditions and those noted on the drawings, immediately notify the owner's representative by phone and solicit the manufacturer's approval prior to commencing with the work. Necessary steps shall be taken to make the building watertight until the discrepancies are resolved.

1.08 PRE-CONSTRUCTION CONFERENCE

A. A MANDATORY pre-bid meeting will be held at the job site on Friday, April 20, 2018 at 9:00 a.m. Contact the owner's representative, Carlos Jorge, Maintenance Supervisor, at 248-530-1882 if there are any questions.

B. Proposals shall be submitted no later than 2:00 p.m., on Wednesday, May 2,

2018 to:

City of Birmingham
Attn: City Clerk
151 Martin Street
Birmingham, Michigan 48009

C. The proposal should be firmly sealed in an envelope, which shall be clearly marked on the outside, **"Library Roof Replacement"**. Any proposal received after the due date cannot be accepted and will be rejected and returned, unopened, to the proposer. Proposer may submit more than one proposal provided each proposal meets the functional requirements.

D. Any conditions which are not shown on the shop drawings should be indicated on a copy of the shop drawing and included with bid submittal if necessary to clarify any conditions not shown

1.09 TEMPORARY FACILITIES AND CONTROLS

A. Temporary Utilities:

1. Water, power for construction purposes and lighting are not available at the site and will not be made available to the roofing contractor.

2. Provide all hoses, valves and connections for water from source designated by the owner when made available.

3. When available, electrical power should be extended as required from the source. Provide all trailers, connections and fused disconnects.

B. Temporary Sanitary Facilities

Sanitary facilities will not be available at the job site. The roofing contractor shall be responsible for the provision and maintenance of portable toilets or their equal.

C. Building Site:

1. The roofing contractor shall use reasonable care and responsibility to protect the building and site against damages. The contractor shall be responsible for the correction of any damage incurred as a result of the performance of the contract.

2. The roofing contractor shall remove all construction debris from the job site in a timely and legally acceptable manner so as to not detract from the aesthetics or the functions of the building

D. Security:

Obey the owner's requirements for personnel identification, inspection and other security measures.

1.10 JOB SITE PROTECTION

A. The roofing contractor shall adequately protect building, paved areas, service drives, lawn, shrubs, trees, etc. from damage while performing the required work. Provide canvas, boards and sheet metal (properly secured) as necessary for protection and remove protection material at completion. The contractor shall repair or be responsible for costs to repair all property damaged during the roofing application.

B. During the roofing contractor's performance of the work, the building owner will continue to occupy the existing building. The contractor shall take precautions to prevent the spread of dust and debris, particularly where such material may shift into the building. The roofing contractor shall provide labor and materials to construct, maintain and remove necessary temporary enclosures to prevent dust or debris in the construction area(s) from entering the remainder of the building.

C. Do not overload any portion of the building, either by use of or placement of equipment, storage of debris, or storage of materials.

D. Protect against fire and flame spread. Maintain proper and adequate fire extinguishers.

E. Take precautions to prevent drains from clogging during the roofing application. Remove debris at the completion of each day's work and clean drains, if required. At completion, test drains to ensure the system is free running and drains are watertight. Remove strainers and plug drains in areas **where work is in progress**. Install flags or other telltales on plugs. Remove plugs each night and screen drain.

F. Store moisture susceptible materials above ground and protect with waterproof coverings.

G. Remove all traces of piled bulk materials and return the job site to its original condition upon completion of the work.

1.11 SAFETY

The roofing contractor shall be responsible for all means and methods as they relate to safety and shall comply with all applicable local, state and federal requirements that are safety related. **Safety shall be the responsibility of the roofing contractor.** All related personnel shall be instructed daily to be mindful of the full time requirement to maintain a safe environment for the facility's occupants including staff, visitors, customers and the occurrence of the general public on or near the site.

1.12 WORKMANSHIP

A. Applicators installing new roof, flashing and related work shall be factory trained and approved by the manufacturer they are representing.

B. All work shall be of highest quality and in strict accordance with the manufacturer's published specifications and to the building owner's satisfaction.

C. There shall be a supervisor on the job site at all times while work is in progress.

D. All field seams and flashing details are to be completed according to manufacturer's specifications and details by the end of each work day.

1.13 QUALITY ASSURANCE

A. The Sure-Seal Roofing System must achieve a UL Class A

The specified roofing assembly must have been successfully tested by a qualified testing agency to resist the design uplift pressures calculated according to

International Building Code (IBC) and American Society of Civil Engineers (ASCE 7)
ANSI/SPRI WD-1 "Wind Design Standard Practice for Roofing Assemblies"

B. The membrane must be manufactured by the material supplier. Manufacturer's supplying membrane made by others are not acceptable.

C. The manufacturer must have a minimum of 20 years' experience in the manufacturing of vulcanized thermoset sheeting.

D. Unless otherwise noted in this specification, the roofing contractor must strictly comply with the manufacturer's current specifications and details.

E. The roofing system must be installed by an applicator authorized and trained by the manufacturer in compliance with shop drawings as approved by the manufacturer. The roofing applicator shall be thoroughly experienced and upon request be able to provide evidence of having at least ten (10) years successful experience installing single-ply EPDM roofing systems and having installed at least one (1) EPDM roofing application or several similar systems of equal or greater size within one year.

AND

The applicator shall, upon request, be able to document three (3) installations completed more than two years prior to issuance of the contract documents, utilizing components of the proposed manufacturer, that are comparable to those required for the work and similar in scope and complexity. Provide complete contact information, warranty history for previous installations and demonstrate in-service performance.

F. Provide adequate number of experienced workmen regularly engaged in this type of work who are skilled in the application techniques of the materials specified. Provide at least one thoroughly trained and experienced superintendent on the job at all times roofing work is in progress.

G. There shall be no deviations made from this specification or the approved shop drawings without the prior written approval of the specifier. Any deviation from the manufacturer's installation procedures must be supported by a written certification on the manufacturer's letterhead and presented for the specifier's consideration.

H. The awarded contractor is responsible to schedule the Carlisle Inspector to attend the pre-construction meeting prior to job start and an inspection at approximately 50% of completion at a time while construction is taking place.

I. Upon completion of the installation, the applicator shall arrange for an inspection to be made by a non-sales technical representative of the membrane manufacturer in order to identify any needed corrective repairs that will be required for warranty issuance. Notify the building owner seventy-two (72) hours prior to the manufacturer's final inspection.

J. Inspector shall be employed and trained by the manufacturer and have received product-specific training from the manufacturer of the products.

K. The Sure-Seal EPDM Membrane exceeds 41,580 kJ/m^2 under Xenon-Arc UV Light testing used for testing "Resistance to Outdoor (Ultraviolet)

Weathering." (ASTM D 4637 Specification requires a 7560 kJ/m^2 minimum total radiant exposure at 70 W/m^2 irradiance at 176°F black panel temperature to pass.)The membrane shows no visible signs of cracking or crazing.

L. Sure-Seal EPDM Membranes achieves a zero (no growth) rating in the ASTM G21 test for fungi growth.

M. Contractor is required to have prior experience working in the City of Birmingham and on historical buildings.

1.14 JOB CONDITIONS, CAUTIONS AND WARNINGS

Refer to Carlisle's EPDM Roofing System specification for General Job Site Considerations.

A. Material Safety Data Sheets (MSDS) must be on location at all times during the transportation, storage and application of materials.

B. When positioning membrane sheets, exercise care to locate all field splices away from low spots and out of drain sumps. All field splices should be shingled to prevent bucking of water.

C. When loading materials onto the roof, the Carlisle Authorized Roofing Applicator must comply with the requirements of the building owner to prevent overloading and possible disturbance to the building structure.

D. Proceed with roofing work only when weather conditions are in compliance with the manufacturer's recommended limitations, and when conditions will permit the work to proceed in accordance with the manufacturer's requirements and recommendations.

E. Proceed with work so new roofing materials are not subject to construction traffic. When necessary, new roof sections shall be protected and inspected upon completion for possible damage.

F. Provide protection, such as 3/4 inch thick plywood, for all roof areas exposed to traffic during construction. Plywood must be smooth and free of fasteners and splinters.

G. The surface on which the insulation or roofing membrane is to be applied shall be clean, smooth, dry, and free of projections or contaminants that would prevent proper application of or be incompatible with the new installation, such as fins, sharp edges, foreign materials, oil and grease.

H. New roofing shall be complete and weathertight at the end of the work day.

I. Contaminants such as grease, fats and oils shall not be permitted to come in direct contact with the roofing membrane. An overlay of Epichlorohydrin membrane must be adhered around units which have the potential to emit solvents, grease or oil.

1.15 WARRANTY

A. Provide manufacturer's 30 year Total System Warranty covering both labor and all materials with no dollar limitation. The maximum wind speed coverage shall be peak gusts of 55, mph measured at 10 meters above ground level. Certification is required with bid submittal indicating the manufacturer has reviewed and agreed to such wind coverage.

Note:

Warranty Length	Minimum Membrane Thickness
30 year	.090-mil Sure-Seal

B. Warranty shall also cover leaks caused by accidental punctures: 32 man-hours per year for 90-mil Sure-Seal**.**

C. Pro-rated System Warranties shall not be accepted.

D. (Alternate) Provide a 30 year NDL including a 40 year non-pro-rated membrane material warranty for Sure-Seal 90-mil membrane.

PART 2 PRODUCTS

2.01 GENERAL

A. All components of the specified roofing system shall be products of Carlisle SynTec or accepted by The City of Birmingham as equal.

a. Approved Substitutes:
Alternate systems to be approved by owners rep prior to bid submission.

C. Unless otherwise approved by the specifier and accepted by the membrane manufacturer, all products (including insulation, fasteners, fastening plates and edgings) must be **manufactured and supplied** by the roofing system manufacturer and covered by the warranty.

2.02 MEMBRANE

Furnish Sure-Seal 90-mil thick EPDM (Ethylene, Propylene, Diene Terpolymer) in the largest sheet possible with 6" Factory-Applied Tape (FAT). The membrane shall conform to the minimum physical properties of ASTM D4637. When a 10 foot wide membrane is to be used, the membrane shall be manufactured in a single panel with no factory splices to reduce splice intersections.

2.03 INSULATION/UNDERLAYMENT

A. When applicable, insulation shall be installed in multiple layers. The first and second layer of insulation shall be mechanically fastened or adhered to the substrate in accordance with the manufacturer's published specifications.

B. Insulation shall be InsulBase as supplied by Carlisle SynTec. Minimum R-value required is R-30. (Note: The insulation must meet ASHRAE 90.1 minimums per IBC-International Building Code.)- 2015 edition.

a. Carlisle InsulBase Polyiso – A foam core insulation board covered on both sides with a medium weight fiber-reinforced felt facer meeting ASTM C 1289-06, Type II, Class 1, Grade 2 (20 psi). The product is available in 4' x 8' or 4' x 4' standard size with a thickness from 1 to 4.5 inches. 4' x 4' tapered panels are also available.

C. **Insulation Fastening Plates**: a nominal 3 inch diameter plastic or metal plate used for insulation attachment.

D. **Sure-Seal Pressure-Sensitive RUSS™** (Reinforced Universal Securement Strip): a 6" wide, nominal 45-mil thick clean, cured black reinforced EPDM membrane with 3" wide SecurTAPE laminated along one edge. The 6" wide Pressure-Sensitive RUSS is used horizontally or vertically at the base of walls, curbs, etc., in conjunction with 2" diameter securement plates or bars below the EPDM deck membrane for additional membrane securement.

2.04 INSULATION ADHESIVES

A. **Flexible FAST Adhesive:** An elongating impact resistant two component insulating urethane adhesive used to attach insulation. Packaging formats include 50 and 15 gallon drums.

a. Adhesive to provide 150% elongation in conjunction with fleece backed membrane – ASTM D412

b. MDI content of Part A material less than 25%

B. **FAST Adhesive:** A two component insulating urethane adhesive used to attach insulation. Packaging formats include 50 and 15 gallon drums as well as Dual Tanks, Dual Cartridges and 5 gallon Bag in a Box formats.

2.05 ADHESIVES, CLEANERS AND SEALANTS

All products shall be furnished by Carlisle and specifically formulated for the intended purpose.

A. **90-8-30A Bonding Adhesive:** A high-strength, yellow colored, synthetic rubber adhesive used for bonding Sure-Seal/Sure-White EPDM membranes to various surfaces. Available in 5 gallon pails.

B. **Carlisle Weathered Membrane Cleaner:** A clear, solvent-based cleaner used to loosen and remove dirt and other contaminants from the surface of exposed EPDM membrane (for repairs, etc.) prior to applying EPDM Primer. Weathered Membrane Cleaner can also be used when applying Splicing Cement. Available in 1 and 5-gallon pails.

C. **Sure-Seal (Factory Applied):** A 3" or 6" wide by 100' long splice tape used for splicing adjoining sections of EPDM membrane. Complies with the South Coast Air Quality Management District Rule 1168.

D. **EPDM Primer:** A solvent-based primer used to prepare the surface of EPDM membrane for application of Splice Tape or Pressure-Sensitive products. Available in 1 gallon pails.

E. **Lap Sealant:** A heavy-bodied material used to seal the exposed edges of a membrane splice. Available in tubes.

1. Sure-Seal Lap Sealant is a black sealant for use with Sure-Seal (black) Roofing Systems.

F. **Water Cut-Off Mastic:** A one-component, low viscosity, self-wetting, Butyl blend mastic used to achieve a compression seal between the EPDM membrane or Elastoform Flashing and applicable substrates. Available in tubes.

G. **Pourable Sealer**: A black, two-component, solvent-free, polyurethane based product used for tie-ins and as a sealant around hard-to-flash membrane penetrating objects such as clusters of pipes and for a daily seal when the completion of flashings and terminations cannot be completed by the end of each work day.

H. **One-Part Pourable Sealer:** Available in black or white, a one-component, moisture curing, elastomeric polyether sealant used for attaching lightning rod bases and ground cable clips to the membrane surface and as a sealant around hard-to-flash penetrations such as clusters of pipes.

I. **Universal Single-Ply Sealant** A one-part polyether, non-sagging sealant designed for sealing expansion joints, control joints and counter flashings. Available in white only.

2.06 METAL EDGING AND MEMBRANE TERMINATIONS

A. **General:** All metal edgings shall be tested and meet ANSI/SPRI ES-1 standards and comply with International Building Code. All metal work is to be supplied and warranted by the manufacturer.

B. **Carlisle Supplied**

1. **SecurEdge 400:** a coping or fascia, snap-on edge system consisting of a 24 gauge galvanized metal water dam 24 gauge steel, Kynar 500 finish. Metal fascia color shall be as designated by the Owner's Representative. ANSI/SPRI ES-1 Certified. Coping FM Approved 1-90 with 20 ga. Cleat, 1-180 with 16 ga. Cleat. Fascia FM Approved 1-225.

2. **SecurEdge 4000:** a metal fascia system with a 20 gauge steel retainer bar and 24 gauge galvanized steel fascia. Metal fascia color shall be as designated by the Owner's Representative. ANSI/SPRI ES-1 Certified. 3000 Coping FM Approved 1-465 with .050 aluminum retainer, 1-180 with 20 ga. Steel retainer. 3000 XT Coping FM Approved 1-315.

C. **Drip Edge**: a metal fascia/edge system with a 22 or 24 gauge continuous anchor cleat and .032 inch thick aluminum or 24 gauge steel fascia. Metal fascia color shall be as designated by the Owner's Representative.

D. **SecurEdge Coping**: incorporates a 20 gauge anchor cleat with 4 pre-slotted holes, a concealed joint cover and 10 foot continuous sections of coping cap; can accommodate minimum 5 “ wide parapet walls. Metal coping cap color shall be as designated by the Owner's Representative.

E. **Termination Bar**: a 1” wide and .098” thick extruded aluminum bar pre-punched 6” on center; incorporates a sealant ledge to support Lap Sealant and provide increased stability for membrane terminations.

2.07 WALKWAYS

Protective surfacing for roof traffic shall be Sure-Seal (black) Pressure-Sensitive Walkway Pads (with Factory-Applied Tape on the underside of the walkway) adhered to the membrane surface in conjunction with Sure-Seal Primer.

PART 3 EXECUTIONS

3.01 GENERAL

A. Comply with the manufacturer's published instructions for the installation of the membrane roofing system including proper substrate preparation, jobsite considerations and weather restrictions.

3.03 INSULATION PLACEMENT

A. Install insulation or membrane underlayment over the substrate with boards butted tightly together with no joints or gaps greater than 1/4 inch. Stagger joints both horizontally and vertically if multiple layers are provided. Multiple layers are required on this project.

B. Secure insulation to the substrate with the required Carlisle Fasteners in accordance with the manufacturer's specifications.

3.04 MEMBRANE PLACEMENT AND BONDING

A. Unroll and position membrane without stretching. Allow the membrane to relax for approximately 1/2 hour before bonding. Fold the sheet back onto itself so half the underside of the membrane is exposed.

B. Apply the Bonding Adhesive in accordance with the manufacturer's published instructions and coverage rates, to both the underside of the membrane and the substrate. Allow the adhesive to dry until it is tacky but will not string or stick to a dry finger touch.

1. Roll the coated membrane into the coated substrate while avoiding wrinkles. Brush down the bonded half of the membrane sheet with a soft bristle push broom to achieve maximum contact.

2. Fold back the unbonded half of the membrane sheet and repeat the bonding procedure.

C. Install adjoining membrane sheets in the same manner, overlapping edges approximately 4 inches. Do not apply bonding adhesive to the splice area.

3.05 MEMBRANE SPLICING

A. Position membrane sheet to allow for required splice overlap. Mark the

bottom sheets with an indelible marker approximately 1/4” to 1/2” from the top sheet edge. The pre-marked line on the membrane edge can also be used as a guide for positioning splice tape.

B. When the membrane is contaminated with dirt, fold the top sheet back and clean the dry splice area (minimum 3” wide) of both membrane sheets by scrubbing with clean natural fiber rags saturated with Sure-Seal Weathered Membrane Cleaner. When using Sure-Seal (black) PRE-KLEENED membrane, cleaning the splice area is not required unless contaminated with field dirt or other residue.

C. Apply EPDM Primer to splice area and permit to flash off.

D. When adhering Factory Applied Tape (FAT), pull the poly backing from FAT beneath the top sheet and allow the top sheet to fall freely onto the exposed primed surface. Press top sheet on to the bottom sheet using firm even hand pressure across the splice towards the splice edge

E. For end laps, apply 3” or 6” SecurTAPE to the primed membrane surface in accordance with the manufacturer’s specifications. Remove the poly backing and roll the top sheet onto the mating surface.

F. Tape splices must be a minimum of 2-1/2” wide using 3” wide SecurTAPE extending 1/8” minimum to 1/2” maximum beyond the splice edge. Field splices at roof drains must be located outside the drain sump.

Note: For projects where a 90-mil membrane OR 20-year or longer System Warranty is specified, splice enhancements are required. Refer to Carlisle Sure-Seal/Sure-White Roofing System Specification.

G. Immediately roll the splice using positive pressure when using a 2” wide steel roller. Roll across the splice edge, not parallel to it. When FAT is used, Carlisle’s Stand-Up Seam Roller can be used to roll parallel to the splice edge.

H. **At all field splice intersections**, apply Lap Sealant along the edge of the membrane splice to cover the exposed SecurTAPE 2” in each direction from the splice intersection. Install Carlisle’s Pressure-Sensitive “T” Joint Covers or a 6” wide section (with rounded corners) of Sure-Seal Pressure-Sensitive Elastoform Flashing over the field splice intersection.

3.06 FLASHING

A. Wall and curb flashing shall be cured EPDM membrane. Continue the deck membrane as wall flashing where practicable. Use Pressure-Sensitive

Curb Wrap when possible to flash curb units.

B. Follow manufacturer's typical flashing procedures for all wall, curb, and penetration flashing including metal edging/coping and roof drain applications.

3.07 WALKWAYS

A. Install walkways at all traffic concentration points (such as roof hatches, access doors, rooftop ladders, etc.) and all locations as identified on the specifier's drawing.

B. Adhere walkways pads or rubber pavers to the EPDM membrane in accordance with the manufacturer's specifications.

C. Walkway locations will be determined by the Building Owner at the pre-bid meeting.

3.08 DAILY SEAL

A. On phased roofing, when the completion of flashings and terminations is not achieved by the end of the work day, a daily seal must be performed.

3.09 CLEAN UP

A. Perform daily clean-up to collect all wrappings, empty containers, paper, and other debris from the project site. Upon completion, all debris must be disposed of in a legally acceptable manner.

B. Prior to the manufacturer's inspection for warranty, the applicator must perform a pre-inspection to review all work and to verify all flashing has been completed as well as the application of all caulking.

3.10 ADDITIONAL INFORMATION

1. The Contractor will be required to hold a pre-construction meeting with the City.
2. Additional meetings may be requested by either the City or the Contractor in order to discuss the progress of the project.

3. The contractor will be responsible for acquiring a Building Permit and call for the inspection from the City of Birmingham at no cost to the contractor.

4. The Contractor will be responsible, at no additional cost to the City, for completing any changes necessary for the plans to be approved and permits to be issued by the City of Birmingham Building Department.

5. The work must be performed during regular business hours or on a Saturday with prior notification and approval by the City.

6. The Contractor shall be responsible for the disposal of all materials in a safe and legal manner.

7. The Contractor shall operate in a safe manner and will observe all MIOSHA guidelines.

8. The Contractor shall perform construction work in a manner which minimizes the potential for damage to existing landscaping around the Baldwin Public Library. The Contractor shall be solely responsible for the costs of any landscaping repairs resulting from damages occurring to existing landscaping as a result of the work performed by the contractor and/or any subcontractor(s).

9. The Contractor shall provide any and all manuals and/or warranty information related to this project to the City upon completion of the project.

10. This section and referenced documents shall constitute the Scope of Work for this project and as such all requirements must be met.

ATTACHMENT A – AGREEMENT

For Birkerts Roof Replacement at the Baldwin Public Library

This AGREEMENT, made this _____day of _____, 2018, by and between CITY OF BIRMINGHAM, having its principal municipal office at 151 Martin Street, Birmingham, MI (hereinafter sometimes called "City"), and _____, Inc., having its principal office at _____ (hereinafter called "Contractor"), provides as follows:

WITNESSETH:

WHEREAS, the City of Birmingham, through its Maintenance Department, is desirous of having work completed to remove and replace an existing Birkerts roof system at the Baldwin Public Library in the City of Birmingham.

WHEREAS, the City has heretofore advertised for bids for the procurement and performance of services required to perform all required work necessary to remove and replace an existing Birkerts roof system at the Baldwin Public Library Building in the City of Birmingham, and in connection therewith has prepared a request for sealed proposals ("RFP"), which includes certain instructions to bidders, specifications, terms and conditions.

WHEREAS, the Contractor has professional qualifications that meet the project requirements and has made a bid in accordance with such request for cost proposals to perform all labor, to provide all materials, all equipment required, including accessories and incidentals necessary to perform all required work necessary to remove and replace an existing Birkerts roof system at the Baldwin Public Library Building in the City of Birmingham.

NOW, THEREFORE, for and in consideration of the respective agreements and undertakings herein contained, the parties agree as follows:

1. It is mutually agreed by and between the parties that the documents consisting of the Request for Proposal to perform all labor, to provide all materials, all equipment required, including accessories and incidentals necessary remove and replace an existing Birkerts roof system at the Baldwin Public Library Building in the City of Birmingham and the Contractor's cost proposal dated _____, 2018 shall be incorporated herein by reference and shall become a part of this Agreement, and shall be binding upon both parties hereto. If any of the documents are in conflict with one another, this Agreement shall take precedence, than the RFP.

2. The City shall pay the Contractor for the performance of this Agreement in an amount not to exceed the amount set forth in the Contractor's _____, 2018 cost proposal.

3. This Agreement shall commence upon execution by both parties, unless the City exercises its option to terminate the Agreement in accordance with the Request for Proposals.

4. The Contractor shall employ personnel of good moral character and fitness in performing all services under this Agreement.

5. The Contractor and the City agree that the Contractor is acting as an independent Contractor with respect to the Contractor 's role in providing services to the City pursuant to this Agreement, and as such, shall be liable for its own actions and neither the Contractor nor its employees shall be construed as employees of the City. Nothing contained in this Agreement shall be construed to imply a joint venture or partnership and neither party, by virtue of this Agreement, shall have any right, power or authority to act or create any obligation, express or implied, on behalf of the other party, except as specifically outlined herein. Neither the City nor the Contractor shall be considered or construed to be the agent of the other, nor shall either have the right to bind the other in any manner whatsoever, except as specifically provided in this Agreement, and this Agreement shall not be construed as a contract of agency. The Contractor shall not be entitled or eligible to participate in any benefits or privileges given or extended by the City, or be deemed an employee of the City for purposes of federal or state withholding taxes, FICA taxes, unemployment, workers' compensation or any other employer contributions on behalf of the City.

6. The Contractor acknowledges that in performing services pursuant to this Agreement, certain confidential and/or proprietary information (including, but not limited to, internal organization, methodology, personnel and financial information, etc.) may become involved. The Contractor recognizes that unauthorized exposure of such confidential or proprietary information could irreparably damage the City. Therefore, the Contractor agrees to use reasonable care to safeguard the confidential and proprietary information and to prevent the unauthorized use or disclosure thereof. The Contractor shall inform its employees of the confidential or proprietary nature of such information and shall limit access thereto to employees rendering services pursuant to this Agreement. The Contractor further agrees to use such confidential or proprietary information only for the purpose of performing services pursuant to this Agreement.

7. This Agreement shall be governed by and performed, interpreted and enforced in accordance with the laws of the State of Michigan. The Contractor agrees to perform all services provided for in this Agreement in accordance with and in full compliance with all local, state and federal laws and regulations.

8. If any provision of this Agreement is declared invalid, illegal or unenforceable, such provision shall be severed from this Agreement and all other provisions shall remain in full force and effect.

9. This Agreement shall be binding upon the successors and assigns of the parties hereto, but no such assignment shall be made by the Contractor without the prior written consent of the City. Any attempt at assignment without prior written consent shall be void and of no effect.

10. The Contractor agrees that neither it nor its subcontractors will discriminate against any employee or applicant for employment with respect to hire, tenure, terms, conditions or privileges of employment, or a matter directly or indirectly related to employment because of race, color, religion, national origin, age, sex, height, weight or marital status. The Contractor shall inform the City of all claims or suits asserted against

it by the Contractor's employees who work pursuant to this Agreement. The Contractor shall provide the City with periodic status reports concerning all such claims or suits, at intervals established by the City.

11. The Contractor shall not commence work under this Agreement until it has, at its sole expense, obtained the insurance required under this paragraph. All coverages shall be with insurance companies licensed and admitted to do business in the State of Michigan. All coverages shall be with carriers acceptable to the City of Birmingham.

12. The Contractor shall maintain during the life of this Agreement the types of insurance coverage and minimum limits as set forth below:

A. Workers' Compensation Insurance: Contractor shall procure and maintain during the life of this Agreement, Workers' Compensation Insurance, including Employers Liability Coverage, in accordance with all applicable statutes of the State of Michigan.

B. Commercial General Liability Insurance: Contractor shall procure and maintain during the life of this Agreement, Commercial General Liability Insurance on an "Occurrence Basis" with limits of liability not less than **$1,000,000** per occurrence combined single limit, Personal Injury, Bodily Injury and Property Damage. Coverage shall include the following extensions: (A) Contractual Liability; (B) Products and Completed Operations; (C) Independent Contractors Coverage; (D) Broad Form General Liability Extensions or equivalent; (E) Deletion of all Explosion, Collapse and Underground (XCU) Exclusions, if applicable.

C. Motor Vehicle Liability: Contractor shall procure and maintain during the life of this Agreement Motor Vehicle Liability Insurance, including all applicable no-fault coverages, with limits of liability of not less than $1,000,000 per occurrence combined single limit Bodily Injury and Property Damage. Coverage shall include all owned vehicles, all non-owned vehicles, and all hired vehicles.

D. Additional Insured: Commercial General Liability and Motor Vehicle Liability Insurance, as described above, shall include an endorsement stating the following shall be *Additional Insureds*: The City of Birmingham, including all elected and appointed officials, all employee and volunteers, all boards, commissions and/or authorities and board members, including employees and volunteers thereof. This coverage shall be primary to any other coverage that may be available to the additional insured, whether any other available coverage by primary, contributing or excess.

E. Professional Liability: Professional liability insurance with limits of not less than $1,000,000 per claim if Contractor will provide service that are customarily subject to this type of coverage. If applicable.

F. Cancellation Notice: Workers' Compensation Insurance, Commercial General Liability Insurance and Motor Vehicle Liability Insurance (and Professional Liability Insurance, if applicable), as described above, shall include an endorsement

stating the following: "Thirty (30) days Advance Written Notice of Cancellation or Non-Renewal, shall be sent to: Finance Director, City of Birmingham, PO Box 3001, 151 Martin Street, Birmingham, MI 48012-3001.

G. Proof of Insurance Coverage: Contractor shall provide the City of Birmingham at the time the Agreement is returned for execution, Certificates of Insurance and/or policies, acceptable to the City of Birmingham, as listed below.

1) Two (2) copies of Certificate of Insurance for Workers' Compensation Insurance;
2) Two (2) copies of Certificate of Insurance for Commercial General Liability Insurance;
3) Two (2) copies of Certificate of Insurance for Vehicle Liability Insurance;
4) Two (2) copies of Certificate of Insurance for Professional Liability Insurance;
5) If so requested, Certified Copies of all policies mentioned above will be furnished.

H. Coverage Expiration: If any of the above coverages expire during the term of this Agreement, Contractor shall deliver renewal certificates and/or policies to the City of Birmingham at least (10) days prior to the expiration date.

I. Maintaining Insurance: Upon failure of the Contractor to obtain or maintain such insurance coverage for the term of the Agreement, the City of Birmingham may, at its option, purchase such coverage and subtract the cost of obtaining such coverage from the Agreement amount. In obtaining such coverage, the City of Birmingham shall have no obligation to procure the most cost-effective coverage but may contract with any insurer for such coverage.

13. To the fullest extent permitted by law, the Contractor and any entity or person for whom the Contractor is legally liable, agrees to be responsible for any liability, defend, pay on behalf of, indemnify, and hold harmless the City of Birmingham, its elected and appointed officials, employees and volunteers and others working on behalf of the City of Birmingham against any and all claims, demands, suits, or loss, including all costs and reasonable attorney fees connected therewith, and for any damages which may be asserted, claimed or recovered against or from and the City of Birmingham, its elected and appointed officials, employees, volunteers or others working on behalf of the City of Birmingham, by reason of personal injury, including bodily injury and death and/or property damage, including loss of use thereof, which arises out of or is in any way connected or associated with this Agreement. Such responsibility shall not be construed as liability for damage caused by or resulting from the sole act or omission of its elected or appointed officials, employees, volunteers or others working on behalf of the City of Birmingham.

14. If, after the effective date of this Agreement, any official of the City, or spouse, child, parent or in-law of such official or employee shall become directly or indirectly

property damage, including loss of use thereof, which arises out of or is in any way connected or associated with this Agreement. Such responsibility shall not be construed as liability for damage caused by or resulting from the sole act or omission of its elected or appointed officials, employees, volunteers or others working on behalf of the City of Birmingham.

14. If, after the effective date of this Agreement, any official of the City, or spouse, child, parent or in-law of such official or employee shall become directly or indirectly interested in this Agreement or the affairs of the Contractor, the City shall have the right to terminate this Agreement without further liability to the Contractor if the disqualification has not been removed within thirty (30) days after the City has given the Contractor notice of the disqualifying interest. Ownership of less than one percent (1%) of the stock or other equity interest in a corporation or partnership shall not be a disqualifying interest. Employment shall be a disqualifying interest.

15. If Contractor fails to perform its obligations hereunder, the City may take any and all remedial actions provided by the general specifications or otherwise permitted by law.

16. All notices required to be sent pursuant to this Agreement shall be mailed to the following addresses:

City of Birmingham	Butcher & Butcher Co., Inc.
Attn: Carlos Jorge	Attn: Patrick Butcher, Jr.
151 Martin Street	3885 Industrial Dr.
Birmingham, MI 48009	Rochester Hills, MI 48309
248-530-1882	

17. Any controversy or claim arising out of or relating to this Agreement, or the breach thereof, shall be settled either by commencement of a suit in Oakland County Circuit Court, the 48th District Court or by arbitration. If both parties elect to have the dispute resolved by arbitration, it shall be settled pursuant to Chapter 50 of the Revised Judicature Act for the State of Michigan and administered by the American Arbitration Association with one arbitrator being used, or three arbitrators in the event any party's claim exceeds $1,000,000. Each party shall bear its own costs and expenses and an equal share of the arbitrator's and administrative fees of arbitration. Such arbitration shall qualify as statutory arbitration pursuant to MCL§600.5001 et. seq., and the Oakland County Circuit Court or any court having jurisdiction shall render judgment upon the award of the arbitrator made pursuant to this Agreement. The laws of the State of Michigan shall govern this Agreement, and the arbitration shall take place in Oakland County, Michigan. In the event that the parties elect not to have the matter in dispute arbitrated, any dispute between the parties may be resolved by the filing of a suit in the Oakland County Circuit Court or the 48th District Court.

18. FAIR PROCUREMENT OPPORTUNITY: Procurement for the City of Birmingham will be handled in a manner providing fair opportunity for all businesses. This will be accomplished without abrogation or sacrifice of quality and as determined to be in the best interest of the City of Birmingham.

IN WITNESS WHEREOF, the said parties have caused this Agreement to be executed as of the date and year above written.

WITNESSES:

CONTRACTOR

_____

By:_____

Its:

CITY OF BIRMINGHAM

_____

By:_____
Andrew M. Harris
Its: Mayor

_____

By:_____
Cherilynn Mynsberger
Its: City Clerk

Approved:

_____
Carlos Jorge, Maintenance Supervisor
(Approved as to substance)

_____
Mark Gerber, Director of Finance
(Approved as to financial obligation)

_____
Timothy J. Currier, City Attorney
(Approved as to form)

_____
Joseph A. Valentine, City Manager
(Approved as to substance)

ATTACHMENT B - BIDDER'S AGREEMENT

For Birkerts Roof Replacement at the Baldwin Public Library

In submitting this proposal, as herein described, the Contractor agrees that:

1. They have carefully examined the specifications, terms and Agreement of the Request for Proposal and all other provisions of this document and understand the meaning, intent, and requirement of it.

2. They will enter into a written contract and furnish the item or items in the time specified in conformance with the specifications and conditions contained therein for the price quoted by the proponent on this proposal.

BID PREPARED BY **(Print Name)**	**DATE**
TITLE	**DATE**
AUTHORIZED SIGNATURE	**E-MAIL ADDRESS**
COMPANY	
ADDRESS	**PHONE**
NAME OF PARENT COMPANY	**PHONE**
ADDRESS	

ATTACHMENT C - COST PROPOSAL

For Birkerts Roof Replacement at the Baldwin Public Library

In order for the bid to be considered valid, this form must be completed in its entirety. The cost for the Scope of Work as stated in the Request for Proposal documents shall be a lump sum, as follows:

Attach technical specifications for all proposed materials as outlined in the Contractor's Responsibilities section of the RFP (p. 6)

COST PROPOSAL	
ITEM	**BID AMOUNT**
Carlisle's Sure-Seal (black) Adhered Roofing System Base bid (90mil EPDM 30 yr.NDL) or equal	$
Installation of all new cast iron drains	$
TOTAL BID AMOUNT	$
ADDITIONAL UNIT COST BID ITEMS	
Provide cost to replace existing skylight lids (Lump Sum)	$
Deck Replacement (metal) per sq. ft.	$
Wood Replacement:	
2" x 4": (lineal ft.)	$
2" x 6": (lineal ft.)	$
2" x 8": (lineal ft.)	$
2" x 10": (lineal ft.)	$
2" x 12": (lineal ft.)	$
GRAND TOTAL AMOUNT	$

Firm Name_____

Authorized signature_____ Date_____

ATTACHMENT D - IRAN SANCTIONS ACT VENDOR CERTIFICATION

For Birkerts Roof Replacement at the Baldwin Public Library

Pursuant to Michigan Law and the Iran Economic Sanction Act, 2012 PA 517 ("Act"), prior to the City accepting any bid or proposal, or entering into any contract for goods or services with any prospective Vendor, the Vendor must certify that it is not an "Iran Linked Business", as defined by the Act.

By completing this form, the Vendor certifies that it is not an "Iran Linked Business", as defined by the Act and is in full compliance with all provisions of the Act and is legally eligible to submit a bid for consideration by the City.

PREPARED BY **(Print Name)**	**DATE**
TITLE	**DATE**
AUTHORIZED SIGNATURE	**E-MAIL ADDRESS**
COMPANY	
ADDRESS	**PHONE**
NAME OF PARENT COMPANY	**PHONE**
ADDRESS	
TAXPAYER I.D.#	

ATTACHMENT E – AERIAL VIEW OF THE ROOF AREA IS BEING REPLACED
For Birkerts Roof Replacement at the Baldwin Public Library

ATTACHMENT B - BIDDER'S AGREEMENT

For Birkerts Roof Replacement at the Baldwin Public Library

In submitting this proposal, as herein described, the Contractor agrees that:

1. They have carefully examined the specifications, terms and Agreement of the Request for Proposal and all other provisions of this document and understand the meaning, intent, and requirement of it.

2. They will enter into a written contract and furnish the item or items in the time specified in conformance with the specifications and conditions contained therein for the price quoted by the proponent on this proposal.

Kristi Polinski	May 2 2018
BID PREPARED BY (Print Name)	**DATE**
Estimator / Project Manager	May 2, 2018
TITLE	**DATE**
	kpolinski@bbconstruct.com
AUTHORIZED SIGNATURE	**E-MAIL ADDRESS**
Butcher & Butcher Construction Co., Inc.	
COMPANY	
3885 Industrial Dr. Rochester Hills, MI 48309	248.852.2323
ADDRESS	**PHONE**
SAME AS ABOVE	
NAME OF PARENT COMPANY	**PHONE**
ADDRESS	

ATTACHMENT C - COST PROPOSAL

For Birkerts Roof Replacement at the Baldwin Public Library

In order for the bid to be considered valid, this form must be completed in its entirety. The cost for the Scope of Work as stated in the Request for Proposal documents shall be a lump sum, as follows:

Attach technical specifications for all proposed materials as outlined in the Contractor's Responsibilities section of the RFP (p. 6)

COST PROPOSAL	
ITEM	**BID AMOUNT**
Carlisle's Sure-Seal (black) Adhered Roofing System Base bid (90mil EPDM 30 yr.NDL) or equal	$ 118,599.00
Installation of all new cast iron drains	$ 3700.00
TOTAL BID AMOUNT	$ 122,299.00
ADDITIONAL UNIT COST BID ITEMS	
Provide cost to replace existing skylight lids (Lump Sum)	$ 16,520.00
Deck Replacement (metal) per sq. ft. prime & paint	$ 6.25 2.75
Wood Replacement:	
2" x 4": (lineal ft.)	$ 2.75
2" x 6": (lineal ft.)	$ 3.85
2" x 8": (lineal ft.)	$ 4.25
2" x 10": (lineal ft.)	$ 5.00
2" x 12": (lineal ft.)	$ 6.50
GRAND TOTAL AMOUNT	$ 138,819.00

Firm Name Butcher & Butcher Construction Co., Inc.

Authorized signature _____ Date 5-2-18

ATTACHMENT D - IRAN SANCTIONS ACT VENDOR CERTIFICATION
For Birkerts Roof Replacement at the Baldwin Public Library

Pursuant to Michigan Law and the Iran Economic Sanction Act, 2012 PA 517 ("Act"), prior to the City accepting any bid or proposal, or entering into any contract for goods or services with any prospective Vendor, the Vendor must certify that it is not an "Iran Linked Business", as defined by the Act.

By completing this form, the Vendor certifies that it is not an "Iran Linked Business", as defined by the Act and is in full compliance with all provisions of the Act and is legally eligible to submit a bid for consideration by the City.

Kristi Polinski	May 2, 2018
PREPARED BY (Print Name)	**DATE**
Estimator/ Project Manager	May 2 2018
TITLE	**DATE**
	kpolinski@bbconstruct.com
AUTHORIZED SIGNATURE	**E-MAIL ADDRESS**
Butcher & Butcher Construction Co., Inc.	
COMPANY	
3885 Industrial Dr. Rochester Hills, MI 48309	248.852.2323
ADDRESS	**PHONE**
SAME AS ABOVE	
NAME OF PARENT COMPANY	**PHONE**
ADDRESS	
38-3415894	
TAXPAYER I.D.#	

ATTACHMENT A – AGREEMENT

For Birkerts Roof Replacement at the Baldwin Public Library

This AGREEMENT, made this _____day of _____, 2018, by and between CITY OF BIRMINGHAM, having its principal municipal office at 151 Martin Street, Birmingham, MI (hereinafter sometimes called "City"), and Butcher & Butcher Construction Co., Inc., having its principal office at 3885 Industrial Dr. Rochester Hills, MI 48309 (hereinafter called "Contractor"), provides as follows:

WITNESSETH:

WHEREAS, the City of Birmingham, through its Maintenance Department, is desirous of having work completed to remove and replace an existing Birkerts roof system at the Baldwin Public Library in the City of Birmingham.

WHEREAS, the City has heretofore advertised for bids for the procurement and performance of services required to perform all required work necessary to remove and replace an existing Birkerts roof system at the Baldwin Public Library Building in the City of Birmingham, and in connection therewith has prepared a request for sealed proposals ("RFP"), which includes certain instructions to bidders, specifications, terms and conditions.

WHEREAS, the Contractor has professional qualifications that meet the project requirements and has made a bid in accordance with such request for cost proposals to perform all labor, to provide all materials, all equipment required, including accessories and incidentals necessary to perform all required work necessary to remove and replace an existing Birkerts roof system at the Baldwin Public Library Building in the City of Birmingham.

NOW, THEREFORE, for and in consideration of the respective agreements and undertakings herein contained, the parties agree as follows:

1. It is mutually agreed by and between the parties that the documents consisting of the Request for Proposal to perform all labor, to provide all materials, all equipment required, including accessories and incidentals necessary remove and replace an existing Birkerts roof system at the Baldwin Public Library Building in the City of Birmingham and the Contractor's cost proposal dated May 2, 2018 shall be incorporated herein by reference and shall become a part of this Agreement, and shall be binding upon both parties hereto. If any of the documents are in conflict with one another, this Agreement shall take precedence, than the RFP.

2. The City shall pay the Contractor for the performance of this Agreement in an amount not to exceed the amount set forth in the Contractor's May 2, 2018 cost proposal.

3. This Agreement shall commence upon execution by both parties, unless the City exercises its option to terminate the Agreement in accordance with the Request for Proposals.

4. The Contractor shall employ personnel of good moral character and fitness in performing all services under this Agreement.

5. The Contractor and the City agree that the Contractor is acting as an independent Contractor with respect to the Contractor 's role in providing services to the City pursuant to this Agreement, and as such, shall be liable for its own actions and neither the Contractor nor its employees shall be construed as employees of the City. Nothing contained in this Agreement shall be construed to imply a joint venture or partnership and neither party, by virtue of this Agreement, shall have any right, power or authority to act or create any obligation, express or implied, on behalf of the other party, except as specifically outlined herein. Neither the City nor the Contractor shall be considered or construed to be the agent of the other, nor shall either have the right to bind the other in any manner whatsoever, except as specifically provided in this Agreement, and this Agreement shall not be construed as a contract of agency. The Contractor shall not be entitled or eligible to participate in any benefits or privileges given or extended by the City, or be deemed an employee of the City for purposes of federal or state withholding taxes, FICA taxes, unemployment, workers' compensation or any other employer contributions on behalf of the City.

6. The Contractor acknowledges that in performing services pursuant to this Agreement, certain confidential and/or proprietary information (including, but not limited to, internal organization, methodology, personnel and financial information, etc.) may become involved. The Contractor recognizes that unauthorized exposure of such confidential or proprietary information could irreparably damage the City. Therefore, the Contractor agrees to use reasonable care to safeguard the confidential and proprietary information and to prevent the unauthorized use or disclosure thereof. The Contractor shall inform its employees of the confidential or proprietary nature of such information and shall limit access thereto to employees rendering services pursuant to this Agreement. The Contractor further agrees to use such confidential or proprietary information only for the purpose of performing services pursuant to this Agreement.

7. This Agreement shall be governed by and performed, interpreted and enforced in accordance with the laws of the State of Michigan. The Contractor agrees to perform all services provided for in this Agreement in accordance with and in full compliance with all local, state and federal laws and regulations.

8. If any provision of this Agreement is declared invalid, illegal or unenforceable, such provision shall be severed from this Agreement and all other provisions shall remain in full force and effect.

9. This Agreement shall be binding upon the successors and assigns of the parties hereto, but no such assignment shall be made by the Contractor without the prior written

consent of the City. Any attempt at assignment without prior written consent shall be void and of no effect.

10. The Contractor agrees that neither it nor its subcontractors will discriminate against any employee or applicant for employment with respect to hire, tenure, terms, conditions or privileges of employment, or a matter directly or indirectly related to employment because of race, color, religion, national origin, age, sex, height, weight or marital status. The Contractor shall inform the City of all claims or suits asserted against it by the Contractor's employees who work pursuant to this Agreement. The Contractor shall provide the City with periodic status reports concerning all such claims or suits, at intervals established by the City.

11. The Contractor shall not commence work under this Agreement until it has, at its sole expense, obtained the insurance required under this paragraph. All coverages shall be with insurance companies licensed and admitted to do business in the State of Michigan. All coverages shall be with carriers acceptable to the City of Birmingham.

12. The Contractor shall maintain during the life of this Agreement the types of insurance coverage and minimum limits as set forth below:

A. Workers' Compensation Insurance: Contractor shall procure and maintain during the life of this Agreement, Workers' Compensation Insurance, including Employers Liability Coverage, in accordance with all applicable statutes of the State of Michigan.

B. Commercial General Liability Insurance: Contractor shall procure and maintain during the life of this Agreement, Commercial General Liability Insurance on an "Occurrence Basis" with limits of liability not less than **$1,000,000** per occurrence combined single limit, Personal Injury, Bodily Injury and Property Damage. Coverage shall include the following extensions: (A) Contractual Liability; (B) Products and Completed Operations; (C) Independent Contractors Coverage; (D) Broad Form General Liability Extensions or equivalent; (E) Deletion of all Explosion, Collapse and Underground (XCU) Exclusions, if applicable.

C. Motor Vehicle Liability: Contractor shall procure and maintain during the life of this Agreement Motor Vehicle Liability Insurance, including all applicable no-fault coverages, with limits of liability of not less than $1,000,000 per occurrence combined single limit Bodily Injury and Property Damage. Coverage shall include all owned vehicles, all non-owned vehicles, and all hired vehicles.

D. Additional Insured: Commercial General Liability and Motor Vehicle Liability Insurance, as described above, shall include an endorsement stating the following shall be *Additional Insureds*: The City of Birmingham, including all elected and appointed officials, all employee and volunteers, all boards, commissions and/or authorities and board members, including employees and volunteers thereof. This coverage shall be primary to any other coverage that may be available to the additional insured, whether any other available coverage by primary, contributing or excess.

E. Professional Liability: Professional liability insurance with limits of not less than $1,000,000 per claim if Contractor will provide service that are customarily subject to this type of coverage. If applicable.

F. Cancellation Notice: Workers' Compensation Insurance, Commercial General Liability Insurance and Motor Vehicle Liability Insurance (and Professional Liability Insurance, if applicable), as described above, shall include an endorsement stating the following: "Thirty (30) days Advance Written Notice of Cancellation or Non-Renewal, shall be sent to: Finance Director, City of Birmingham, PO Box 3001, 151 Martin Street, Birmingham, MI 48012-3001.

G. Proof of Insurance Coverage: Contractor shall provide the City of Birmingham at the time the Agreement is returned for execution, Certificates of Insurance and/or policies, acceptable to the City of Birmingham, as listed below.

1) Two (2) copies of Certificate of Insurance for Workers' Compensation Insurance;
2) Two (2) copies of Certificate of Insurance for Commercial General Liability Insurance;
3) Two (2) copies of Certificate of Insurance for Vehicle Liability Insurance;
4) Two (2) copies of Certificate of Insurance for Professional Liability Insurance;
5) If so requested, Certified Copies of all policies mentioned above will be furnished.

H. Coverage Expiration: If any of the above coverages expire during the term of this Agreement, Contractor shall deliver renewal certificates and/or policies to the City of Birmingham at least (10) days prior to the expiration date.

I. Maintaining Insurance: Upon failure of the Contractor to obtain or maintain such insurance coverage for the term of the Agreement, the City of Birmingham may, at its option, purchase such coverage and subtract the cost of obtaining such coverage from the Agreement amount. In obtaining such coverage, the City of Birmingham shall have no obligation to procure the most cost-effective coverage but may contract with any insurer for such coverage.

13. To the fullest extent permitted by law, the Contractor and any entity or person for whom the Contractor is legally liable, agrees to be responsible for any liability, defend, pay on behalf of, indemnify, and hold harmless the City of Birmingham, its elected and appointed officials, employees and volunteers and others working on behalf of the City of Birmingham against any and all claims, demands, suits, or loss, including all costs and reasonable attorney fees connected therewith, and for any damages which may be asserted, claimed or recovered against or from and the City of Birmingham, its elected and appointed officials, employees, volunteers or others working on behalf of the City of Birmingham, by reason of personal injury, including bodily injury and death and/or

property damage, including loss of use thereof, which arises out of or is in any way connected or associated with this Agreement. Such responsibility shall not be construed as liability for damage caused by or resulting from the sole act or omission of its elected or appointed officials, employees, volunteers or others working on behalf of the City of Birmingham.

14. If, after the effective date of this Agreement, any official of the City, or spouse, child, parent or in-law of such official or employee shall become directly or indirectly interested in this Agreement or the affairs of the Contractor, the City shall have the right to terminate this Agreement without further liability to the Contractor if the disqualification has not been removed within thirty (30) days after the City has given the Contractor notice of the disqualifying interest. Ownership of less than one percent (1%) of the stock or other equity interest in a corporation or partnership shall not be a disqualifying interest. Employment shall be a disqualifying interest.

15. If Contractor fails to perform its obligations hereunder, the City may take any and all remedial actions provided by the general specifications or otherwise permitted by law.

16. All notices required to be sent pursuant to this Agreement shall be mailed to the following addresses:

City of Birmingham	Butcher & Butcher Co., Inc.
Attn: Carlos Jorge	Attn: Patrick Butcher, Jr.
151 Martin Street	3885 Industrial Dr.
Birmingham, MI 48009	Rochester Hills, MI 48309
248-530-1882	

17. Any controversy or claim arising out of or relating to this Agreement, or the breach thereof, shall be settled either by commencement of a suit in Oakland County Circuit Court, the 48th District Court or by arbitration. If both parties elect to have the dispute resolved by arbitration, it shall be settled pursuant to Chapter 50 of the Revised Judicature Act for the State of Michigan and administered by the American Arbitration Association with one arbitrator being used, or three arbitrators in the event any party's claim exceeds $1,000,000. Each party shall bear its own costs and expenses and an equal share of the arbitrator's and administrative fees of arbitration. Such arbitration shall qualify as statutory arbitration pursuant to MCL§600.5001 et. seq., and the Oakland County Circuit Court or any court having jurisdiction shall render judgment upon the award of the arbitrator made pursuant to this Agreement. The laws of the State of Michigan shall govern this Agreement, and the arbitration shall take place in Oakland County, Michigan. In the event that the parties elect not to have the matter in dispute arbitrated, any dispute between the parties may be resolved by the filing of a suit in the Oakland County Circuit Court or the 48th District Court.

18. FAIR PROCUREMENT OPPORTUNITY: Procurement for the City of Birmingham will be handled in a manner providing fair opportunity for all businesses. This will be accomplished without abrogation or sacrifice of quality and as determined to be in the best interest of the City of Birmingham.

IN WITNESS WHEREOF, the said parties have caused this Agreement to be executed as of the date and year above written.

WITNESSES:

CONTRACTOR

_____

By: _____
Patrick Butcher, Jr.
Its: Legal Counsel for Butcher & Butcher

CITY OF BIRMINGHAM

_____

By: _____
Andrew M. Harris
Its: Mayor

_____

By: _____
Cherilynn Mynsberger
Its: City Clerk

Approved:

_____
Carlos Jorge, Maintenance Supervisor
(Approved as to substance)

_____
Mark Gerber, Director of Finance
(Approved as to financial obligation)

_____
Timothy J. Currier, City Attorney
(Approved as to form)

_____
Joseph A. Valentine, City Manager
(Approved as to substance)

City of Birmingham
A Walkable Community

MEMORANDUM

Planning Division

DATE: **May 17, 2018**

TO: **Joseph A. Valentine, City Manager**

FROM: **Matthew Baka, Senior Planner**

APPROVED: **Jana L. Ecker, Planning Director**

SUBJECT: **Set Public Hearing for Special Land Use Permit & Final Site Plan Review for 191 N. Chester – The Jeffrey**

The subject site, 191 N. Chester, is located at the southwest corner of the intersection at Willits and N. Chester. The applicant is proposing to renovate the existing building that was formerly the Christian Science Church for use as an office building. The property is zoned TZ2 which allows office use over 3,000 sq. ft. with a Special Land Use Permit. In addition, Article 07, section 7.27 E (3) of the Birmingham Zoning Ordinance requires that this project also submit a Community Impact Statement.

On April 25, 2018 the Planning Board conducted a public hearing on the above application as well as a review of the Community Impact Statement (CIS). The hearing was continued to May 9, 2018 to allow the applicant time to provide some additional information that was outstanding from the CIS.

On May 8, 2018, the applicant appeared before the Board of Zoning Appeals and was granted a variance in lieu of providing one loading space.

On May 9, 2018, the Planning Board continued the public hearing on the above application for a Special Land Use Permit, Final Site Plan Review and CIS. The Planning Board voted unanimously to accept the CIS with the following conditions;

1. Applicant provide mitigation strategies for control of noise vibration and dust;
2. Applicant will be required to bury all utilities on the site subject to the concurrence of the City Engineer.
3. Applicant provide space for the separation of recyclables; and
4. Applicant provide information on all life safety issues and Fire Dept. approval, as well as details on the proposed security system provided to and approved by the Police Dept.

The Planning Board also voted to recommend approval of the SLUP and FSP review to the City Commission of The Jeffery at 191 N. Chester with the condition that the applicant submit for administrative approval material samples and specifications to complete the design review for the garage door.

Accordingly, the Planning Division requests that the City Commission set a public hearing date of **June 25, 2018** to consider the above request for a Special Land Use Permit. Please find

attached the Planning Board staff report, meeting minutes and application attachments for your review.

SUGGESTED ACTION:

To set a public hearing date of June 25, 2018 to consider a Special Land Use Permit & Final Site Plan Review for 191 N. Chester – The Jeffrey, to allow office use over 3,000 sf. Ft.

THE JEFFREY
191 N. CHESTER
SPECIAL LAND USE PERMIT
2018

WHEREAS, The owner of the property located at 191 N. Chester filed an application pursuant to Article 7, section 7.34 of Chapter 126, Zoning, of the City Code to allow an office use in the TZ2 zone district in accordance with Article 2, Section 2.43 of Chapter 126, Zoning, of the City Code;

WHEREAS, The land for which the Special Land Use Permit is sought is located at the southwest corner of the Chester and Willits intersection;

WHEREAS, The land is zoned TZ2, which permits office use over 3,000 sq. ft. with a Special Land Use Permit;

WHEREAS, Article 7, section 7.34 of Chapter 126, Zoning requires a Special Land Use Permit to be considered and acted upon by the Birmingham City Commission, after receiving recommendations on the site plan and design from the Planning Board for the proposed Special Land Use;

WHEREAS, The applicant submitted an application for a Special Land Use Permit and Final Site Plan to open an office building at 191 N. Chester, The Jeffrey, with tenant spaces greater than 3,000 sq. ft.;

WHEREAS, The Planning Board on May 9, 2018 voted to accept the CIS as provided by the applicant for the proposed development at 191 N. Chester, the Jeffrey with the following conditions:

1. Applicant provide mitigation strategies for control of noise vibration and dust;
2. Applicant will be required to bury all utilities on the site subject to the concurrence of the City Engineer;
3. Applicant provide space for the separation of recyclables; and
4. Applicant provide information on all life safety issues and Fire Dept. approval, as well as details on the proposed security system provided to and approved by the Police Dept.

WHEREAS, The Planning Board on May 9, 2018 reviewed the application for a Special Land Use Permit and Final Site Plan Review and recommended approval of 191 N. Chester, The Jeffrey, with the condition that the applicant submits for administrative approval material samples and specifications to complete the design review for the garage door;

WHEREAS, The applicant has agreed to comply with the conditions of approval recommended by the Planning Board;

WHEREAS, The Board of Zoning Appeals, on May 8, 2018 granted the applicant a variance in lieu of one required loading space;

WHEREAS, The Birmingham City Commission has reviewed The Jeffrey's Special Land Use Permit application and the standards for such review as set forth in Article 7, section 7.36 of Chapter 126, Zoning, of the City Code;

NOW, THEREFORE, BE IT RESOLVED, The Birmingham City Commission finds the standards imposed under the City Code have been met, subject to the conditions below, and that The Jeffrey's application for a Special Land Use Permit and Final Site Plan at 191 N. Chester is hereby approved;

BE IT FURTHER RESOLVED, That the City Commission determines that to assure continued compliance with Code standards and to protect public health, safety, and welfare, this Special Land Use Permit Amendment is granted subject to the following conditions:

1. The Jeffrey shall abide by all provisions of the Birmingham City Code; and
2. The Special Land Use Permit may be canceled by the City Commission upon finding that the continued use is not in the public interest including, but not limited to, violations of the state law or Birmingham City Code.

BE IT FURTHER RESOLVED, That failure to comply with any of the above conditions shall result in termination of the Special Land Use Permit.

BE IT FURTHER RESOLVED, Except as herein specifically provided, The Jeffrey and its heirs, successors, and assigns shall be bound by all ordinances of the City of Birmingham in effect at the time of the issuance of this permit, and as they may be subsequently amended. Failure of The Jeffrey to comply with all the ordinances of the City may result in the Commission revoking this Special Land Use Permit.

I, Cherilynn Mynsberge, City Clerk of the City of Birmingham, Michigan, do hereby certify that the foregoing is a true and correct copy of the resolution adopted by the Birmingham City Commission at its regular meeting held on June 25, 2018.

_____

Cherilynn Mynsberge, City Clerk

CITY OF BIRMINGHAM
Date 04/17/2018 9:21:00 AM
Ref 00147534
Receipt 423278
Amount $100.00

City of Birmingham
A Walkable Community

Combined CIS & Site Plan Review Application

Planning Division

Form will not be processed until it is completely filled out.

1. Applicant

Name: SAM SURNOW
Address: 320 MARTIN ST, SUITE 100
BIRMINGHAM, MI 48009
Phone Number: 248·877·4000
Fax Number:
Email Address: sam@surnow.com

Property Owner

Name: CHESTER STREET PARTNERS, LLC
Address: 320 MARTIN ST, SUITE 100
BIRMINGHAM, MI 48009
Phone Number: 248·877·4000
Fax Number:
Email Address:

2. Applicant's Attorney/Contact Person

Name: KEVIN BIDDISON, AIA
Address: 320 MARTIN ST, SUITE 10
BIRMINGHAM, MI 48009
Phone Number: 248·554·9500
Fax Number:
Email Address: kb@biddison-ad.com

Project Designer/Developer

Name: KEVIN BIDDISON, AIA
Address: 320 MARTIN ST, SUITE 10
BIRMINGHAM, MI 48009
Phone Number: 248·554·9500
Fax Number:
Email Address: kb@biddison-ad.com

3. Required Attachments

- Warranty Deed with legal description of property
- Required fee (see Fee Schedule for applicable amount)
- Two (2) folded copies of scaled plans including a certified land survey, color elevations showing all materials, site plan, landscape plan, photometric plan, and interior floor plan
- Photographs of existing site and/or building
- Samples of all materials to be used
- Catalog sheets for all proposed lighting, mechanical equipment and outdoor furniture
- A signed letter from DTE approving the location of all electrical transformers and electrical equipment
- Completed Checklist
- Digital copy of plans
- Additional information as required

4. Project Information

Address/Location of Property: 191 N CHESTER ST
Name of Development: THE JEFFREY
Sidwell #:
Current Use: CHURCH
Current Zoning: T22
Is property located in the floodplain? NO

Name of Historic District site is in, if any: —
Date of HDC Approval, if any: —
Date of approval of DRB, if any: —
Area in Acres: 0·398
Proposed Use: OFFICE - COMMERCIAL
Zoning of Adjacent Properties: T23, R7, R1
Will proposed project require the division of platted lots? NO

5. Details of the Proposed Development (Attach separate sheet if necessary)

1) REMOVAL OF EXISTING PORCH & EXISTING ENTRY ON THE EAST.
2) ADDITION OF NEW LOBBY & ENTRY TO PROPERTY LINE (EAST)
3) ADDITION OF NEW OFFICE SPACE TO THE WEST.
4) REPAIR & PAINT EXISTING MASONRY.
5) REPLACE EXISTING ROOF
6) INTERIOR DEMOLITION & RENOVATION
7) EXISTING LIMESTONE DETAILING TO REMAIN
8) GRADING & LANDSCAPING TO MEET CITY OF BIRMINGHAM REQUIREMENTS.

6. Buildings and Structures

Number of Buildings on site: 1
Use of Buildings: OFFICE - LEASE SPACE
Height of Building & # of stories: 2
Height of rooftop mechanical equipment: EXISTING 25'-6"

7. Floor Use and Area (in square feet)

Proposed Commercial Structures:

Total basement floor area: 10011.5 SF (GROSS)
Number of square feet per upper floor: FIRST: 10266.30 SECOND: 7012.40
Total floor area: 27,290.25 SF (GROSS)
Floor area ratio (total floor area divided by total land area): 0.58
Open space: 6,220.68 SF
Percent of open space: 35.8 %

Office space: 6210 + 9518 + 6,742 = 22,470
Retail space: -
Industrial space: -
Assembly space: -
Seating Capacity: -
Maximum Occupancy Load: TBD

Proposed Residential Structures:

Total number of units: NA
Number of one bedroom units: -
Number of two bedroom units: -
Number of three bedroom units: -
Open space: -
Percent of open space: -

Rental units or condominiums?: -
Size of one bedroom units: -
Size of two bedroom units: -
Size of three bedroom units: -
Seating Capacity: -
Maximum Occupancy Load: -

Proposed Additions:

Total basement floor area, if any, of addition: -
Number of floors to be added: NA
Number of square feet added per floor:
Total floor are (including addition): 27,290.25 (GROSS)
Floor area ratio (total floor area divided by total land area): 0.58
Open space: 6,220.68
Percent of open space: 35.8

Use of addition: OFFICE SPACE / LOBBY
Height of addition: MAX. EXIST. HT. TO MATCH NEW
Office space in addition:
Retail space in addition: -
Industrial space in addition: -
Assembly space in addition: -
Maximum Occupancy Load (including addition): TBD

8. Required and Proposed Setbacks

Required front setback: 0.0' (N & E)
Required rear setback: 10' (S & W)
Required total side setback: NA
Side setback: NA

Proposed front setback: 14.4' (N); 0.9' (E)
Proposed rear setback: 6.7' (S); 30.6' (W)
Proposed total side setback: NA
Second side setback: NA

9. Required and Proposed Parking

Required number of parking spaces: 0
Typical angle of parking spaces: 90
Typical width of maneuvering lanes: 20'
Location of parking on the site: NW CORNER & LOWER LVL
Location of off site parking: CITY PARKING STRUCT.
Number of light standards in parking area: EXIST. STREETLIGHT
Screenwall material: CONC. MASONRY RETAINING WALL.

Proposed number of parking spaces: (3) OUTDOOR (8) INDOOR
Typical size of parking spaces: 180 SF
Number of spaces < 180 sq. ft.: -
Number of handicap spaces: 2
Shared Parking Agreement?: -
Height of light standards in parking area: NA
Height of screenwall: EXIST 5'-0"

10. Landscaping

Location of landscape areas: ALONG WILLITS & CHESTER STREETS

Proposed landscape material: REFER TO ATTACHED LANDSCAPE PLAN.

11. Streetscape

Sidewalk width: 6'-0"
Number of benches: NA
Number of planters: NA
Number of existing street trees: 3
Number of proposed street trees: 1 EVERY 40' ALONG ST.
Streetscape Plan submitted?: NA

Description of benches or planters: NA
Species of existing street trees: REFER TO LANDSCAPE PL.
Species of proposed street trees: REFER TO LANDSCAPE PL.

12. Loading

Required number of loading spaces: REQUESTING ZBA TO OMIT LOADING ~~ZONE REQUIREMENT~~
Typical angle of loading spaces:
Screenwall material: -
Location of loading spaces on the site: -

Proposed number of loading spaces: -
Typical size of loading spaces: -
Height of screenwall: -

13. Exterior Trash Receptacles

Required number of trash receptacles: -
Location of trash receptacles: LOWER LVL GARAGE
Screenwall material: NA

Proposed number of trash receptacles: TRASH RECEPTACLE TO BE INSIDE GARAGE
Size of trash receptacles: NA
Height of screenwall: NA

14. Mechanical Equipment

Utilities & Transformers:

Number of ground mounted transformers: NA
Size of transformers (LxWxH): NA

Number of utility easements: NA
Screenwall material: NA

Location of all utilities & easements: SEE ENGINEERING & ARCHITECTURAL PLAN.
Height of screenwall: NA

Ground Mounted Mechanical Equipment:

Number of ground mounted units: NA
Size of ground mounted units (LxWxH): -

Screenwall material: -

Location of all ground mounted units: -
Height of screenwall: -

Rooftop Mechanical Equipment:

Number of rooftop units: EXISTING TO REMAIN
Type of rooftop units: OR BE REPLACED

Screenwall material: NA
Location of screenwalls: NA.

Location of all rooftop units: NA
Size of rooftop units (LxWxH): EXISTING UNITS TO REMAIN OR BE REPLACED
Height of screenwall: -
Percentage of rooftop covered by mechanical units: EXIST.
Distance from rooftop units to all screenwalls: EXIST.

15. Accessory Buildings

Number of accessory buildings: 0
Location of accessory buildings: -

Size of accessory buildings: -
Height of accessory buildings: -

16. Building Lighting

Number of light standards on building: SEE PHOTOMETRIC
Type of light standards on building: SEE PHOTOMETRIC
Size of light fixtures (LxWxH): "
Height from grade: "
Maximum wattage per fixture: "
Proposed wattage per fixture: "
Light level at each property line: "

17. Site Lighting

Number of light fixtures: EXIST STREET LIGHTING TO REMAIN.
Type of light fixtures:
Size of light fixtures (LxWxH):
Height from grade:
Maximum wattage per fixture:
Proposed wattage per fixture:
Light level at each property line:
Number & location of holiday tree lighting receptacles:

The undersigned states the above information is true and correct, <u>and understands that it is the responsibility of the applicant to advise the Planning Division and / or Building Division of any additional changes made to an approved site plan</u>. The undersigned further states that they have reviewed the procedures and guidelines for site plan review in Birmingham, and have complied with same. The undersigned will be in attendance at the Planning Board meeting when this application will be discussed.

Signature of Owner: Date: 4/13/18

Print Name: SAM SURNOW

Signature of Applicant: Date: 4/13/18

Print Name: SAM SURNOW

Signature of Architect: Date: 4/13/18

Print Name: KEVIN BIDDISON

Office Use Only

Application #: Date Received: Fee:

Date of Approval: Date of Denial: Accepted by:

City of Birmingham
A Walkable Community

COMBINED SITE PLAN REVIEW & COMMUNITY IMPACT STUDY APPLICATION CHECKLIST
PLANNING DIVISION

Applicant: SAM SURNOW Case #: _____ Date: 4·13·12

Address: 320 MARTIN ST, SUITE 100 BIRMINGHAM, MI 48009 Project: THE JEFFREY

All site plans and elevation drawings prepared for approval shall be prepared in accordance with the following specifications and other applicable requirements of the City of Birmingham. If more than one page is used, each page shall be numbered sequentially. All plans must be legible and of sufficient quality to provide for quality reproduction or recording. Plans must be no larger than 24" x 36", and must be folded and stapled together. The address of the site must be clearly noted on all plans and supporting documentation.

Site Plan

A full site plan detailing the proposed changes for which approval is requested shall be drawn at a scale no smaller than 1" = 100' (unless the drawing will not fit on one 24" X 36" sheet) and shall include:

X 1. Name and address of applicant and proof of ownership;

____ 2. Name of Development (if applicable);

X 3. Address of site and legal description of the real estate;

X 4. Name and address of the land surveyor;

X 5. Legend and notes, including a graphic scale, north point, and date;

X 6. A separate location map;

X 7. A map showing the boundary lines of adjacent land and the existing zoning of the area proposed to be developed as well as the adjacent land;

X 8. Details of all proposed site plan changes;

X 9. A chart indicating the dates of any previous approvals by the Planning Board, Board of Zoning Appeals, Design Review Board, or the Historic District Commission ("HDC");

X 10. Existing and proposed layout of streets, open space and other basic elements of the plan;

X 11. Existing and proposed utilities and easements and their purpose;

X 12. Location of natural streams, regulated drains, 100-year flood plains, floodway, water courses, marshes, wooded areas, isolated preservable trees, wetlands, historic features, existing structures, dry wells, utility lines, fire hydrants and any other significant feature(s) that may influence the design of the development;

X 13. General description, location, and types of structures on the site;

X 14. Details of existing or proposed lighting, signage and other pertinent development features;

X 15. Elevation drawings showing proposed design;

NA 16. Screening to be utilized in concealing any exposed mechanical or electrical equipment and all trash receptacle areas;

X 17. Location of all exterior lighting fixtures;

X 18. A landscape plan showing all existing and proposed planting and screening materials, including the number, size, and type of plantings proposed and the method of irrigation; and

_X_ 19. Any other information requested in writing by the Planning Division, the Planning Board, or the Building Official deemed important to the development.

Elevation Drawings

Complete elevation drawings detailing the proposed changes for which approval is requested shall be drawn at a scale no smaller than 1" = 100' (unless the drawing will not fit on one 24" X 36" sheet) and shall include:

_X_ 20. Color elevation drawings showing the proposed design for each façade of the building;

_X_ 21. List of all materials to be used for the building, marked on the elevation drawings;

_NA_ 22. Elevation drawings of all screenwalls to be utilized in concealing any exposed mechanical or electrical equipment, trash receptacle areas and parking areas;

_X_ 23. Details of existing or proposed lighting, signage and other pertinent development features;

_X_ 24. A list of any requested design changes;

_X_ 25. Itemized list of all materials to be used, including exact size specifications, color, style, and the name of the manufacturer;

_X_ 26. Location of all exterior lighting fixtures, exact size specifications, color, style and the name of the manufacturer of all fixtures, and a photometric analysis of all exterior lighting fixtures showing light levels to all property lines; and

_X_ 27. Any other information requested in writing by the Planning Division, the Planning Board, or the Building Official deemed important to the development.

The Jeffrey
191 N Chester St
Birmingham, MI

Community Impact Study
(Combined C.I.S. and Site Plan Review)

The Jeffrey
191 N Chester
Birmingham, MI

Applicant:

Sam Surnow
320 Martin St, Suite 100
MI 48009
(248) 877-4000
sam@surnow.com

Architect:

Kevin Biddison
Biddison Architecture
320 Martin St, LL Suite 10
Birmingham, MI 48009
(248) 554-9500

Civil Engineer:

Patrick Williams
Nowak & Fraus Engineers
46777 Woodward Ave,
Pontiac, MI 48342
(248) 332-7931

Land Surveyor:

Nowak & Fraus Engineers
46777 Woodward Ave,
Pontiac, MI 48342
(248) 332-7931

Traffic:

Stonefield Engineering & Design, LLC
28454 Woodward Ave., Royal Oak, MI 48067
(248) 247-1115

Acoustical:

Darren Brown
Kolano & Saha
3559 Sashabaw Road
Waterford, MI 48329
(248) 674-4100
djbrown@kandse.com

Soils:

Amy Schneider
G2 Consulting Group
1866 Woodslee St
Troy, MI 48083
(248) 680-0400
aschneider@g2consultinggroup.com

Soils: (Existing Study)

Performance Environmental Services, Inc
30553 Wixom Road, Suite 500
Wixom, MI 48393
(248) 926-3800

Air Quality:

BDS Environmental
13845 East Nine Mile
Warren, MI 48089
(586) 755-9030

Phase 1 Environmental Study:

Performance Environmental Services, Inc
30553 Wixom Road, Suite 500
Wixom, MI 48393
(248) 926-3800

Community Impact Study
(Combined C.I.S. and Site Plan Review)

The Jeffrey
191 N Chester
Birmingham, MI

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4.	Birmingham Zoning Map
5.	C.I.S. Checklist - Supplemental Information
6.	Zoning Requirements
7.	Noise Impact Study
8.	Traffic Impact Study
9.	Phase 1 Environmental Site Assessment
10.	Soils Investigation
11.	Air Quality Information

City of Birmingham
A Walkable Community

Combined CIS & Site Plan Review Application

Planning Division

Form will not be processed until it is completely filled out.

1. Applicant

Name: SAM SURNOW
Address: 320 MARTIN ST, SUITE 100
BIRMINGHAM, MI 48009
Phone Number: 248·877·4000
Fax Number:
Email Address: sam@surnow.com

Property Owner

Name: CHESTER STREET PARTNERS, LLC
Address: 320 MARTIN ST, SUITE 100
BIRMINGHAM, MI 48009
Phone Number: 248·877·4000
Fax Number:
Email Address:

2. Applicant's Attorney/Contact Person

Name: KEVIN BIDDISON, AIA
Address: 320 MARTIN ST, SUITE 10
BIRMINGHAM, MI 48009
Phone Number: 248·554·9500
Fax Number:
Email Address: kb@biddison-ad.com

Project Designer/Developer

Name: KEVIN BIDDISON, AIA
Address: 320 MARTIN ST, SUITE 10
BIRMINGHAM, MI 48009
Phone Number: 248·554·9500
Fax Number:
Email Address: kb@biddison-ad.com

3. Required Attachments

- Warranty Deed with legal description of property
- Required fee (see Fee Schedule for applicable amount)
- Two (2) folded copies of scaled plans including a certified land survey, color elevations showing all materials, site plan, landscape plan, photometric plan, and interior floor plan
- Photographs of existing site and/or building
- Samples of all materials to be used
- Catalog sheets for all proposed lighting, mechanical equipment and outdoor furniture
- A signed letter from DTE approving the location of all electrical transformers and electrical equipment
- Completed Checklist
- Digital copy of plans
- Additional information as required

4. Project Information

Address/Location of Property: 191 N CHESTER ST
Name of Development: THE JEFFREY
Sidwell #:
Current Use: CHURCH
Current Zoning: T22
Is property located in the floodplain? NO

Name of Historic District site is in, if any: —
Date of HDC Approval, if any: —
Date of approval of DRB, if any: —
Area in Acres: 0·398
Proposed Use: OFFICE - COMMERCIAL
Zoning of Adjacent Properties: T23, R7, R1
Will proposed project require the division of platted lots? NO

5. Details of the Proposed Development (Attach separate sheet if necessary)

1) REMOVAL OF EXISTING PORCH & EXISTING ENTRY ON THE EAST.
2) ADDITION OF NEW LOBBY & ENTRY TO PROPERTY LINE (EAST)
3) ADDITION OF NEW OFFICE SPACE TO THE WEST.
4) REPAIR & PAINT EXISTING MASONRY.
5) REPLACE EXISTING ROOF
6) INTERIOR DEMOLITION & RENOVATION
7) EXISTING LIMESTONE DETAILING TO REMAIN
8) GRADING & LANDSCAPING TO MEET CITY OF BIRMINGHAM REQUIREMENTS.

6. Buildings and Structures

Number of Buildings on site: 1

Height of Building & # of stories: 2

Use of Buildings: OFFICE - LEASE SPACE

Height of rooftop mechanical equipment: EXISTING 25'-6"

7. Floor Use and Area (in square feet)

Proposed Commercial Structures:

Total basement floor area: 10011.5 SF (GROSS)

Number of square feet per upper floor: FIRST: 10266.30 SECOND: 7012.48

Total floor area: 27,290.25 SF (GROSS)

Floor area ratio (total floor area divided by total land area): 0.58

Open space: 6,220.68 SF

Percent of open space: 35.8 %

Office space: 6210 + 9518 + 6,742 = 22,470

Retail space: -

Industrial space: -

Assembly space: -

Seating Capacity: -

Maximum Occupancy Load: TBD

Proposed Residential Structures:

Total number of units: NA

Number of one bedroom units: -

Number of two bedroom units: -

Number of three bedroom units: -

Open space: -

Percent of open space: -

Rental units or condominiums?: -

Size of one bedroom units: -

Size of two bedroom units: -

Size of three bedroom units: -

Seating Capacity: -

Maximum Occupancy Load: -

Proposed Additions:

Total basement floor area, if any, of addition: -

Number of floors to be added: NA

Number of square feet added per floor:

Total floor are (including addition): 27,290.25 (GROSS)

Floor area ratio (total floor area divided by total land area): 0.58

Open space: 6,220.68

Percent of open space: 35.8

Use of addition: OFFICE SPACE / LOBBY

Height of addition: MAX. EXIST. HT. TO MATCH NEW

Office space in addition:

Retail space in addition: -

Industrial space in addition: -

Assembly space in addition: -

Maximum Occupancy Load (including addition): TBD

8. Required and Proposed Setbacks

Required front setback: 0.0' (N & E)

Required rear setback: 10' (S & W)

Required total side setback: NA

Side setback: NA

Proposed front setback: 14.4' (N); 0.9' (E)

Proposed rear setback: 6.7' (S); 30.6' (W)

Proposed total side setback: NA

Second side setback: NA

9. Required and Proposed Parking

Required number of parking spaces: 0

Typical angle of parking spaces: 90

Typical width of maneuvering lanes: 20'

Location of parking on the site: NW CORNER + LOWER LVL

Location of off site parking: CITY PARKING STRUCT.

Number of light standards in parking area: EXIST. STREETLIGHT

Screenwall material: CONC. MASONRY RETAINING WALL.

Proposed number of parking spaces: (3) OUTDOOR (8) INDOOR

Typical size of parking spaces: 180 SF

Number of spaces < 180 sq. ft.: -

Number of handicap spaces: 2

Shared Parking Agreement?: -

Height of light standards in parking area: NA

Height of screenwall: EXIST 5'-0"

10. Landscaping

Location of landscape areas: ALONG WILLITS & CHESTER STREETS

Proposed landscape material: REFER TO ATTACHED LANDSCAPE PLAN.

11. Streetscape

Sidewalk width: 6'-0"
Number of benches: NA
Number of planters: NA
Number of existing street trees: 3
Number of proposed street trees: 1 EVERY 40' ALONG ST.
Streetscape Plan submitted?: NA

Description of benches or planters: NA

Species of existing street trees: REFER TO LANDSCAPE PL.
Species of proposed street trees: REFER TO LANDSCAPE PL.

12. Loading

Required number of loading spaces: REQUESTING ZBA TO OMIT LOADING ~~ZONE REQUIREMENT~~
Typical angle of loading spaces: -
Screenwall material: -
Location of loading spaces on the site: -

Proposed number of loading spaces: -
Typical size of loading spaces: -
Height of screenwall: -

13. Exterior Trash Receptacles

Required number of trash receptacles: -
Location of trash receptacles: LOWER LVL GARAGE
Screenwall material: NA

Proposed number of trash receptacles: TRASH RECEPTACLE TO BE INSIDE GARAGE
Size of trash receptacles: NA
Height of screenwall: NA

14. Mechanical Equipment

Utilities & Transformers:

Number of ground mounted transformers: NA
Size of transformers (LxWxH): NA

Number of utility easements: NA
Screenwall material: NA

Location of all utilities & easements: SEE ENGINEERING & ARCHITECTURAL PLAN.

Height of screenwall: NA

Ground Mounted Mechanical Equipment:

Number of ground mounted units: NA
Size of ground mounted units (LxWxH): -

Screenwall material: -

Location of all ground mounted units: -

Height of screenwall: -

Rooftop Mechanical Equipment:

Number of rooftop units: EXISTING TO REMAIN
Type of rooftop units: OR BE REPLACED

Screenwall material: NA
Location of screenwalls: NA.

Location of all rooftop units: NA
Size of rooftop units (LxWxH): EXISTING UNITS TO REMAIN OR BE REPLACED

Height of screenwall: -
Percentage of rooftop covered by mechanical units: EXIST.
Distance from rooftop units to all screenwalls: EXIST.

15. Accessory Buildings

Number of accessory buildings: 0
Location of accessory buildings: -

Size of accessory buildings: -
Height of accessory buildings: -

16. Building Lighting

Number of light standards on building: SEE PHOTOMETRIC
Type of light standards on building: SEE PHOTOMETRIC
Size of light fixtures (LxWxH): "
Height from grade: "
Maximum wattage per fixture: "
Proposed wattage per fixture: "
Light level at each property line: "

17. Site Lighting

Number of light fixtures: EXIST STREET LIGHTING
Type of light fixtures:
Size of light fixtures (LxWxH): TO REMAIN.
Height from grade:
Maximum wattage per fixture:
Proposed wattage per fixture:
Light level at each property line:
Number & location of holiday tree lighting receptacles:

The undersigned states the above information is true and correct, <u>and understands that it is the responsibility of the applicant to advise the Planning Division and / or Building Division of any additional changes made to an approved site plan</u>. The undersigned further states that they have reviewed the procedures and guidelines for site plan review in Birmingham, and have complied with same. The undersigned will be in attendance at the Planning Board meeting when this application will be discussed.

Signature of Owner: Date: 4/13/18

Print Name: SAM SURNOW

Signature of Applicant: Date: 4/13/18

Print Name: SAM SURNOW

Signature of Architect: Date: 4/13/18

Print Name: KEVIN BIDDISON

Office Use Only

Application #: Date Received: Fee:

Date of Approval: Date of Denial: Accepted by:

City of Birmingham
A Walkable Community

COMBINED SITE PLAN REVIEW & COMMUNITY IMPACT STUDY APPLICATION CHECKLIST
PLANNING DIVISION

Applicant: SAM SURNOW Case #: _____ Date: 4·12·12

Address: 320 MARTIN ST, SUITE 100 BIRMINGHAM, MI 48009 Project: THE JEFFREY

All site plans and elevation drawings prepared for approval shall be prepared in accordance with the following specifications and other applicable requirements of the City of Birmingham. If more than one page is used, each page shall be numbered sequentially. All plans must be legible and of sufficient quality to provide for quality reproduction or recording. Plans must be no larger than 24" x 36", and must be folded and stapled together. The address of the site must be clearly noted on all plans and supporting documentation.

Site Plan

A full site plan detailing the proposed changes for which approval is requested shall be drawn at a scale no smaller than 1" = 100' (unless the drawing will not fit on one 24" X 36" sheet) and shall include:

X 1. Name and address of applicant and proof of ownership;

____ 2. Name of Development (if applicable);

X 3. Address of site and legal description of the real estate;

X 4. Name and address of the land surveyor;

X 5. Legend and notes, including a graphic scale, north point, and date;

X 6. A separate location map;

X 7. A map showing the boundary lines of adjacent land and the existing zoning of the area proposed to be developed as well as the adjacent land;

X 8. Details of all proposed site plan changes;

X 9. A chart indicating the dates of any previous approvals by the Planning Board, Board of Zoning Appeals, Design Review Board, or the Historic District Commission ("HDC");

X 10. Existing and proposed layout of streets, open space and other basic elements of the plan;

X 11. Existing and proposed utilities and easements and their purpose;

X 12. Location of natural streams, regulated drains, 100-year flood plains, floodway, water courses, marshes, wooded areas, isolated preservable trees, wetlands, historic features, existing structures, dry wells, utility lines, fire hydrants and any other significant feature(s) that may influence the design of the development;

X 13. General description, location, and types of structures on the site;

X 14. Details of existing or proposed lighting, signage and other pertinent development features;

X 15. Elevation drawings showing proposed design;

NA 16. Screening to be utilized in concealing any exposed mechanical or electrical equipment and all trash receptacle areas;

X 17. Location of all exterior lighting fixtures;

X 18. A landscape plan showing all existing and proposed planting and screening materials, including the number, size, and type of plantings proposed and the method of irrigation; and

_X_ 19. Any other information requested in writing by the Planning Division, the Planning Board, or the Building Official deemed important to the development.

Elevation Drawings

Complete elevation drawings detailing the proposed changes for which approval is requested shall be drawn at a scale no smaller than 1" = 100' (unless the drawing will not fit on one 24" X 36" sheet) and shall include:

_X_ 20. Color elevation drawings showing the proposed design for each façade of the building;

_X_ 21. List of all materials to be used for the building, marked on the elevation drawings;

_NA_ 22. Elevation drawings of all screenwalls to be utilized in concealing any exposed mechanical or electrical equipment, trash receptacle areas and parking areas;

_X_ 23. Details of existing or proposed lighting, signage and other pertinent development features;

_X_ 24. A list of any requested design changes;

_X_ 25. Itemized list of all materials to be used, including exact size specifications, color, style, and the name of the manufacturer;

_X_ 26. Location of all exterior lighting fixtures, exact size specifications, color, style and the name of the manufacturer of all fixtures, and a photometric analysis of all exterior lighting fixtures showing light levels to all property lines; and

_X_ 27. Any other information requested in writing by the Planning Division, the Planning Board, or the Building Official deemed important to the development.

City of Birmingham
A Walkable Community

Notice Signs - Rental Application
Community Development

1. Applicant
Name: SAM SURNOW
Address: 320 MARTIN ST, SUITE 100
BIRMINGHAM, MI 48009
Phone Number: 248·877·4000
Fax Number:

Property Owner
Name: CHESTER STREET PARTNERS, LLC
Address: 320 MARTIN ST, SUITE 100
BIRMINGHAM, MI 48009
Phone Number: 248·877·4000
Fax Number:

2. Project Information
Address/Location of Property: 191 N CHESTER
Name of Development: THE JEFFREY
Area in Acres: 0·398

Name of Historic District site is in, if any: –
Current Use: CHURCH
Current Zoning: TZ2

3. Date of Board Review
Board of Building Trades Appeals: –
City Commission: –
Historic District Commission: –
Planning Board:

Board of Zoning Appeals: 08·29·17
Design Review Board: –
Housing Board of Appeals: –

The undersigned states the above information is true and correct, and understands that it is the responsibility of the applicant to post the Notice Sign(s) at least 15 days prior to the date on which the project will be reviewed by the appropriate board or commission, and to ensure that the Notice Sign(s) remains posted during the entire 15 day mandatory posting period. The undersigned further agrees to pay a rental fee and security deposit for the Notice Sign(s), and to remove all such signs on the day immediately following the date of the hearing at which the project was reviewed. The security deposit will be refunded when the Notice Sign(s) are returned undamaged to the Community Development Department. Failure to return the Notice Sign(s) and/or damage to the Notice Sign(s) will result in forfeiture of the security deposit.

Signature of Applicant: _____ Date: 4·13·18

Office Use Only

Application #: _____ Date Received: _____ Fee: _____

Date of Approval: _____ Date of Denial: _____ Reviewed by: _____

Chester Street Partners, LLC

A SURNOW COMPANY

As a neighbor to the office development on 191 N Chester Street, we support the proposed changes to the plan which are shown above, and look forward to The Surnow Company's completion of this iconic project.

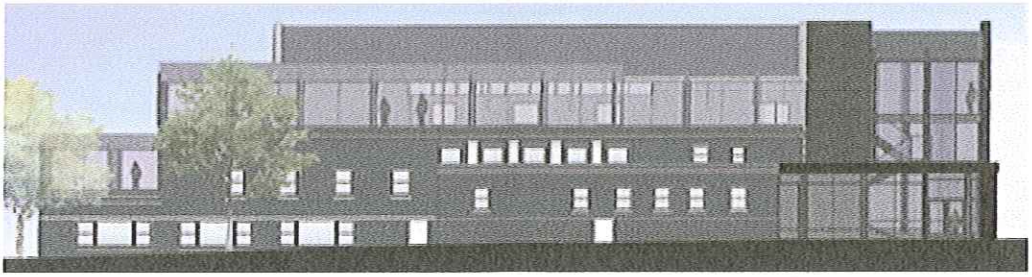
Signature W. Ludwig

Name(s): LUDWIG

Address: 500 Willits

Chester Street Partners, LLC

A SURNOW COMPANY



As a neighbor to the office development on 191 N Chester Street, we support the proposed changes to the plan which are shown above, and look forward to The Surnow Company's completion of this iconic project.

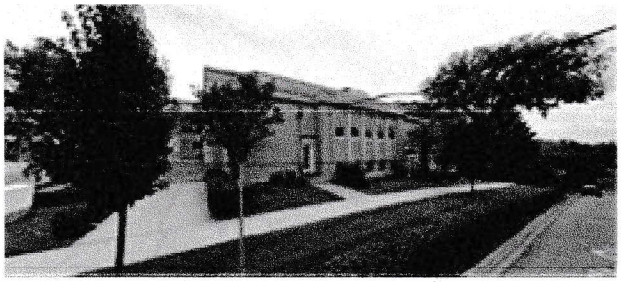
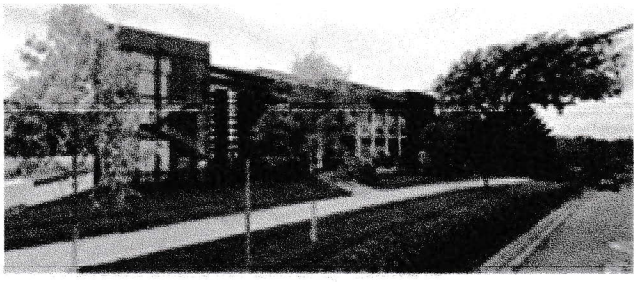
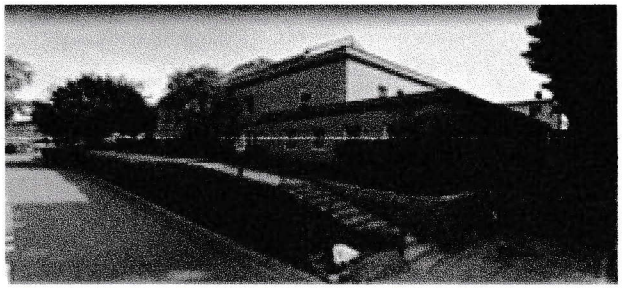
Signature

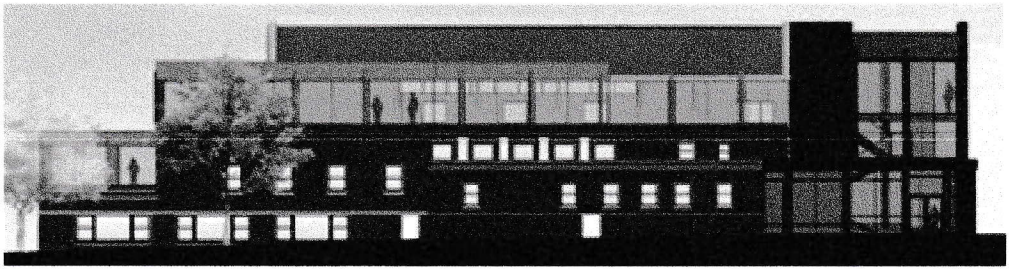
Name(s): DEREK HODGSON / KAREN HASDY HODGSON

Address: 468 WILLITS STREET

Chester Street Partners, LLC

A SURNOW COMPANY



As a neighbor to the office development on 191 N Chester Street, we support the proposed changes to the plan which are shown above, and look forward to The Surnow Company's completion of this iconic project.

Signature Jonathan Stein

Name(s): JONATHAN STEIN

Address: 412 WILLITS

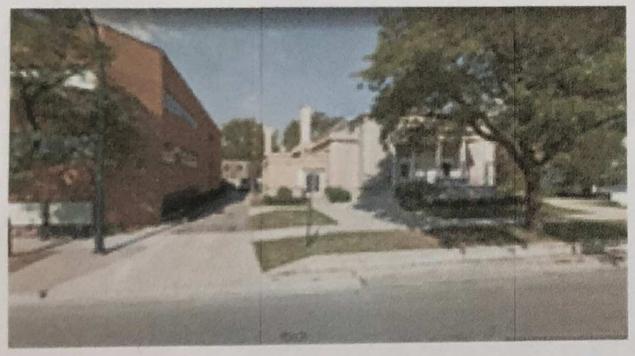
Lauren Stein

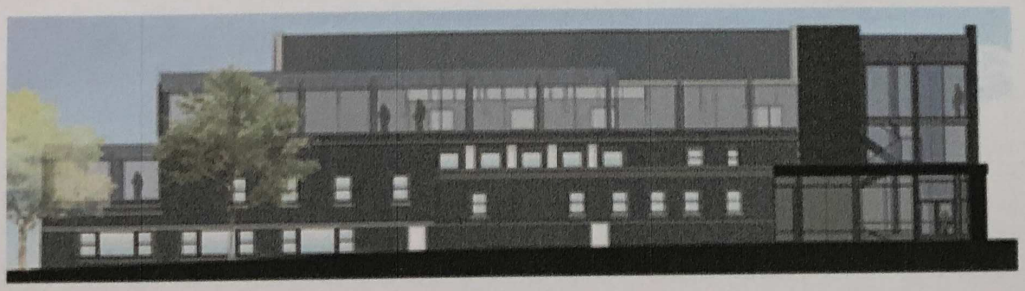
Lauren Stein

412 Willits

Chester Street Partners, LLC

A SURNOW COMPANY





As a neighbor to the office development on 191 N Chester Street, we support the proposed changes to the plan which are shown above, and look forward to The Surnow Company's completion of this iconic project.

Signature Keith Pomeroy

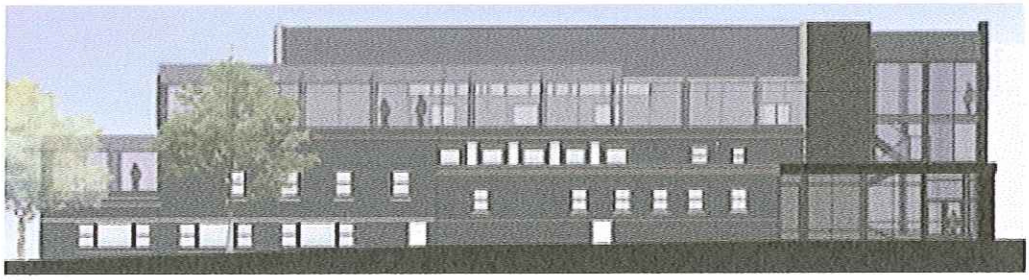
Name(s): Keith Pomeroy

Address: 548 Willits St

Birmingham, MI 48009

Chester Street Partners, LLC

A SURNOW COMPANY



As a neighbor to the office development on 191 N Chester Street, we support the proposed changes to the plan which are shown above, and look forward to The Surnow Company's completion of this iconic project.

Signature Otto Soeding

Erika Soeding

Name(s): OTTO SOEDING

Address: 504 WILLITS ST.
BIRMINGHAM, MI 48009

Chester Street Partners, LLC

A SURNOW COMPANY

As a neighbor to the office development on 191 N Chester Street, we support the proposed changes to the plan which are shown above, and look forward to The Surnow Company's completion of this iconic project.

Signature
rick cohen
Name(s):
Address: 382 Willits

Chester Street Partners, LLC

A SURNOW COMPANY

As a neighbor to the office development on 191 N Chester Street, we support the proposed changes to the plan which are shown above, and look forward to The Surnow Company's completion of this iconic project.

Signature

Name(s):

Address: 532 Willits

3/13/18

Chester Street Partners, LLC

A SURNOW COMPANY

As a neighbor to the office development on 191 N Chester Street, we support the proposed changes to the plan which are shown above, and look forward to The Surnow Company's completion of this iconic project.

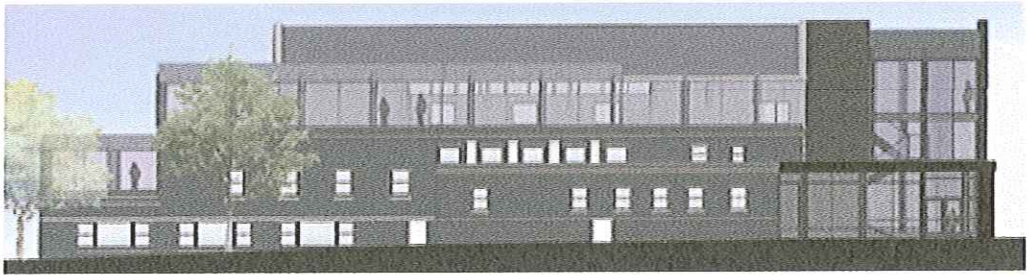
Signature

Name(s): STUART M KAUFMAN

Address: 424 WILLITS

Chester Street Partners, LLC

A SURNOW COMPANY



As a neighbor to the office development on 191 N Chester Street, we support the proposed changes to the plan which are shown above, and look forward to The Surnow Company's completion of this iconic project.

Signature Susan Martin

Name(s): Susan Martin

Address: 487 Willits St
Birmingham MI 48009

Section 2. Proof of Ownership

Michigan Department of Treasury
2766 (Rev. 01-15)

L-4260

Property Transfer Affidavit

This form is issued under authority of P.A. 415 of 1994. Filing is mandatory.

This form must be filed whenever real estate or some types of personal property are transferred (even if you are not recording a deed). **The Affidavit must be filed by the new owner with the assessor for the city or township where the property is located within 45 days of the transfer.** The information on this form is NOT CONFIDENTIAL.

1. Street Address of Property	2. County	3. Date of Transfer (or land contract signed)
191 Chester Street	Oakland	April 30, 2015

4. Location of Real Estate (Check appropriate field and enter name in the space below.)

[X] City [ ] Township [ ] Village

Birmingham

5. Purchase Price of Real Estate
$300,000.00

6. Seller's (Transferor) Name
First Church of Christ Scientist, Birmingham, MI

7. Property Identification Number (PIN). If you don't have a PIN, attach legal description.

PIN. This number ranges from 10 to 25 digits. It usually includes hyphens and sometimes includes letters. It is on the property tax bill and on the assessment notice.

19-25-356-023

8. Buyer's (Transferee) Name and Mailing Address
Chester Street Partners, LLC
320 Martin, Suite 100
Birmingham, MI 48009

9. Buyer's (Transferee) Telephone Number
248-865-3000

Items 10 - 15 are optional. However, by completing them you may avoid further correspondence.

10. Type of Transfer. Transfers include deeds, land contracts, transfers involving trusts or wills, certain long-term leases and interest in a business. See page 2 for list.

[ ] Land Contract [ ] Lease [X] Deed [ ] Other (specify) _____

11. Was property purchased from a financial institution?
[ ] Yes [X] No

12. Is the transfer between related persons?
[ ] Yes [X] No

13. Amount of Down Payment

14. If you financed the purchase, did you pay market rate of interest?
[ ] Yes [X] No

15. Amount Financed (Borrowed)
-0-

EXEMPTIONS

Certain types of transfers are exempt from uncapping. If you believe this transfer is exempt, indicate below the type of exemption you are claiming. If you claim an exemption, your assessor may request more information to support your claim.

- [ ] Transfer from one spouse to the other spouse
- [ ] Change in ownership solely to exclude or include a spouse
- [ ] Transfer between certain family members *(see page 2)
- [ ] Transfer of that portion of a property subject to a life lease or life estate (until the life lease or life estate expires)
- [ ] Transfer to effect the foreclosure or forfeiture of real property
- [ ] Transfer by redemption from a tax sale
- [ ] Transfer into a trust where the settlor or the settlor's spouse conveys property to the trust and is also the sole beneficiary of the trust
- [ ] Transfer resulting from a court order unless the order specifies a monetary payment
- [ ] Transfer creating or ending a joint tenancy if at least one person is an original owner of the property (or his/her spouse)
- [ ] Transfer to establish or release a security interest (collateral)
- [ ] Transfer of real estate through normal public trading of stocks
- [ ] Transfer between entities under common control or among members of an affiliated group
- [ ] Transfer resulting from transactions that qualify as a tax-free reorganization
- [ ] Transfer of qualified agricultural property when the property remains qualified agricultural property and affidavit has been filed.
- [ ] Transfer of qualified forest property when the property remains qualified forest property and affidavit has been filed.
- [ ] Transfer of land with qualified conservation easement (land only - not improvements)
- [ ] Other, specify: _____

RECEIVED
APR 30 2015
CITY OF BIRMINGHAM
TREASURER'S OFFICE

CERTIFICATION

I certify that the information above is true and complete to the best of my knowledge.

Signature	Date
	April 30, 2015

Name and title, if signer is other than the owner	Daytime Phone Number	E-mail Address
Sam Surnow, President	248-865-3000	sam@surnow.com

OAKLAND COUNTY TREASURERS CERTIFICATE
This is to certify that there are no delinquent property taxes as of this date owed to our office on this property. No representation is made as to the status of any taxes, tax liens or titles owed to any other entities.

MAY 19 2015

ANDREW E. MEISNER, County Treasurer
Sec. 135, Act 206, 1893 as amended

1.00

-03889

134343
LIBER 48352 PAGE 580
$10.00 DEED - COMBINED
$4.00 REMONUMENTATION
07/02/2015 09:09:34 A.M. RECEIPT# 77692
PAID RECORDED - OAKLAND COUNTY
LISA BROWN, CLERK/REGISTER OF DEEDS

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That FIRST CHURCH OF CHRIST, SCIENTIST, BIRMINGHAM, MICHIGAN, a Michigan Ecclesiastical Association ("Seller"), whose address is 191 North Chester Street, Birmingham, Michigan 48009 conveys and warrants to CHESTER STREET PARTNERS, LLC, a Michigan limited liability company, whose address is 320 Martin Street, Suite 100, Birmingham, Michigan 48009 ("Purchaser"), the following described premises in the City of Birmingham, Oakland County, Michigan:

> The North 96.50 feet of Lots 14, 15 and 16 of Willets Addition to the City of Birmingham according to the plat thereof as recorded in Liber 3 of Plats, Page 6, Oakland County Records.

TAX PARCEL ID: 19-25-356-023
COMMON ADDRESS: 191 North Chester Street, Birmingham, Michigan 48009

For the full consideration of: See attached Real Estate Transfer Tax Valuation Affidavit.

subject to easements and building and use restrictions of record, and subject to the lien of taxes not yet due and payable. This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan right to farm act. The grantor grants to the grantee the right to make ALL division(s)under section 108 of the land division act, Act No. 288 of the Public Acts of 1967.

Dated: April 30, 2015

Grantor:

FIRST CHURCH OF CHRIST, SCIENTIST, BIRMINGHAM, MICHIGAN,
a Michigan Ecclesiastical Association

2015 JUN 15 PM 2:17

By: Whitney Shapland
Whitney Shapland its Chairman
State of Michigan
County of Oakland

Acknowledged before me in Oakland County, Michigan, on April 30, 2015, by Whitney Shapland, the Chairman of the First Church of Christ, Scientist, Birmingham, Michigan.

Lada H. Shathaya
Notary Public
Oakland County, Michigan
My commission expires May 11, 2016.
Acting in Oakland County

LADA H. SHATHAYA
Notary Public, State of Michigan
County of Oakland
My Commission Expires May. 11, 2016
Acting in the County of Oakland

CHECKING COMPLETED AT REGISTER OF DEEDS
JUN 15 2015
Register of Deeds
Oakland County, MI

When recorded return to Grantee.

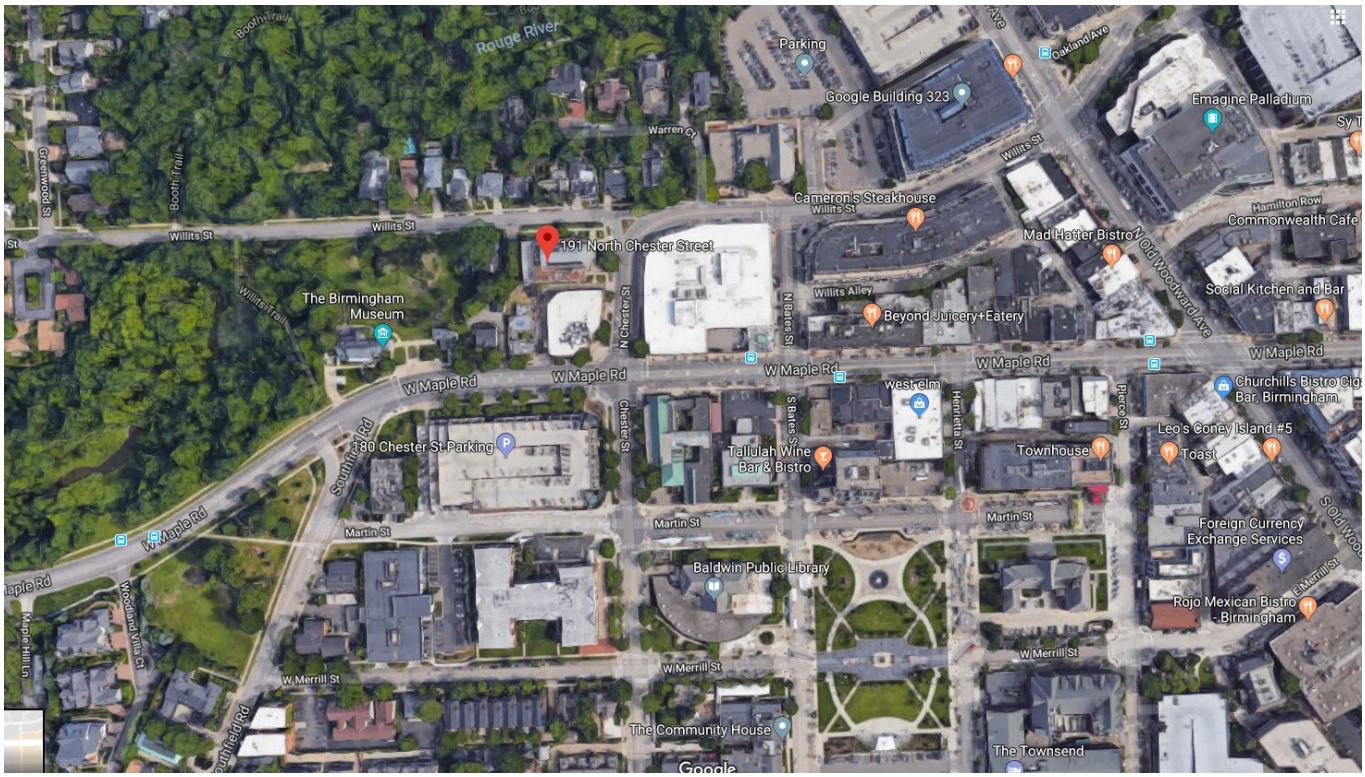
DRAFTED BY:
Jay N. Siefman
320 Martin, Suite 120
Birmingham, Michigan 48009
248-851-2288
jay@siefman.com

TC13-57739

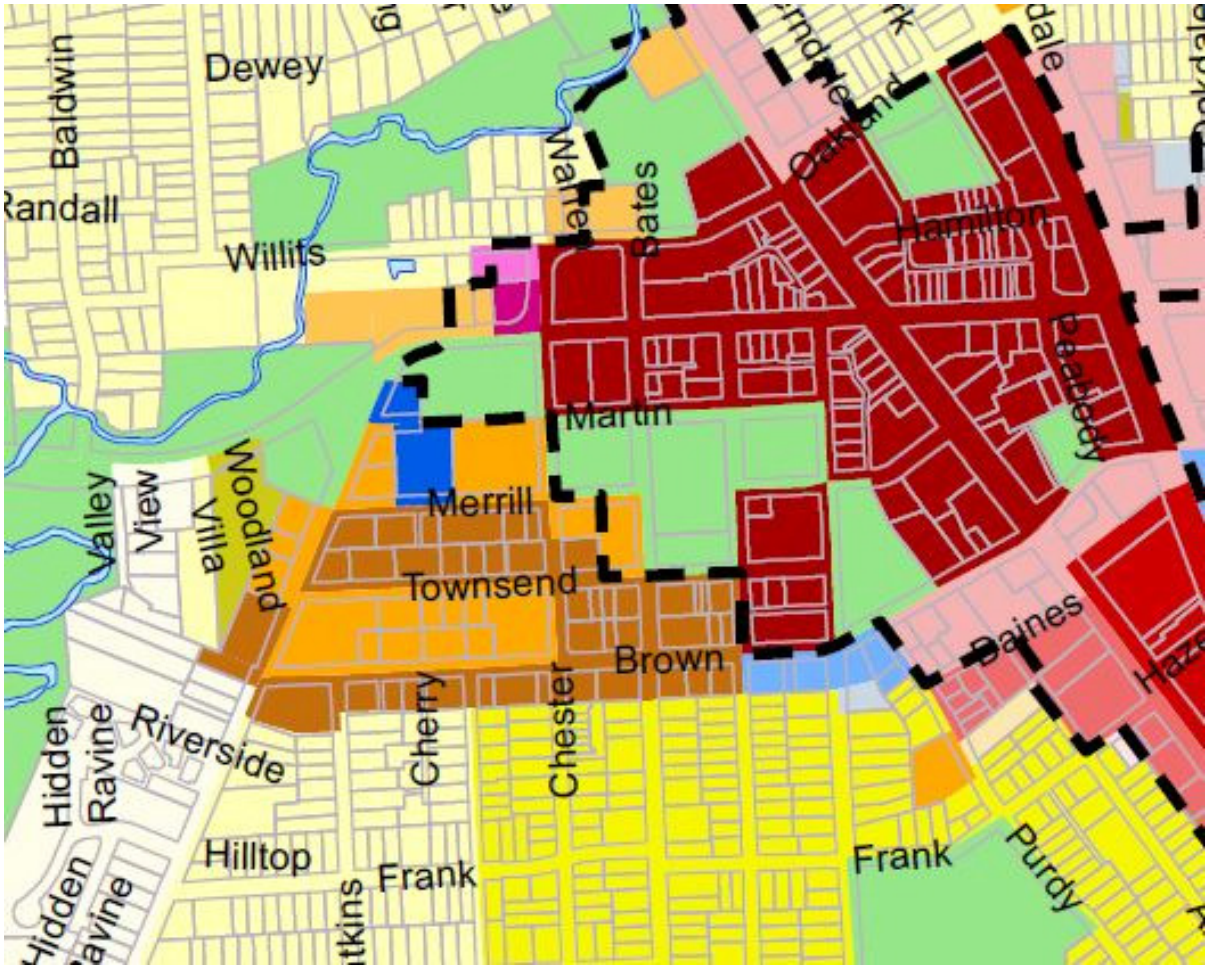
OK - LG

REVENUE TO BE AFFIXED AFTER RECORDING

Section 3. Vicinity Map

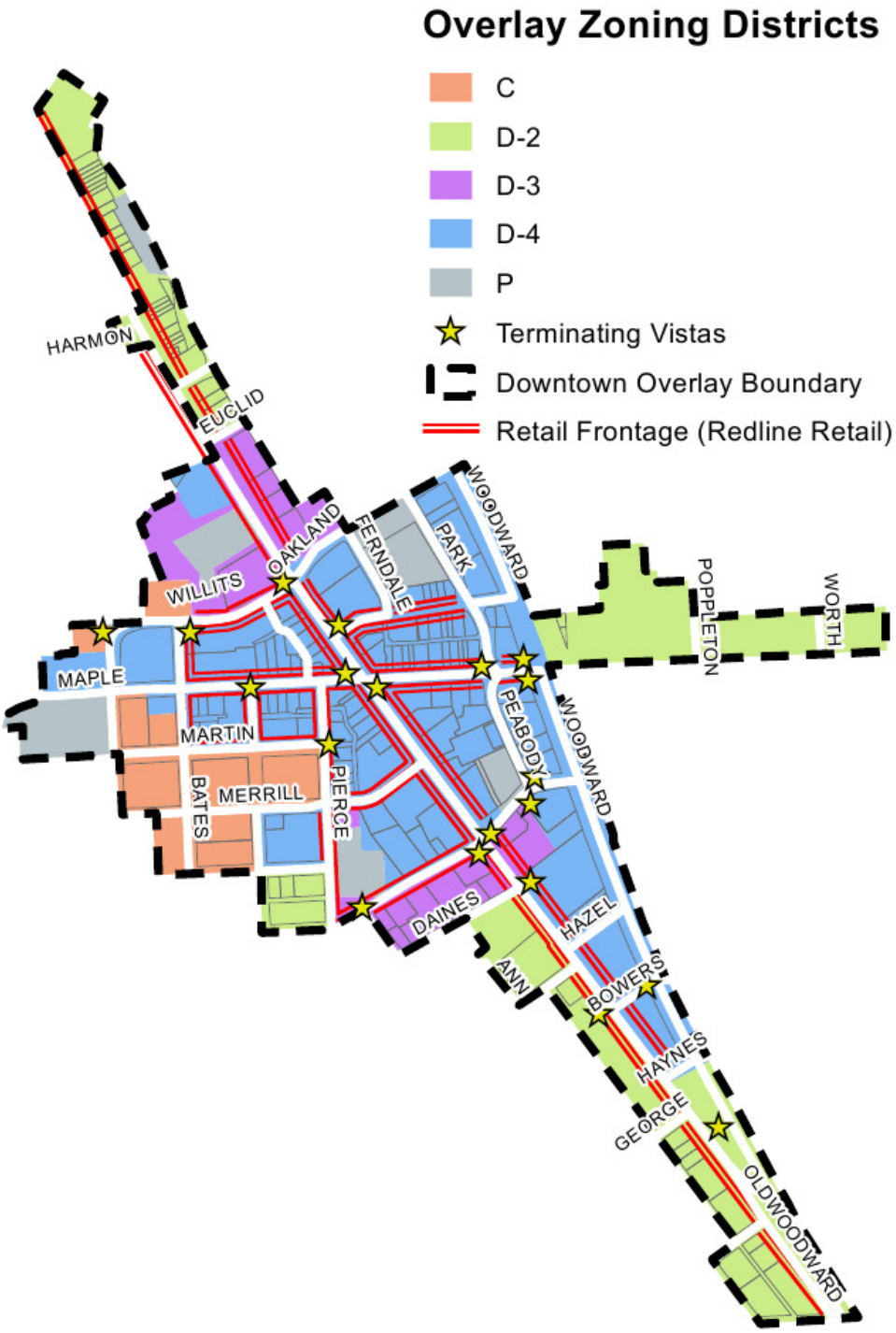


Section 4. Birmingham Zoning Map – Current Zoning TZ2



Zoning Districts

	R1	Single-Family Residential		R7	Multiple-Family Residential		B-2B	General Business
	R1-A	Single-Family Residential		R8	Multiple-Family Residential		B-3	Office-Residential
	R2	Single-Family Residential		TZ1	Attached Single-Family Residential		B-4	Business-Residential
	R3	Single-Family Residential		TZ3	Mixed-Use		0-2	Office Commercial
	R4	Two-Family Residential		MX	Mixed-Use		0-1	Office
	R5	Multiple-Family Residential		B-1	Neighborhood Business		P	Parking
	R6	Multiple-Family Residential		B-2	General Business		PP	Public Property
			*	B-2 Limited to Grocery Store Use				Downtown Overlay Boundary


Overlay Zoning Districts
C
D-2
D-3
D-4
P
Terminating Vistas
Downtown Overlay Boundary
Retail Frontage (Redline Retail)
HARMON
EUCLID
OAKLAND
FERNDALE
PARK
WOODWARD
POPPLETON
WORTH
WILLITS
MAPLE
MARTIN
MERRILL
BATES
PIERCE
PEABODY
WOODWARD
DAINES
HAZEL
ANN
BOWERS
HAYNES
GEORGE
OLDWOODWARD

Section 5.	**C.I.S. Checklist - Supplemental Information**
Section 6.	**Zoning Requirements – (see section 4 and survey)**
Section 7.	**Noise Impact Study**
Section 8.	**Traffic Impact Study**
Section 9.	**Phase 1 Environmental Site Assessment**
Section 10.	**Soils Investigation**
Section 11.	**Air Quality Information**

Section 5 CIS Checklist Supplemental Information

The Jeffrey
191 N Chester
Birmingham, MI 48009

Combined CIS and Site Plan Review Supplemental Information

General Information

1. Name and address of applicant and proof of ownership;
See Section 2

2. Name of Development (if applicable);
The Jeffrey

3. Address and Legal description
191 N Chester Birmingham, MI 48009
See survey for legal description

4. Name and address of the land surveyor;
Nowak & Fraus Engineers
46777 Woodward Ave, Pontiac, MI 48342
(248) 332-7931

5. Legend and notes, including a graphic scale, north point, and date;
See Site Plan

6. A separate location map;
Please refer to Section 3 for Vicinity and sheet SP.100b and SP.100c for Location map

7. A map showing the boundary lines of adjacent land and the existing zoning of the area proposed to be developed as well as the adjacent land;
Please refer to Section 4 for Zoning Map

8. Details of all proposed site plan changes
- **Removal of existing porch and existing entry on the east.**
- **Addition of new lobby and entry to the property line (east)**
- **Addition of new office space to the west (no additional building footprint)**
- **Addition of garage entry to the north.**
- **Grading and landscaping to meet city of Birmingham requirements.**

Planning & Zoning Issues

9. Recommended land use of the subject property as designated on the future land use map of the City's Master Plan;
Current Zoning TZ2; See section 4

10. Goals and objectives of the city's Master Plans that demonstrate the city's support of the proposed development;

- **Proposed project is to be constructed within the boundaries of the Birmingham Overlay District and implement the Downtown Birmingham Plan**
- **Proposed project encourages a form of development that will achieve the physical qualities necessary to enhance the economic vitality of Downtown Birmingham**
- **Previously site plan approved two- story front addition is built to the width and property line as required under the TZ2 zoning**
- **The proposed additions on the west do not increase the existing building footprint and are in keeping with the proposed front addition**

11. Whether or not the project site is located within an area of the city for which an The Planning Board in which special design has adopted urban Design Plan criteria or other supplemental development requirements apply;
Yes

12. The current zoning classification of the subject property;
Current zoning of the subject property is TZ2.
Property will conform to this zoning.

13. The zoning classification required for the proposed development;
TZ2

14. The existing land uses adjacent to the proposed project:
TZ3, R7, R1

15. Complete the attached "Zoning Requirements Analysis" chart;
Refer to Section 4

Land Development Issues

16. A survey and site drainage plan;
Refer to the enclosed engineering plans of the site

17. Identify any sensitive soils on site that will require stabilization or alteration in order to support the proposed development:

No sensitive soils

18. Whether or not the proposed development will occur on a steep slope, and if so, the measures that will be taken to overcome potential erosion, slope stability and runoff;
Refer to enclosed paving, grading and soil erosion plan. During construction of the building, care will be taken to prevent sediment laden soils from leaving the site by employing soil erosion best management techniques.

19. The volume of excavated soils to be removed from the site and /or delivered to the Site, and a map of the proposed haul routes;
Approximately 970 CY of in-place soils will be removed from the site for the construction of the new addition on the east. Refer to attached haul route map at the end of this section.

20. Identify the potential hazards and nuisances that may be created by the proposed development and the suggested methods of mitigating such hazards;
No potential hazards and nuisances.

Private Utilities

21. Indicate the source of all required private utilities to be provided;

- **Refer to the enclosed utility plan of the site**
- **Electricity, Natural and cable/telephone services – existing to remain**

22. Provide verification that all required utility easements have been secured for necessary private utilities:
Refer to the enclosed utility plan of the site.

Noise Levels

23. Provide a reading of existing ambient noise and estimated future noise levels on the site:
Included in the Appendix is a study completed by Kolano and Saha Consulting Engineers for Sound Level Measurements and Noise Impact Assessment,

24. Indicate whether the project will be exposed to or cause noise levels which exceed those levels prescribed in Chapter 50, Division 4, Section 50-71 through 50-77 of the Birmingham City Code, as amended:
The Noise Impact Assessment Study prepared for the property concludes that the proposed development will be able to comply with the Birmingham Noise Ordinance limits.

25. Indicate whether the site is appropriate for the proposed activities and facilities given the existing ambient noise and the estimated future noise levels of the site:

Based on the information provided the Noise Impact Assessment study through deliberate effort to minimize noisy equipment, the proposed development will be able to comply with the Birmingham Noise Ordinance limits

Air Quality

26. Indicate whether the project is located in the vicinity of a monitoring station where air quality violations have been registered and, if so, provide information as to whether the project will increase air quality problems in the area:
The property is located in the Southeast Michigan Air Quality District. The monitoring station is located in Oak Park. Current Ambient Air Quality Standards are under existing minimum standards as set forth by the EPA.

27. Indicate if the nature of the project or its potential users would be particularly sensitive to existing air pollution levels and, if so, indicate how the project has been designed to mitigate possible adverse effects;
The development is consistent with the other downtown Birmingham projects. HVAC equipment units will have filters and the exhausts will be designed to meet all current code requirements.

28. Indicate whether the proposal will establish a trend which, if continued, may lead to violation of air quality standards in the future;
We do not anticipate that the development will establish a trend that will adversely affect air quality within the Downtown District.

29. Indicate whether the proposed project will have parking facilities for more than 75 cars and indicate percentage of required parking that is proposed;
The proposed development will have (3) outdoor and (8) indoor parking spaces located in the parking garage. The code requires no parking spaces to be provided.

Environmental Design and Historic Values

30. Indicate whether there will be demonstrable destruction or physical alteration of the natural or human made environment on site or in the right of way (ie. clearance of trees, substantial regrading etc.);
Refer to enclosed engineering site plans.
The sidewalks and streetscape on Chester and Willits will be rebuilt to the appropriate standards.
Willits will have a new garage entrance drive.

31. Indicate whether there will be an intrusion of elements out of character or scale with the existing physical environment (ie. significant changes in size, scale of building, floor levels, entrance patterns, height, materials, color or style from

that of surrounding developments);
No

32. Indicate all elements of the project that are eligible for LEED points if the building were to be LEED certified;
We have determined that LEED certification will not be a part of this development.

33. Indicate whether the proposed structure will block or degrade views, change the skyline or create a new focal point;
The structure will not degrade views. We believe that the building will create a new focal point. Letters from neighbors approving new views are attached as a part of the application.

34. Indicate whether there will be objectionable visual pollution introduced directly or indirectly due to loading docks, trash receptacles or parking, and indicate mitigation measures for same;
We are requesting a variance from the loading dock requirement. Trash receptacles and recycling are located within the building and will not cause visual pollution. Indoor parking is accessed by a new entry/exit from Willits St.

35. Indicate whether there will be an interference with or impairment of ambient conditions necessary for the enjoyment of the physical environment (ie. vibration, dust, odor, heat, glare etc.);
The proposed development will not generate abnormal vibrations, dust, odor, heat, glare or other noxious elements that would prohibit enjoyment of the existing environment.

36. Indicate whether the project area and environs contain any properties listed on the National Register of Historic Places or the city's inventory of historic structures:
This property does not appear on the National Register of Historic Places or the City's Inventory of historic structures.

37. Provide any information on the project area that the State Historic Preservation Office (SHPO) may have:
We are not aware of the property appearing on the SHPO

38. Indicate whether there will be other properties within the boundaries or in the vicinity of the project that appear to be historic and thus require consultation with the SHPO as to eligibility for the National register;
No surrounding properties appear to be historic.

39. Indicate whether the Department of the Interior has been requested to make a determination of eligibility on properties the SHPO or HDC deems eligible and affected by the project;
There is no indication that the Department of the Interior has been requested to make a determination on the historic value of the surrounding properties.

40. Provide proof that the HDC has been given an opportunity to comment on properties that are listed on or have been found eligible for the National Register and which would be affected by the project;
Does Not Apply

Refuse

41. Indicate whether the existing or planned solid waste disposal system will adequately service the proposed development including space for separation of recyclable materials;
Space for refuse and recycling areas for the building occupants will be provided as per standards of the city and area.

42. Indicate whether the design capacity of the existing or planned solid waste disposal system will be exceeded as a result of the project:
Solid waste generated from this facility will be standard and can be handled easily by local waste management companies

43. Indicate whether existing or planned waste water systems will be able to adequately service the proposed development:
Yes. The existing sewer service flow basis of design and capacity of the combined sewer has been reviewed and confirmed by the City Engineer.

44. Indicate whether the design capacity of these facilities will be exceeded as a result of the project;
It is not anticipated that the design capacity of the municipal combined sewer will be exceeded by the development.

45. Indicate the elements of the project that have been incorporated to reduce the amount of water entering the sewer system (such as low flush toilets, Energy Star appliances, restricted flow faucets, greywater recycling etc.) ;
Building design will incorporate restricted flow plumbing fixtures and Energy Star appliances wherever possible.

Storm Sewer

46. Indicate whether existing or planned storm water disposal and treatment systems will adequately serve the proposed development:
Yes

47. Indicate whether the design capacity of these facilities will be exceeded as a result of the project;
It is not anticipated that the design capacity of the municipal sewer system will be exceeded by the proposed development.

48. Indicate the elements of the project that have been incorporated to reduce the amount of storm water entering the sewer system (such as the use of pervious concrete, rain gardens, greywater recycling, green paved etc.):
All care will be taken by ownership to use appropriate storm water management techniques, in accordance with the Birmingham Storm water Ordinance. http://www.bhamgov.org/government/departments/treasury/storm_water_utility_ordinance.php

Water Service

49. Indicate whether either the municipal water utility or onsite water supply system is adequate to serve the proposed project;
Existing domestic system to be adequate; new fire suppression system to be added.

50. Indicate whether the water quality is safe from both a chemical and bacteriological standpoint;
The latest published water quality report can be found at the following address: http://www.bhamgov.org/document_center/Engineering/2015_Water_Quality%20Report.pdf

51. Indicate whether the intended location of the service will be compatible with the location and elevation of the main;
Existing system to remain or be relocated

Public Safety

52. Whether or not the project location provides adequate access to police, fire and emergency medical services:
Building is directly on Chester and Willits Street right of way line and offers direct access for emergency personnel.

53. Whether or not the proposed project design provides easy access for emergency vehicles and individuals (ie. are there obstacles to access, such as one way roads, narrow bridges etc.);
Project located on corner of on Chester and Willits Street with direct access to all local arteries.

54. Whether or not there are plans for a security system which can be expanded, and whether approval for same has been granted by the police department;
A security system is proposed. Approval upon review to meet all police department requirements.

55. Detailed description of all fire access to the building, site, fire hydrants and water connections;

Fire department connection to be coordinated per fire department; Full fire suppression throughout; Access to all floors via fire stairs and elevators; Full state of the art alarm system

56. Whether or not there are plans for adherence to all city and N.F.P.A. fire codes**:**
All NFPA codes will be followed.

57. Proof that one elevator has been designed to accommodate a medical cart:
New Elevator to accommodate a medical cart

58. Detailed specifications on all fire lanes/parking lot surfaces/alleys/streets to demonstrate the ability to accommodate the weight of emergency / fire vehicles;
Existing street access, concrete parking lot surfaces

59. Detailed description of all fire suppression systems:
To be submitted with Construction Documents

60. Provide completed FORM A –Transportation Study Questionnaire (Abbreviated);
See Traffic Impact Assessment as prepared by Stonefield engineering.

61. Provide completed FORM B –
Transportation Study Questionnaire if required by the city's transportation consultant;
See Traffic Impact Assessment as prepared by Stonefield engineering. Does not apply if absent in the study

62. Indicate whether transportation facilities and services will be adequate to meet the needs of all users (i.e. access to public transportation, bicycle accommodations, pedestrian connections, disabled, elderly etc.);
- **Bus Stop is located in close proximity on Maple**
- **A Bike rack will be provided to accommodate (2) bikes**
- **Pedestrian access available at Chester and Willits St.**
- **Full Barrier free access to all levels of the building**

63. Indicate how the project will improve the mobility of all groups by providing transportation choices;
Occupants and visitors can easily access the facility by foot via sidewalks, by car from parking on the street or from nearby parking deck and by bus. A Bike rack will be provided for bikers. The building is located adjacent to the city' s neighborhood connector route.

64. Indicate how the users of the building will be encouraged to use public transit and non motorized forms of transportation;
A Bus stop is in close proximity on Maple. A Bike rack will be provided on site for occupants and visitors. The Bike rack will be consistent with Birmingham city standards.

65. Indicate the elements that have been incorporated into the site and surrounding right-of-way to encourage mode shift away from private vehicle trips;
A Bus stop in close proximity on Maple. A Bike rack on site will be provided for (2) bikes

66. Indicate the elements of the project that have been provided to improve the comfort and safety of cyclists (such as secured or covered bicycle parking, lockers, bike lanes/p aths, bicycle share program etc.);
A Bike rack will be provided on site for (2) bikes

67. Indicate the elements of the project that have been provided to improve the comfort and safety of pedestrians (such as wheelchair ramps, crosswalk markings, pedestrian activated signal lights, bulb outs, benches, landscaping, lighting etc.);
- **Wheelchair and all barrier free access provided**
- **Access route developed north and east of building including planters and trees**
- **The building is located adjacent to the city's neighborhood connector route.**

68. Indicate the elements of the project that have been provided to encourage the use of sustainable transportation modes (such as receptacles for electric vehicle charging, parking for scooters/Smart cars etc.):
Not at this time

69. Indicate whether there are any visual indicators of pond and / or stream water quality problems on or near the site;
Not Applicable

70. Indicate whether the project will involve any increase in impervious surface area and if so, indicate the runoff control measures that will be undertaken:
Refer to the enclosed survey and drainage plans paving plans of the site.

71. Indicate whether the project will affect surface water flows on water levels of ponds or other water bodies:
It is not anticipated that the development will impact any existing surface water flows of ponds or other water bodies.

72. Indicate whether the project may affect or be affected by a wetland, flood plain, or floodway;
It is not anticipated that the development will be impacted or propose impact an existing wetland, floodplain, or floodway. Refer to the enclosed engineering site plans

73. Indicate whether the project location or construction will adversely impact unique natural features on or near the site;
It is not anticipated that the development will be impact or propose impact an existing unique natural features on or near the site.

74. Indicate whether the project will either destroy or isolate a unique natural feature from public access;
Current site is private and the development will not impede the public access to amenities that surround it.

75. Indicate whether any unique natural feature will pose safety hazards for the proposed development;
No existing natural feature will pose any safety hazards for the development.

76. Indicate whether the project will damage or destroy existing wildlife habitats;
Proposed project will not destroy and existing wildlife or habitats

Other Information

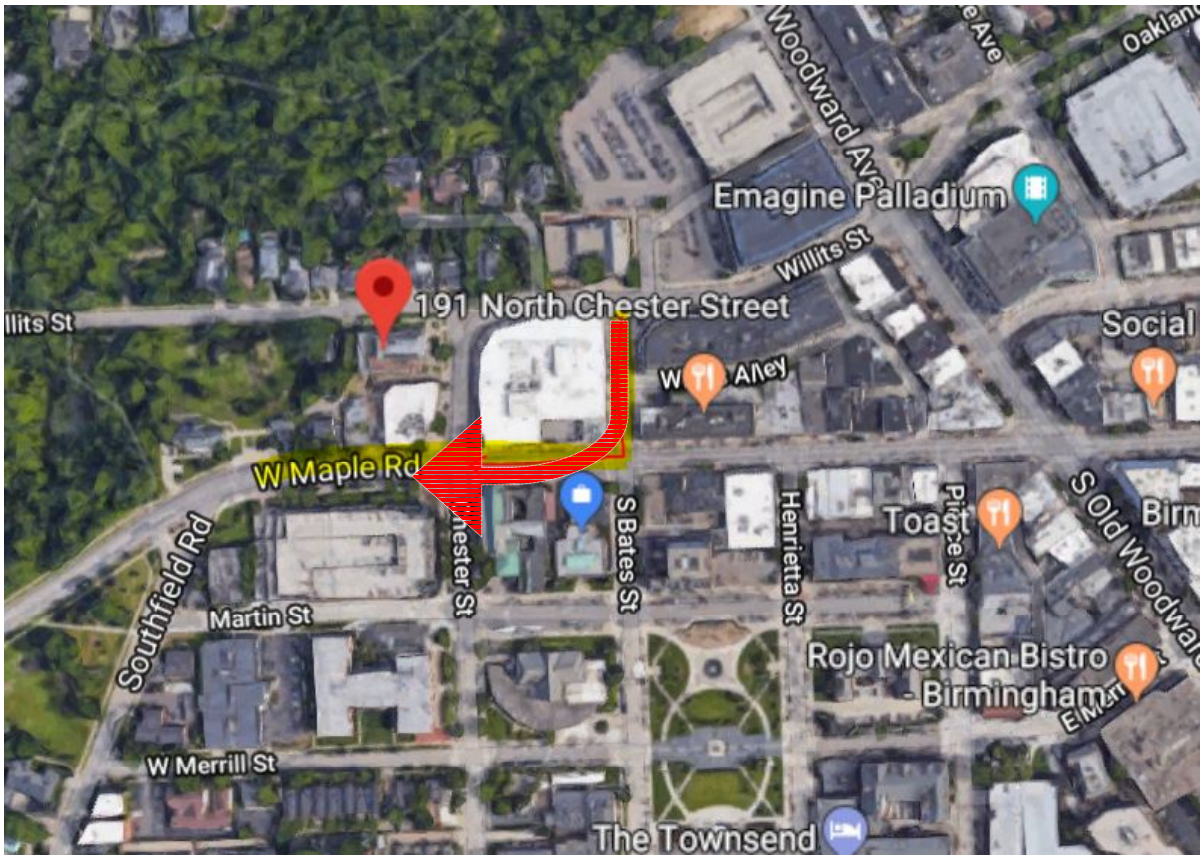
77. Any other information as may reasonably be required by the city to assure an adequ ate analysis of all existing and proposed site features and conditions.
Our office will be happy to supply all additional requested information by the city.

Professional Qualifications

The preparer(s) of the CIS must indicate their professional qualifications, which must include registration in the state of Michigan in their profession where licensing is a state requirement for the practice of the profession (i.e. engineer, surveyor, architect etc.). Where the state does not require licensing (ie. planner, urban designer, economist etc.), the preparer must demonstrate acceptable credentials including, but not limited to, membership in professional societies, university degrees, documentation illustrating professional experience in preparing CIS related materials for similar projects.

Kevin Biddison, AIA

HAUL ROUTE MAP- The Jeffrey



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April 25, 2018

Ms. Julie Knoll, P.E.
Fleis & VanDenbrink
27725 Stansbury Blvd. Suite 195
Farmington Hills, Mi. 48334

Re: 191 Chester Street – The Jeffery
Community Impact Statement and Traffic Study

Dear Ms. Knoll,

Please review the item by item response to your review and questions regarding the above referenced project.

Community Impact Study:

1. Adjacentcy to the City's neighborhood connector route is so noted and has been added to the CIS as requested.
2. A single bike rack consistent with City Standards will be provided which will handle two bikes and will be more than enough to provide space for those who wish to ride a bike to work. The Post Office building at 320 Martin Street, which Mr. Surnow also owns and resides in, is the same square footage with a single City bike rack out front on the sidewalk, which has proven to more than service the needs of that building.
3. The current site is very tight and does not provide for additional areas that could be designated strictly for pick up and drop off for ride sharing. Since the front entry of the building faces Chester and is located at the sidewalk we feel that those few in this small building who might be ride sharing would have access to the City parking directly in front of the building for this pick up and drop off.
4. We can review the possibility of bike parking inside the garage but due to the very tight nature of that area for the purpose for which it was intended it might not be possible. However since we are providing one bike rack for both occupants and visitors it will need to be on site not in the garage.
5. The cross walk at the corner of Maple and Chester is currently in place. This gives access from the downtown area and the Chester Street Parking structure, which is where the majority of the buildings occupants and visitors will park and walk to the building. No other street crossing points exist, any future crosswalk at the Willits and Chester corner would be provided by the City of Birmingham.

Traffic Impact Study:

Refer to the attached response from Stonefield Engineering.

Site Plan:

1. The proposed ADA ramp on the Corner of Willits Street was a requirement discussed with the City of Birmingham Building and Engineering Departments on site and was provided at their request to give ADA accessibility to an existing non-compliant corner for use for a future pedestrian cross walk. Any crosswalk development to the north side of Willits will be provided by the City of Birmingham in the future it is not part of our project work.
2. The existing ADA parking space and access to the building has been reviewed and approved but the City of Birmingham Engineering Department and was designed in conjunction with them.

320 Martin Street Suite LL-10
Birmingham, MI 48009
p 248•554•9500

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3. ADA access from the garage will be provided via the new elevator on the lower level. If the building becomes a multi- tenant facility a corridor would be provided from the garage into the common areas of the building to allow for direct access to the elevator. In addition the front entry of the building on Chester Street will provide grade level access into the building which will be provided with an internal ADA ramp along with the elevator to provide access to all levels of the building.

Thank you for your input on this project we look forward to seeing it service the community in a positive way as it is redeveloped. If you have any further questions or concerns please do not hesitate to contact me.

Sincerely,

Kevin Biddison, AIA
Biddison architecture

320 Martin Street Suite LL-10
Birmingham, MI 48009
p 248•554•9500

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Kolano and Saha Engineers, Inc.
Consultants in Acoustics, Noise and Vibration

2018-078
April 13, 2018

Mr. Kevin Biddison
Biddison Architecture
320 Martin Street, Suite 10
Birmingham, MI 48009

Subject: **Birmingham CIS - Sound Level Measurements and Noise Impact Assessment**
re: The Jeffrey at 191 N Chester Street
Birmingham, MI

Dear Mr. Biddison:

At your request and authorization Kolano and Saha Engineers, Inc. (K&SE) conducted an investigation to review the environmental noise associated with the proposed remodel and expansion at 191 N Chester Street. This investigation includes a review of the measurements at the development site to understand the current ambient noise condition with an evaluation of the proposed development to help assess if noise associated with this development will be compatible at this location.

On-Site Sound Level Measurements

We conducted measurements using a Brüel & Kjær 2270 environmental noise analyzer with a precision outdoor microphone assembly. This instrumentation was calibrated before and after measurements using an acoustic calibrator traceable to the National Institute for Standards and Technology. It was set to measure for a continuous period from April 11th starting at 12:00 PM to April 12 at 4:00 PM. The measurement equipment was located approximately 20 feet south of the closest lane of Willits Street and approximately 90 feet west of the closest lane of Chester Street. The measurements were conducted at an elevation of approximately 7 feet above ground. The location of this measurement position is detailed in **Exhibit 1**.

The results of the measurements are presented in a graph of sound level versus time in **Exhibit 2**. This graph contains two plot lines; the 5 minute L_{eq} (energy average level), the hourly L_{eq} and the daytime and nighttime averaged sound levels. Note that the daytime averaged sound level does not include the public warning system siren sound level as this noise source is excluded from the ordinance noise limitations and is intentionally loud for the public welfare. The sources of noise in the sound levels measured were primarily from local traffic on Willits and N Chester Streets with some contribution from construction activities related to the renovation of the 191 N Chester Street building. Sound levels in this area are generally quieter than other location in Birmingham where more traffic and people are present such as along the Woodward, Old Woodward corridors and other major thoroughfares.

3559 Sashabaw Road · Waterford, MI 48329-2656 · (248) 674-4100 · Fax (248) 674-3755

City of Birmingham Noise Ordinance

The City of Birmingham addresses noise in their ordinance under *Part II – City Code, Chapter 50 – Environment, Article II. Nuisances, Division 4 – Noise*. This ordinance provides information of Definitions, general prohibitions, specific prohibitions, decibel level prohibitions, general exemptions and test procedures. The objective limits cited in this ordinance (as Table 1) are:

Use of Property Producing the Sound	Use of Property Receiving the Sound	Sunday to Saturday 7:00 a.m. to 7:00 p.m.	Sunday to Saturday 7:00 p.m. to 7:00 a.m.
Residential	Residential	75	60
Commercial	Residential	80	60
Residential	Commercial	80	60
Commercial	Commercial	90	75

Exemptions to these limits include power equipment operations between 7AM and 7PM that do not exceed 100 dB(A) at or beyond the property line, construction noise between 7AM and 7PM Monday-Saturday excluding holidays (with additional provisions), and snow removal which does not exceed 90 dB(A) at or beyond the property line.

Properties to the north and to the west are residential and have noise limits of 80 dB(A) daytime and 60 dB(A) nighttime. Property to the south and east are commercial and have noise limits of 90 dB(A) daytime and 75 dB(A) nighttime. Using the daytime and nighttime average sound levels (54 dB(A) and 48 dB(A) respectively) as maximum noise level design goals can help maintain the current sound environment and help minimize additional impact to the adjacent community.

Proposed Development Noise Impact

From a noise perspective, the proposed renovation and expansion for the proposed office building is generally similar to other office buildings in Birmingham. The site of the building is directly adjacent to residential properties to the north. Based upon the results of the 24 hour site noise measurements, the residents of these homes are likely used to a quieter environment than other properties located closer to major thoroughfares in the city. As a result, deliberate attention should be given to the noise control of building-related mechanical and electrical services to help minimize undue noise impact to the adjacent residents.

The renovation and expansion of the three-level building is expected to be used for office lease space. The Lower Level is planned to have a new parking garage with 8 vehicle spaces, office lease space, a storage room, a mechanical room and the new expanded area to the east being used for a lounge and patio. The First Floor is planned to be office lease space with a new lobby in the expanded area. The Second Floor is planned to be office lease space. The sources of noise expected from the building include:

Heating and Cooling Mechanical Systems

Based on communications with you for this project, it is our understanding that residential size heating and air conditioning systems is expected for each of the levels. These systems are expected to have condenser-compressor units outdoors for cooling during warm weather. The high-efficiency versions of these types of units are generally quieter and less likely to be significant sources of noise. However, even the low-noise versions of these units should be carefully located on the site to minimize noise transmission to adjacent residential properties.

Below Grade Parking Exhaust Fans

To ventilate vehicle exhaust gasses, one or more fans are expected for the lower level enclosed parking. Careful selection and location of these fans can help minimize any adverse noise impact created by their operation. Mixed flow style fans with variable speed drives tend to be less noisy, though noise control elements should also be considered to help minimize noise impact to local residents as well as occupants of The Jeffrey.

Emergency Power Generator

It is not clear at this point whether or not an emergency power generator will be required for this building. If included, a generator has the potential for excessive noise. With proper location selection, provisions for adequate generator noise controls and exhaust muffling, and minimal actual operation time (weekly or bimonthly maintenance cycles are normally expected), we expect that a generator can be made to comply with the ordinance and create minimal noise impact. Considering noise impact, the optimal location of the generator may be to the south of the building toward the east side.

Conclusion

Based on the information we have been provided and deliberate effort to minimize noisy equipment, we anticipate that the proposed development will be able to comply with the Birmingham Noise Ordinance limits.

Mr. Biddison, should you have questions or need additional assistance on this matter, do not hesitate to call.

Sincerely,

KOLANO AND SAHA ENGINEERS, INC.

Darren Brown, P.E.
INCE Board Certified
Consultant

EXHIBIT 1

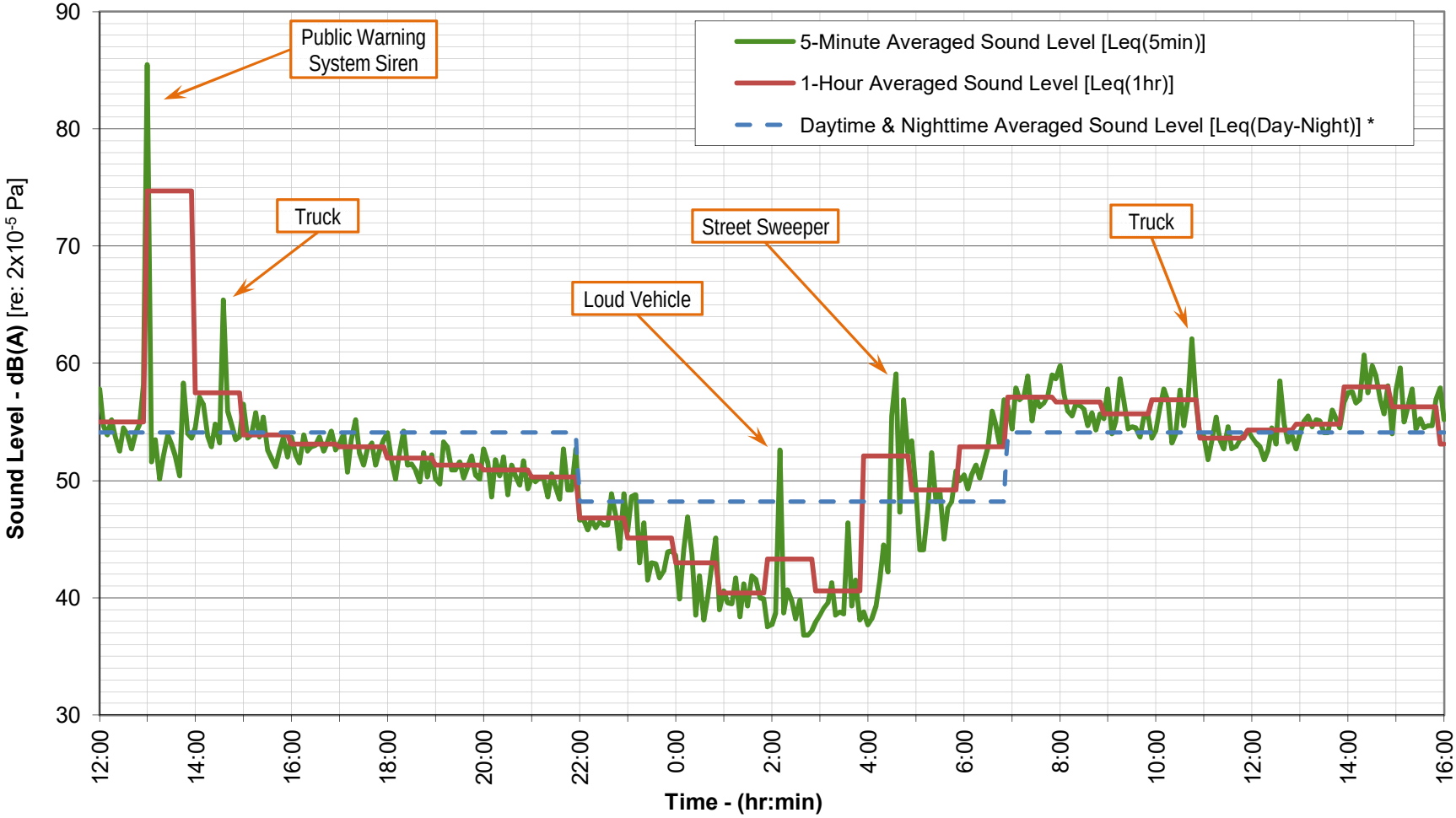
191 N CHESTER STREET AERIAL SITE VIEW DETAILING SOUND LEVEL MEASUREMENT LOCATION

EXHIBIT 2

Ambient Sound Levels at 191 N Chester Street

Measured 20 Feet South of Willits Street and 90 Feet West of N Chester Street;
Sound is predominantly from local vehicle traffic

Measurements Conducted for: **Biddision Architecture**



April 11 - 12, 2018

*The daytime average sound level does not include the public warning system siren.

Traffic Impact Assessment of Proposed
Renovation and New Addition For

THE JEFFREY

191 North Chester Street
Birmingham, Michigan 48009

Prepared For:
Kevin Biddison, AIA
Biddison Architecture + Design
320 Martin Street, Suite 10
Birmingham, MI 48009

Applicant Information:
Sam Surnow
320 Martin Street, Suite 100
Birmingham, MI 48009

Prepared: April 12, 2018
Revised: April 25, 2018

STONEFIELD

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2. City of Birmingham Traffic Impact Assessment Form (Form A)
3. Stopping Sight Distance at Site Driveway
4. Excerpts from City's Multi-Modal Transportation Plan
5. SMART Bus Stops & Routes in Site Vicinity
6. SEMCOG Traffic Volume Data

Executive Summary

The Applicant is proposing to renovate the existing First Church of Christ Scientist building to provide a three (3)-floor office building. The proposed building would provide approximately 24,702 square feet of gross floor office space, and parking would be provided via a ground-level parking garage and existing on-site parking. Construction and full occupancy is expected by 2020.

Existing access is provided via one (1) curb-cut along Willits Street servicing three (3) right-angle parking spaces. Under the proposed development program, an additional curb-cut along Willits Street would be constructed providing access to a gated parking area on the lower level of the building, which would provide eight (8) parking spaces. The existing three (3) right-angle parking spaces are proposed to remain as-is. The site is located within the parking assessment district, and as such, no parking is required for the proposed development. To provide a conservative analysis, all of the new vehicular traffic to the site was routed to use the gated access point, however it is anticipated that a portion of the parking demand generated by the site would utilize public parking spaces in the City of Birmingham.

This Traffic Impact Assessment was prepared by Stonefield Engineering & Design, LLC, utilized the City of Birmingham's Traffic Study Questionnaire (Form A), as well as accepted traffic engineering practices for Traffic Impact Assessments.

The key findings and conclusions developed in this study are as follows:

1. The site driveway of the proposed office building is projected to generate eight (8) vehicle trips during the weekday morning peak hour (8 in, 0 out) and eight (8) vehicle trips during the weekday evening peak hour (0 in, 8 out). Along the total roadway network, the proposed office building is projected to generate an increase of 44 vehicle trips during the weekday morning peak hour (39 in, 5 out) and an increase of 21 trips during the weekday evening peak hour (1 in, 21 out) as compared to the existing development.
2. The traffic generated by the site would be dispersed throughout the roadway network as a majority of the site-generated traffic would likely need to park in public parking areas.
3. The proposed development would further the City's Multi-Modal Transportation Plan by providing an ADA-accessible ramp at the intersection of Willits Street and Chester Street, replacing an existing non-accessible staircase at the intersection.
4. The proposed development would further the City's Multi-Modal Transportation Plan by extending the sidewalk along Willits Street to the edge of the property, providing a location for a future sidewalk connection on the neighboring property to the west.
5. No roadway lane improvements are warranted by the proposed development.
6. There would be 11 parking spaces provided on-site. As the site is located within the parking assessment district, the proposed development is not required to provide parking on-site. It is anticipated that a portion of the site's parking demand would be satisfied utilizing public parking on-street and within parking garages.

Introduction

The Applicant is proposing to renovate the existing First Church of Christ Scientist building to provide a three (3)-floor office building. The proposed building would provide approximately 24,702 square feet of gross floor office space, and parking would be provided via a ground-level parking garage and existing on-site parking. The subject property is located at the southwest quadrant of the intersection of North Chester Street and Willits Street in the City of Birmingham, Oakland County, Michigan. The site location is shown on **Figure 1**. The subject property Parcel Identification Number (PIN) is designated as 19-25-356-023. The site has approximately 116 feet of frontage along Chester Street and 180 feet of frontage along Willits Street. The existing site is presently developed with a two (2)-story building previously occupied by the First Church of Christ Scientist. Construction and full occupancy is expected by 2020.

Existing access is provided via one (1) curb-cut along Willits Street servicing three (3) right-angle parking spaces. Under the proposed development program, an additional curb-cut along Willits Street would be constructed providing access to a gated parking area on the lower level of the building, which would provide eight (8) parking spaces. The existing three (3) right-angle parking spaces are proposed to remain as-is. The site is located within the parking assessment district, and as such, no parking is required for the proposed development. To provide a conservative analysis, all of the new vehicular traffic to the site was routed to use the gated access point, however it is anticipated that a portion of the parking demand generated by the site would utilize public parking spaces in the City of Birmingham.

This Traffic Impact Assessment was prepared by Stonefield Engineering & Design, LLC, and utilized the City of Birmingham's Traffic Study Questionnaires (Form A), as well as accepted traffic engineering practices for Traffic Impact Assessments.

Existing Conditions

Roadway Characteristics

Chester Street is located along the easterly side of the property with a general north-south orientation and generally provides one (1) lane of travel in each direction. Along the site frontage, additional lanes are provided approaching the intersection with Maple Road to the south. At its northern terminus along the frontage, Chester Street curves to the east and becomes Willits Street, an east-west oriented roadway.

Chester Street is classified on the National Functional Classification Map as a Major Collector roadway and has a posted speed limit of 25 mph. Curb and sidewalk are provided along both sides of the roadway, a striped shoulder is provided along the easterly side of the roadway approaching Willits Street, and on-street parking is permitted within the site vicinity within two (2) metered parking spaces along the westerly side of the roadway. Additional metered on-street parking is provided south of Maple Road. Chester Street provides north-south mobility for residential, commercial, religious, and educational uses along its length. Street level view of the site from Chester Street is provided on **Figure 2**.

Willits Street is located along the northerly side of the property with a general east-west orientation and generally provides one (1) lane of travel in each direction. Along the site frontage, Willits Street is approximately 24 feet in width. East of Chester Street, Willits Street widens to provide metered, on-street parking along both sides of the roadway.

Willits Street is classified on the National Functional Classification Map as a Major Collector roadway to the east of Chester Street, and is classified as a local roadway to the west of Chester Street. Along the site frontage, curb and sidewalk are provided along both sides of the roadway, shoulders are not provided, and on-street parking is not permitted. East of Chester Street, curb and sidewalk are provided along both sides of the roadway, shoulders are not provided, and metered on-street parking is not provided in designated spaces. Willits Street provides east-west mobility for residential uses west of Chester Street and commercial uses east of Chester Street. Streel level view of Willits Street is provided in **Figure 3** and **Figure 4**.

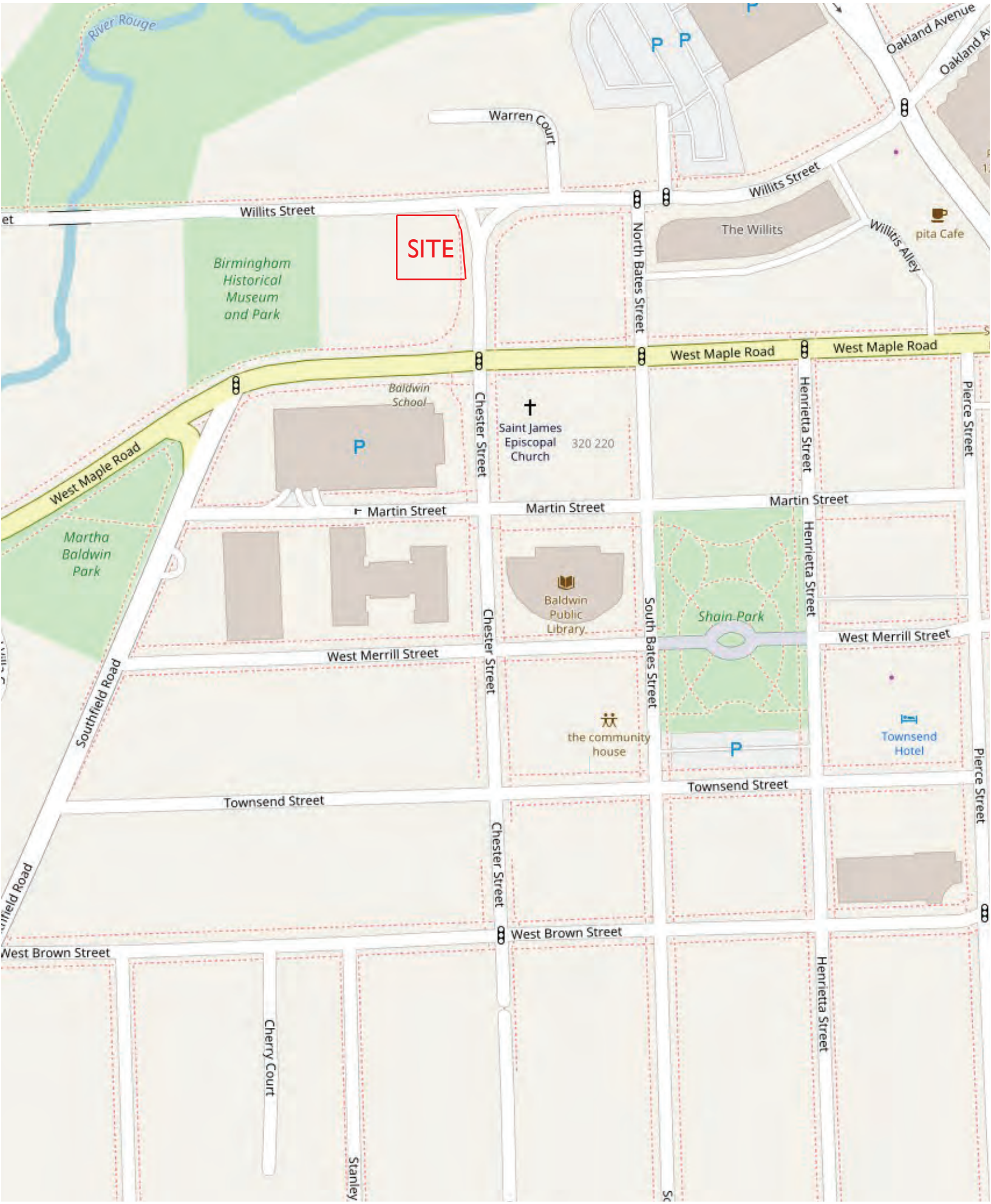


Figure 1. Site Location Map

Figure 2. Street View From Northbound Chester Street

Figure 3. Street View From Westbound Willits Street

Figure 4. Street View From Eastbound Willits Street

Chester Street and Willits Street intersect to form an unsignalized T-intersection, with the eastbound approach of Willits Street operating under stop control. At the intersection, the westbound approach of Willits Street continues southbound on Chester Street and the northbound approach of Chester Street continues eastbound on Willits Street without stop control. Left-turns from the eastbound approach of Willits Street and from the northbound approach of Chester Street are not permitted.

Alternate Modes of Transportation

Sidewalks are provided along both sides of Chester Street and Willits Street abutting the site. Crosswalks are not provided at the intersection of Chester Street and Willits Street, however crosswalks are provided at signalized intersections located one (1) block away along Chester Street and Willits Street in the southerly and easterly directions. Given the narrow width of the roadway, crossing the westerly leg of Willits Street at the intersection appears reasonably feasible via an existing residential driveway and a small staircase. As this crossing is not ADA-accessible, the application is proposing installation of an ADA-accessible ramp for crossing the westerly leg. A midblock pedestrian crossing across Chester Street or the easterly leg of Willits Street is not recommended given the horizontal curvature in the roadway, limiting sight distance for both pedestrians looking for motorists and vice versa.

There does not appear to be signed or striped bicycle lanes, bicycle routes, or bicycle parking in the site vicinity. A bicycle rack will be provided on-site to accommodate bicycle parking.

SMART offers fixed-route bus service along Maple Road south of the site via Route 445 and Route 780. The nearest stop for these routes is located at the intersection of Maple Road and Bates Street, an approximately two (2)-block walk from the site. Information regarding the nearby bus routes is provided within the appendix.

Traffic Volumes

Stonefield utilized observed traffic volume counts and mapping provided by SEMCOG to determine the daily and hourly traffic along the subject roadways. Specifically, Stonefield utilized count data at the locations shown in **Table 1**.

TABLE 1 – SEMCOG TRAFFIC VOLUME DATA

Street	Location	Year	AADT
Willits Street	Between Old Woodward Avenue and Chester Street	2008	7,660
		2016	9,305
Chester Street	Between Willits Street and Maple Road	2008	3,500
Chester Street	Between Maple Road and Brown Street	2008	3,430
		2016	3,100

Based to the SEMCOG data available proximate to the site, it was determined that the data along Willits Street would provide the most conservative estimate of the existing traffic volume along the Chester Street site frontage. The 2008 and 2016 SEMCOG data along Willits Street was utilized to calculate an annual growth rate of approximately 2.5%.

The calculated annual growth rate was applied to the 2016 SEMCOG traffic volume data along Willits Street for two (2) years to calculate the 2018 existing daily volume. A typical K-factor for urbanized areas of nine (9%) percent was then used to calculate the 2018 hourly volume during the weekday morning and weekday evening peak hours. The 2008 SEMCOG 15-minute interval traffic volumes along Willits Street were utilized to determine the directional distribution of the existing volumes along the Chester Street site frontage. **Table 2** summarizes the calculation of the existing volumes along the Chester Street site frontage.

TABLE 2 – EXISTING TRAFFIC VOLUME CALCULATION

2016 SEMCOG Volume	Annual Growth Rate	2018 Daily Volume	K-Factor	2018 Hourly Volume
9,305	2.5%	9,776	9%	880

Traffic volume data is not available for Willits Street directly along the site frontage. However, given the local classification of the roadway, traffic volumes are not anticipated to be significant. The 2018 Existing Traffic Volumes are illustrated on **Figure 5** and the SEMCOG traffic volume data utilized in this report is provided within the appendix.

Future Conditions

Trip Generation

Trip generation projections for the proposed office building were prepared utilizing the Institute of Transportation Engineers' (ITE) Trip Generation Manual, 10th Edition. Trip generation rates associated with Land Use 710 "General Office Building" were cited for the proposed 24,702-square-foot office building. Trip generation projections were also prepared for the existing church utilizing rates associated with Land Use 560 "Church" to compare the trip generation of the existing development with the proposed development. **Table 3** provides the weekday morning peak hour, weekday evening peak hour, and weekday daily trip generation volumes associated with the proposed office building and the existing church.

TABLE 3 – TRIP GENERATION PROJECTIONS

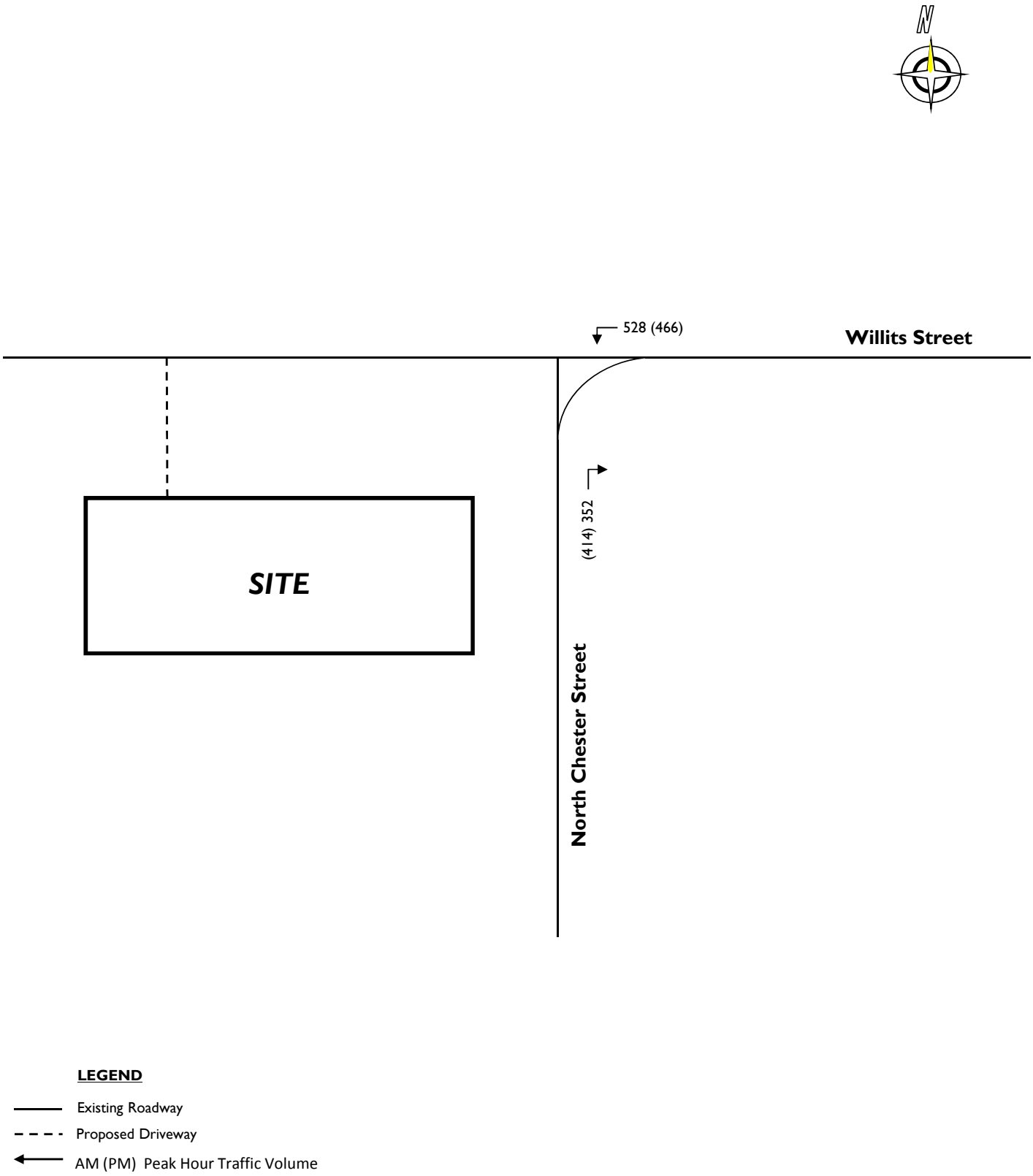
Land Use	ITE Code	Amount	Weekday Daily	Weekday Morning Peak Hour			Weekday Evening Peak Hour		
				Enter	Exit	Total	Enter	Exit	Total
Existing: Church	560	17,930 SF	125	4	2	6	4	5	9
Proposed: General Office Building	710	24,702 SF	274	43	7	50	5	25	30
Trip Difference			**+149**	**+39**	**+5**	**+44**	**+1**	**+20**	**+21**
Total Increase at Site Driveway				**+8**	**0**	**+8**	**0**	**+8**	**+8**

As indicated in Table 1, the proposed development would be expected to generate an trip increase of 44 new trips to the adjacent roadway network during the weekday morning peak hour and an increase of 21 new trips during the weekday evening peak hour. Because of the size of the parking supply on-site, the proposed development would only generate eight (8) trips during the weekday morning peak hour and eight (8) trips during the weekday evening peak hour at the site driveway. The remaining trips would be dispersed throughout the roadway network as motorists use public on-street and garage parking. As such, the trip increase at any particular approach would be minimal.

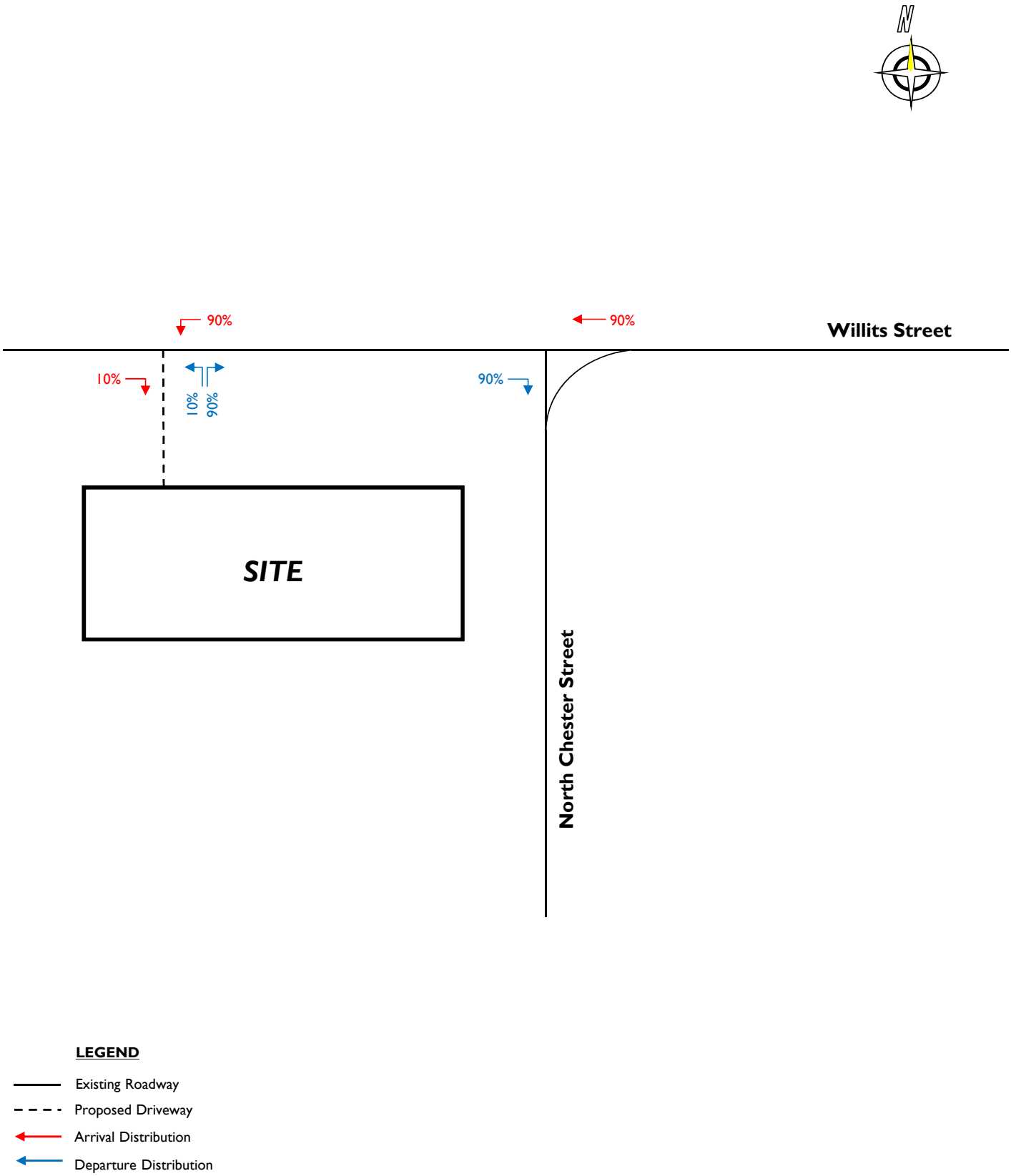
Trip Distribution

The projected trips were distributed on the adjacent roadway network. For the purpose of the distribution, the trips were routed to and from the site driveway, however it is anticipated that traffic volumes would likely be dispersed throughout the grid-style network of downtown Birmingham as motorists use public on-street and garage parking. **Figure 6** provides the weekday morning and weekday evening trip distribution at the site driveway.

During the morning peak hour, a majority of trips will enter the site as employees arrive at the office for a typical workday. Specifically, per the ingress/egress distribution provided by ITE, 86% of trips would enter the site and 14% would exit the site during the morning peak hour.



STONEFIELD	**Proposed Office Building** **191 North Chester Street** **City of Birmingham, Oakland County, Michigan** **Traffic and Parking Assessment Report**	**FIGURE 5** **2018 Existing Traffic Volumes**



STONEFIELD	**Proposed Office Building** **191 North Chester Street** **City of Birmingham, Oakland County, Michigan** **Traffic and Parking Assessment Report**	**FIGURE 6** **Site-Generated Trip Distribution**

During the evening peak hour, a majority of trips will exit the site as employees depart the office after a typical workday. Specifically, per the ingress/egress distribution provided by ITE, 16% of trips would enter the site and 84% would exit the site during the evening peak hour.

Trip Assignment

The trips generated by the proposed office development have been assigned to individual turning movements as shown in **Figure 7**.

Future total traffic was determined by adding the traffic generated by the site to the calculated traffic volumes on the roadway network with applied 2.5% annual growth rate to represent the 2020 Build Traffic Volumes. This traffic volume is provided in **Figure 8**.

Traffic Impacts

Volume Impacts

Based on the trips generated by the proposed office building, and the calculated traffic volumes on Chester Street and Willits Street, the southbound traffic volume on Chester Street along the site frontage is projected to increase by approximately 1% percent during the weekday morning peak hour and approximately 4% percent during the weekday evening peak hour, and the westbound traffic volume on Willits Street east of Chester Street is projected to increase by approximately 6% percent during the weekday morning peak hour and approximately 1% percent during the weekday evening peak hour.

Level of Service Impacts

Based on Transportation Impact Analysis for Site Development published by ITE, a trip increase of less than 100 vehicles trips would likely not change the level of service of the roadway system or appreciably increase the volume-to-capacity ratio of an intersection approach. The proposed development is projected to generate 50 total trips during the weekday morning peak hour and 30 total trips during the weekday evening peak hour. As such, the proposed office development is not anticipated to significantly impact the operations of the adjacent roadway network.

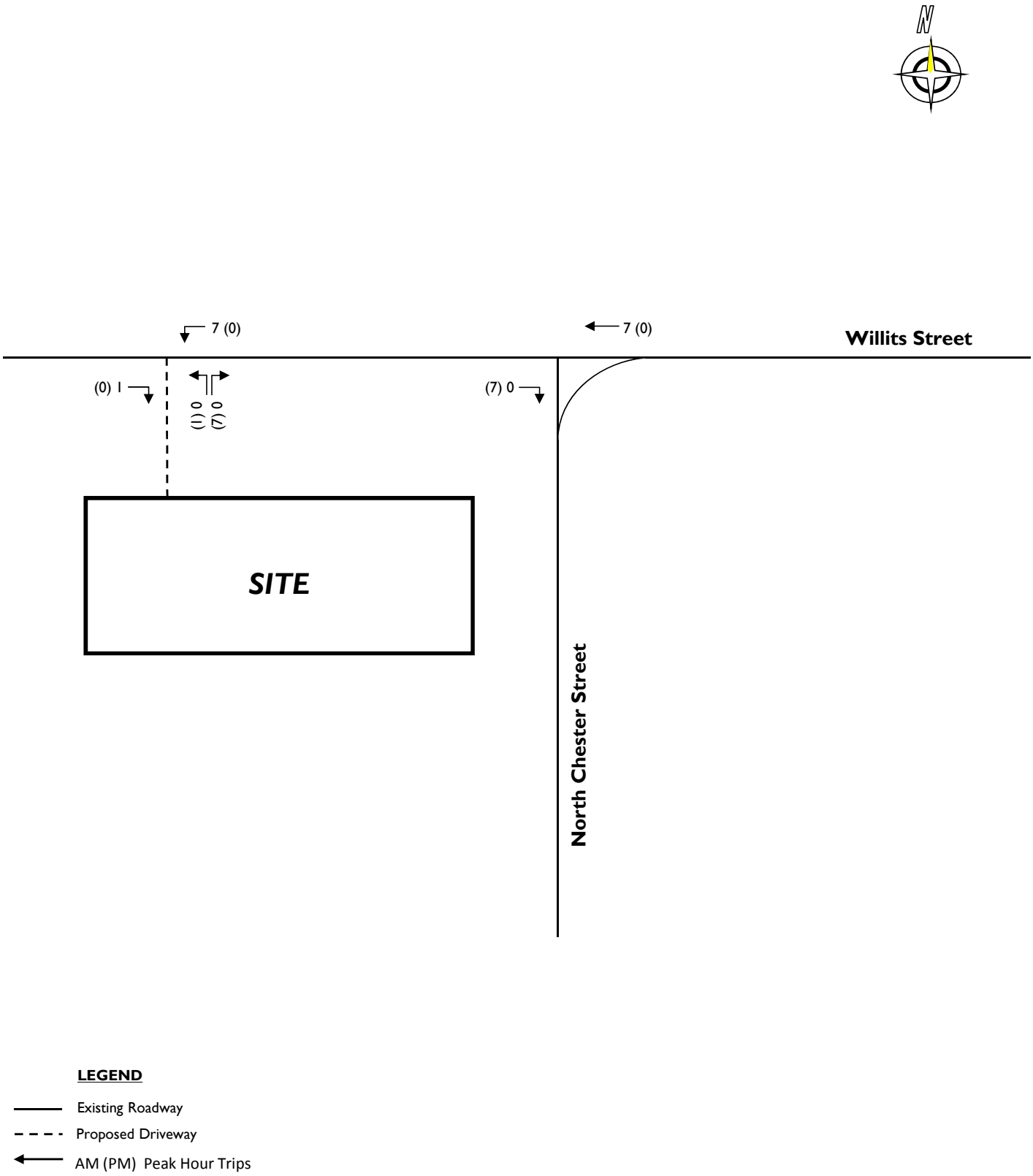
Transportation Standards

Access to the site is proposed exclusively along Willits Street. The roadway is approximately 24 feet wide and does not permit on-street parking, resulting in one (1) 12-foot lane in each direction for vehicular traffic. The narrow roadway cross-section promotes lower vehicular speeds in both the residential and downtown portions of the roadway, and as such should not be widened in the vicinity of the site to provide a left-turn lane or provide other transportation standards. **Figure 9** and **Figure 10** provide street level view of Willits Street in the vicinity of the access point.

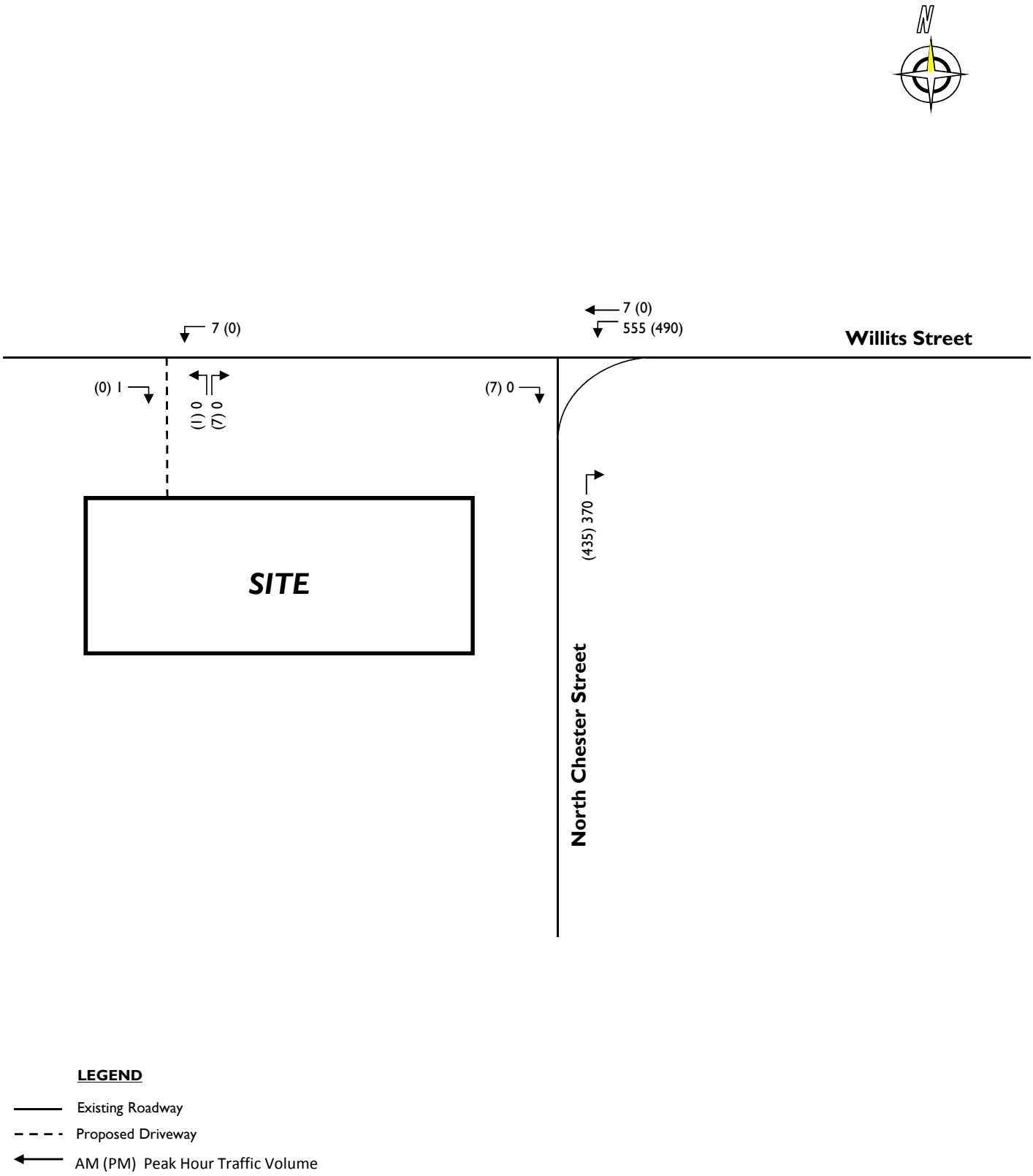
Non-Vehicular Access

The proposed office building is anticipated to generate additional pedestrian traffic in the area. Consistent with the City's Multi-Modal Transportation Plan, improvements along the site frontage are proposed to accommodate pedestrians in the area. An ADA-accessible ramp is proposed at the southwest corner of the intersection of Willits Street and Chester Street, which would replace a non-ADA-accessible staircase leading to the roadway.

As shown on Figure 3.2A – Proposed Sidewalks of the City's Multi-Modal Transportation Plan (portion appended), properties west of the subject site are categorized as "Priority 2: Complete Sidewalk Gaps in Neighborhood." As part of the development program, a six (6)-foot-wide sidewalk would be extended from its current terminus at the existing on-site surface parking to the edge of the property line, allowing for a sidewalk connection on the adjacent property at a future date.



STONEFIELD	Proposed Office Building 191 North Chester Street City of Birmingham, Oakland County, Michigan Traffic and Parking Assessment Report	FIGURE 7 Site-Generated Traffic Volumes



STONEFIELD	Proposed Office Building 191 North Chester Street City of Birmingham, Oakland County, Michigan Traffic and Parking Assessment Report	FIGURE 8 2020 Build Traffic Volumes

Figure 9. View From Driveway to Westbound Willits Street

Figure 10. View From Driveway to Eastbound Willits Street

As shown on Figure 3.7A – Proposed Neighborhood Connector Routes of the City's Multi-Modal Transportation Plan (portion appended), Willits Street is designated as a future neighborhood connector route west of Chester Street for local bicycle traffic. The neighborhood connector route along Willits Street was completed in 2017.

Parking Supply

The site is located within the parking assessment district, and as such, no parking is required for the proposed development. The existing site provides three (3) right-angle parking spaces along Willits Street. Under the development plan, these spaces would be maintained, and an eight (8)-space gated garage would be located on the lower level of the development. This equates to a total of 11 spaces provided on-site for the proposed office development. It is likely that additional parking supply beyond the on-street parking supply would be necessary to accommodate the parking demand of the proposed office.

There are several parking structures within walking distance of the site that may accommodate parking demand generated by the site. The 180 Chester Street parking garage is located approximately 250 feet south of the site, and the 333 North Old Woodward Avenue parking garage is located approximately 500 feet east of the subject property. It is Stonefield's understanding that there is presently a waiting list for monthly parking permits within the City garages, however parking in excess of six (6) hours is permitted within the garages, suitable for employees of an office use. Short-term visitors would be able to utilize metered on-street parking or parking garages within vicinity of the subject site.

Key Findings and Conclusions

The key findings and conclusions developed in this study are as follows:

1. The site driveway of the proposed office building is projected to generate eight (8) vehicle trips during the weekday morning peak hour (8 in, 0 out) and eight (8) vehicle trips during the weekday evening peak hour (0 in, 8 out). Along the total roadway network, the proposed office building is projected to generate an increase of 44 vehicle trips during the weekday morning peak hour (39 in, 5 out) and an increase of 21 trips during the weekday evening peak hour (1 in, 21 out) as compared to the existing development.
2. The traffic generated by the site would be dispersed throughout the roadway network as a majority of the site-generated traffic would likely need to park in public parking areas.
3. The proposed development would further the City's Multi-Modal Transportation Plan by providing an ADA-accessible ramp at the intersection of Willits Street and Chester Street, replacing an existing non-accessible staircase at the intersection.
4. The proposed development would further the City's Multi-Modal Transportation Plan by extending the sidewalk along Willits Street to the edge of the property, providing a location for a future sidewalk connection on the neighboring property to the west.
5. No roadway lane improvements are warranted by the proposed development.
6. There would be 11 parking spaces provided on-site. As the site is located within the parking assessment district, the proposed development is not required to provide parking on-site. It is anticipated that a portion of the site's parking demand would be satisfied utilizing public parking on-street and within parking garages.

TECHNICAL APPENDIX

PROFESSIONAL RESUME

CHARLES D. OLIVO, PE
PRINCIPAL/FOUNDER

Education

BS Civil Engineering
University of Notre Dame, 2002

Licensure

Professional Engineer
Michigan
Indiana
Ohio
New Jersey
New York
Pennsylvania
Connecticut
Maine
Massachusetts
Rhode Island
Maryland
North Carolina
New Hampshire

Professional Traffic Operations Engineer

Associations

Institute of Transportation Engineers (ITE)

American Society of Civil Engineers (ASCE)

Urban Land Institute (ULI)

Mr. Charles Olivo is accomplished in numerous aspects of Civil, Infrastructure, Highway, and Traffic and Transportation Engineering having completed projects for private development/redevelopment entities, public jurisdictional agencies, and local municipalities. Serving clients throughout the Northeast and Midwest, he has professional experience designing and managing the unique and diverse elements of land development and infrastructure design. Mr. Olivo is involved with engineering design from project inception and conceptual development through the entitlement and construction process. His experience in the Civil Engineering field has involved the shaping of development parcels inclusive of both on-site and off-site impacts and access management features.

Preparation of detailed traffic and civil engineering findings during the Due Diligence/Site Assessment process for over 300 development sites to serve as the cornerstone of project viability and create a critical reference point during feasibility assessment. Through thorough research of local development codes and an understanding of development opportunities and constraints, Mr. Olivo has successfully prepared numerous Site and Traffic Analyses for development/redevelopment projects and programs.

Preparation of engineered Site Plan and Traffic Roadway Plan documents to serve as essential components in the land use permitting and entitlement process. Mr. Olivo has been integrally involved in the preparation of over 300 construction document sets, studies, analyses, and assessments associated with land development projects. He has established a reputation of high-quality design, innovative thinking, and understanding of client objectives throughout his experience.

Mr. Olivo has been a key advocate in urban infill development and the advancement of smart growth techniques. He has been the transportation engineer of record for numerous development and redevelopment plans.

Mr. Olivo has been qualified as a traffic and site Engineering Expert and provided testimony before approximately 100 Land Use Boards throughout the country. In addition, he has presented to client groups, public governing bodies, and civic associations to explain the impacts of private development/redevelopment projects and the proposed improvement/mitigation measures associated with these projects.

Mr. Olivo's project experience includes traffic analysis, traffic signal and intersection improvement design, zoning review, site investigation and due diligence, concept preparation, stormwater management and stormwater conveyance system design, grading utility design, soil erosion and sediments, control design, and project coordination.

CITY OF BIRMINGHAM TRAFFIC IMPACT ASSESSMENT FORM (FORM A)

FORM A - TRAFFIC STUDY QUESTIONNAIRE

Applicant: Sam Surnow Case#:

Date: 4/25/2018 Address: 320 Martin Street, Suite 100, Birmingham, MI 48009

1. Proposed Project

Brief description of the proposed project: Proposed renovation of an existing church into an office building. Access would be provided via one (1) driveway along Willits Street, serving eight (8) parking spaces within an enclosed garage. Three (3) surface parking spaces would remain, for a total of 11 spaces on-site.

Use of building(s): Office

Site plan attached: Included with CIS

Gross square footage: 24,702.25 SF (garage not included)

Net square footage: 23,382 SF

Number of parking spaces: 11

2. Driveway Movements (a.m. and p.m. peak hours)

Driveway: Full-movement along Willits Street (AM)
Left In:
Right In:
Left Out:
Right Out:

Driveway: Full-movement along Willits Street (PM)
Left In:
Right In:
Left Out:
Right Out:

Driveway:
Left In:
Right In:
Left Out:
Right Out:

Driveway:
Left In:
Right In:
Left Out:
Right Out:

3. Transportation Standards

Using the City Design and Construction standards or where appropriate, County Road Commission and Michigan Department of Transportation standards, identify the following:

Passing lanes: No passing lanes provided on Willits Street along the site frontage.

Tapers: No lane tapers provided on Willits Street along the site frontage.

Turn Lanes: No turn lanes provided on Willits Street along the site frontage.

Evaluate sight distances at project driveways: Stopping sight distance is provided on appended Figure 1A (page A8). Willits Street is generally straight and flat within the vicinity of the driveway , it appears sufficient sight distance is provided.

Vehicle stacking analysis (if drive-up facilities are proposed): N/A

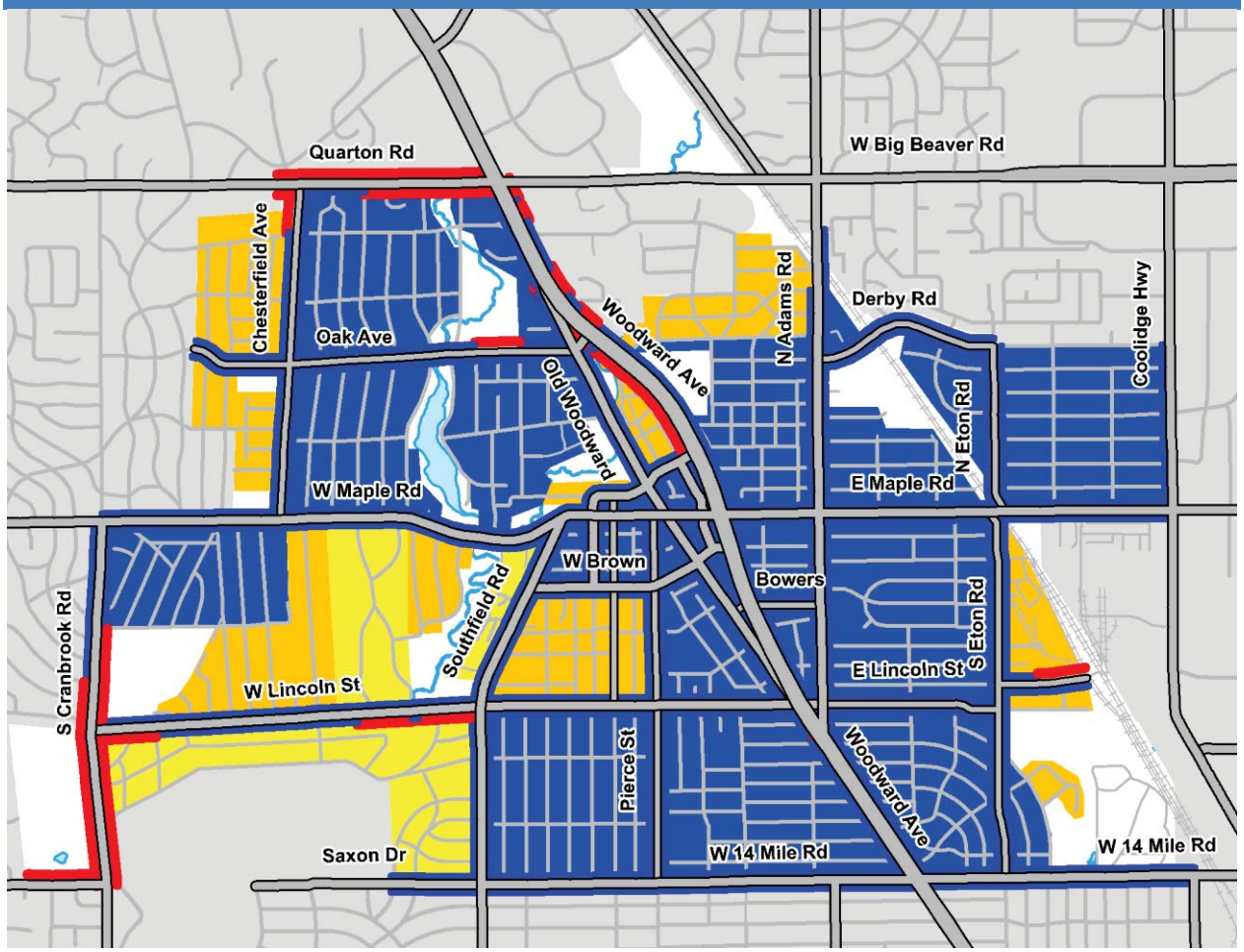
STOPPING SIGHT DISTANCE AT SIGHT DRIVEWAY

Figure 1A. Stopping Sight Distance

STONEFIELD

EXCERPTS FROM CITY'S MULTI-MODAL TRANSPORTATION PLAN

FIGURE 3.2A PROPOSED SIDEWALKS



Proposed Sidewalks:

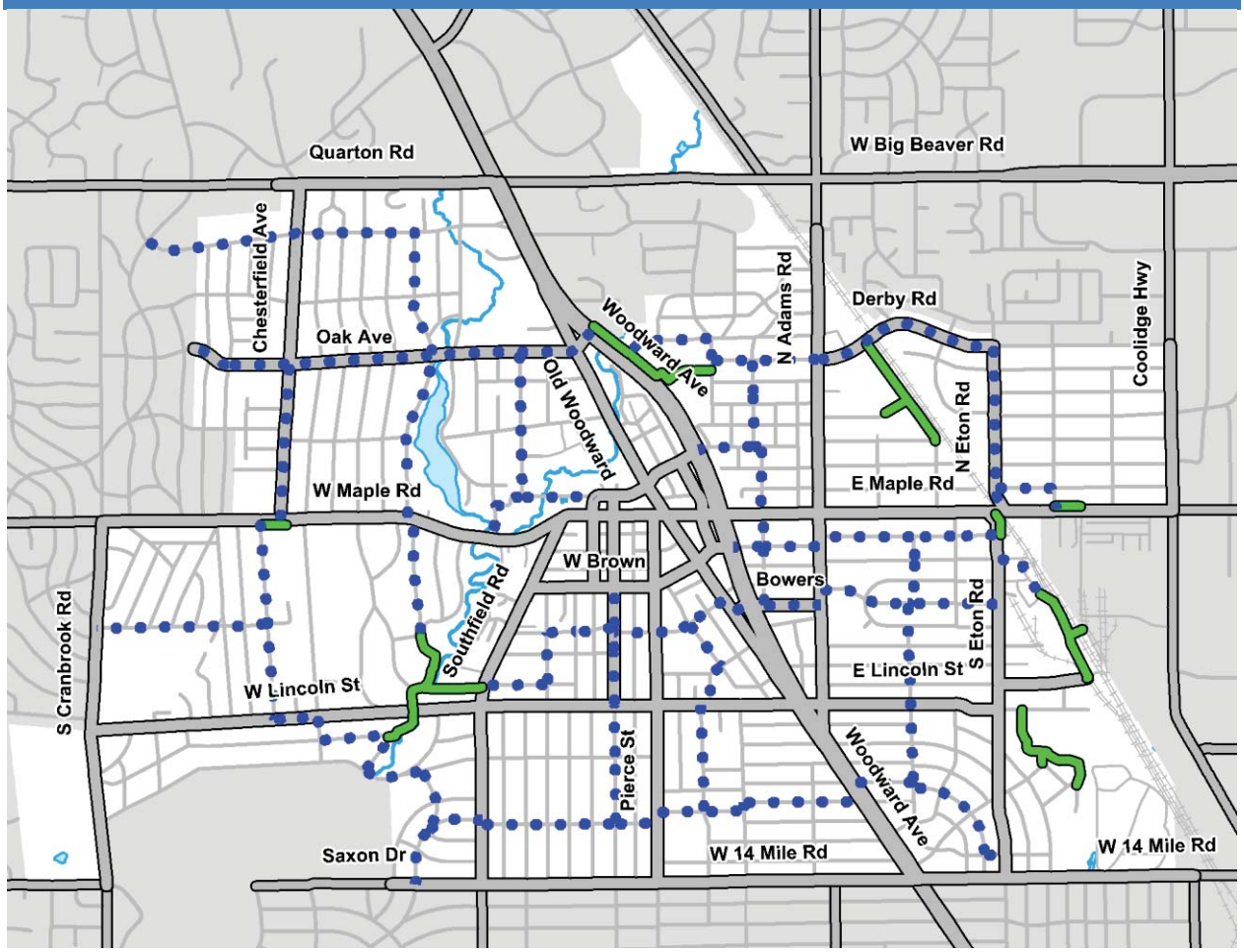
- Existing Sidewalks
- Prioirty 1: Complete Sidewalks along Major Roads
- Prioirty 2: Complete Sidewalk Gaps in Neighborhood
- Priority 3: Add Sidewalks to Neighborhood

APPROXIMATELY 2.5 MILES OF SIDEWALK ARE PROPOSED ALONG PRIMARY ROADS IN THE CITY OF BIRMINGHAM

Web Survey Results:

- About 38% of respondents walk to work and/or the store daily or weekly
- About 80% of respondents walk for fun and/or exercise daily or weekly
- Around 79% of respondents feel a complete sidewalk system is very important to non-motorized trips actually happening in the future

FIGURE 3.7A PROPOSED NEIGHBORHOOD CONNECTOR ROUTES



Proposed Neighborhood Connector Routes

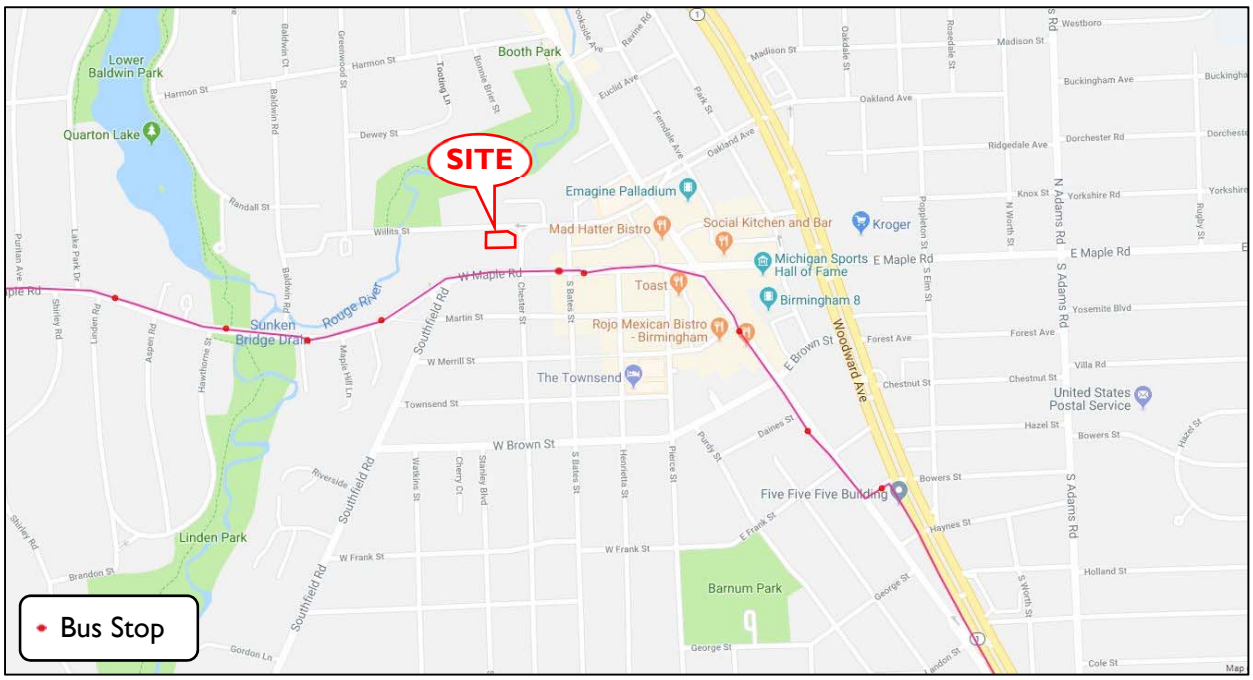
- Proposed Routes on Local Roadways
- Proposed Off-Road Trail

APPROXIMATELY 15.4 MILES OF NEIGHBORHOOD CONNECTOR ROUTES AND 2.25 MILES OF PAVED OFF-ROAD TRAILS ARE PROPOSED

Web Survey Results:

- Around 73% of respondents would be comfortable riding a bike along a Bike Route on a Residential Road

SMART BUS STOPS & ROUTES IN SITE VICINITY



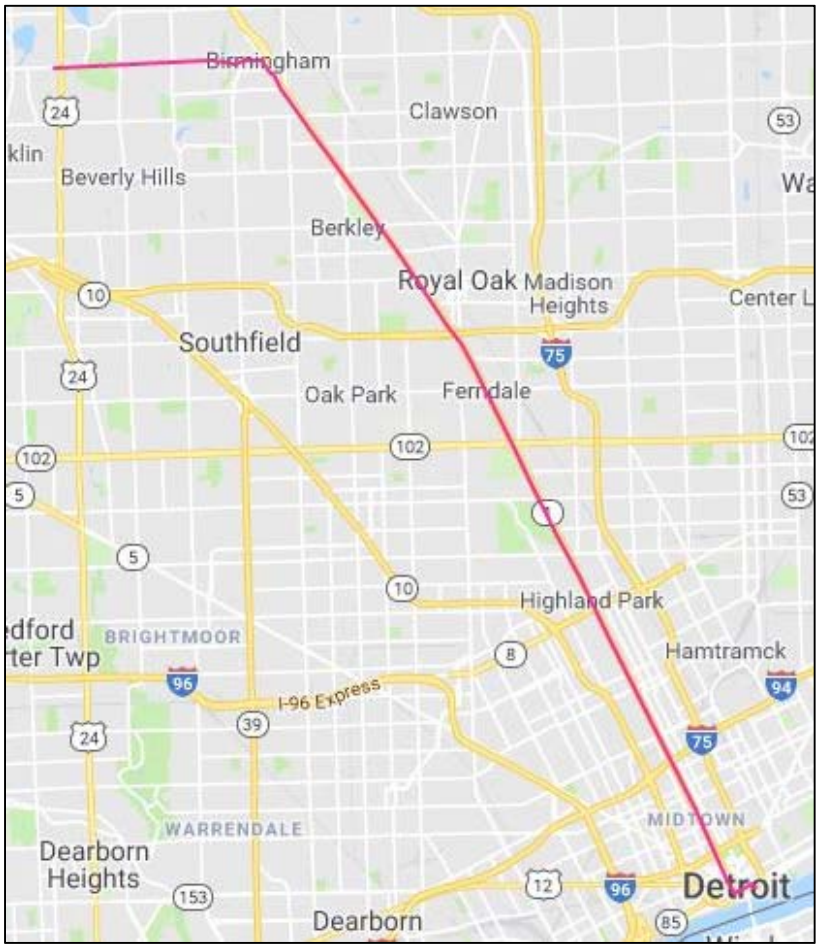
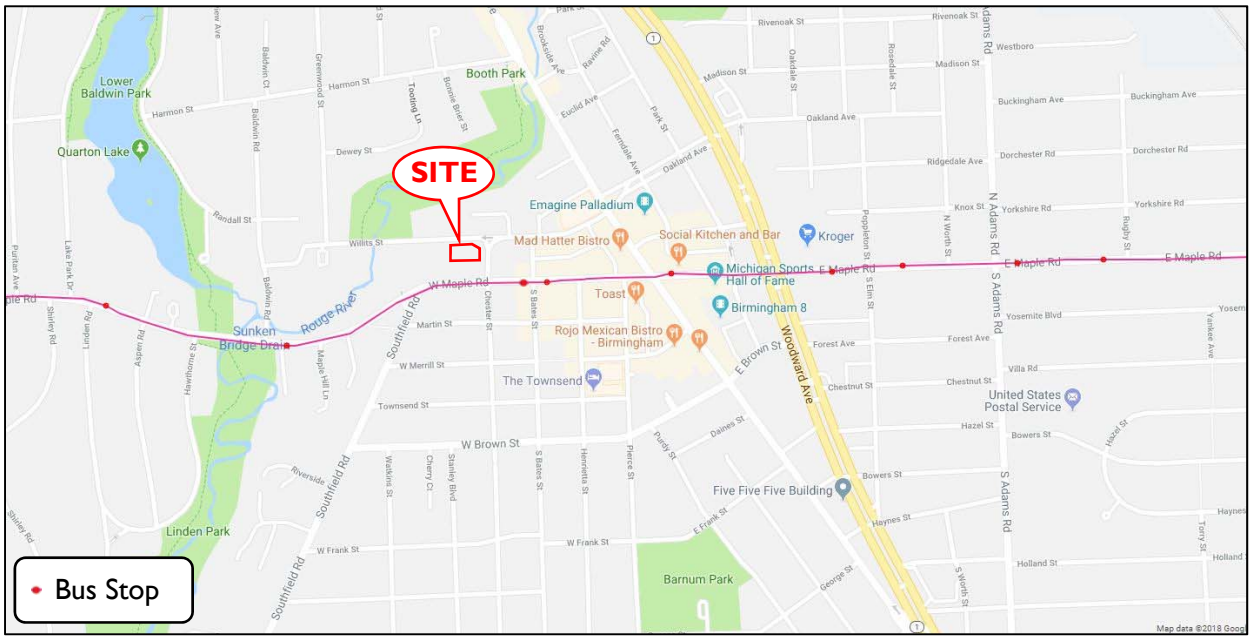


Figure 2A. SMART Bus Route 445: zoomed in (top) & zoomed out (bottom)



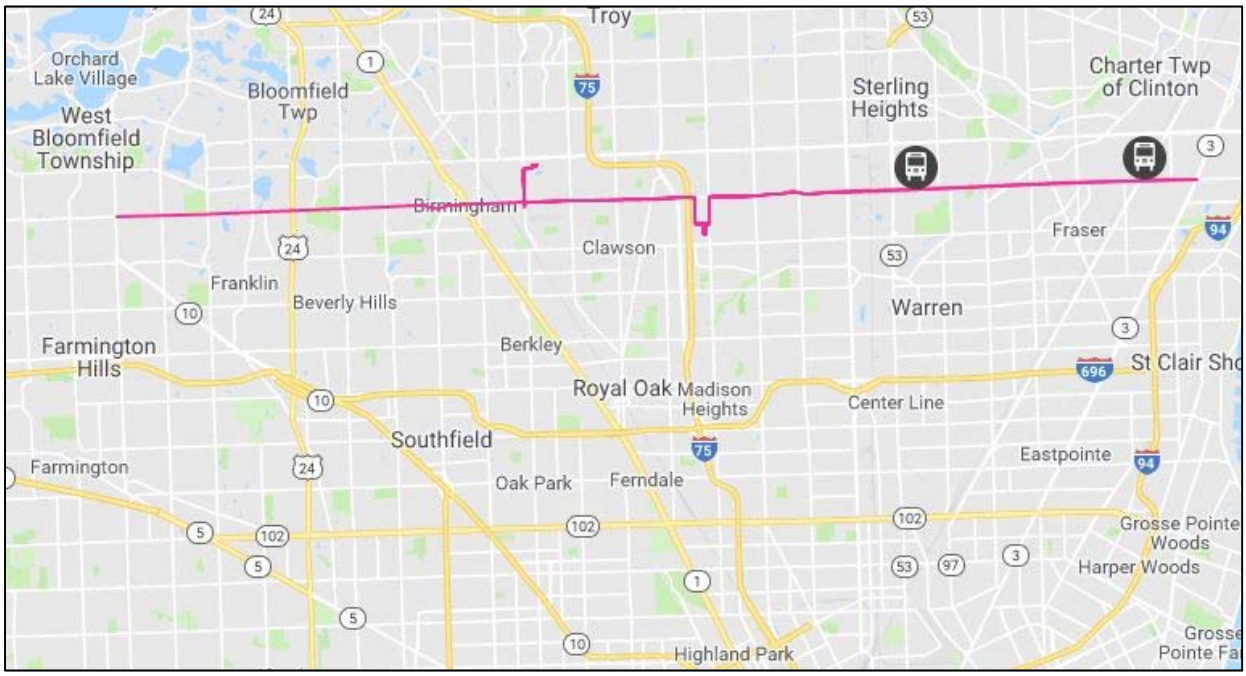
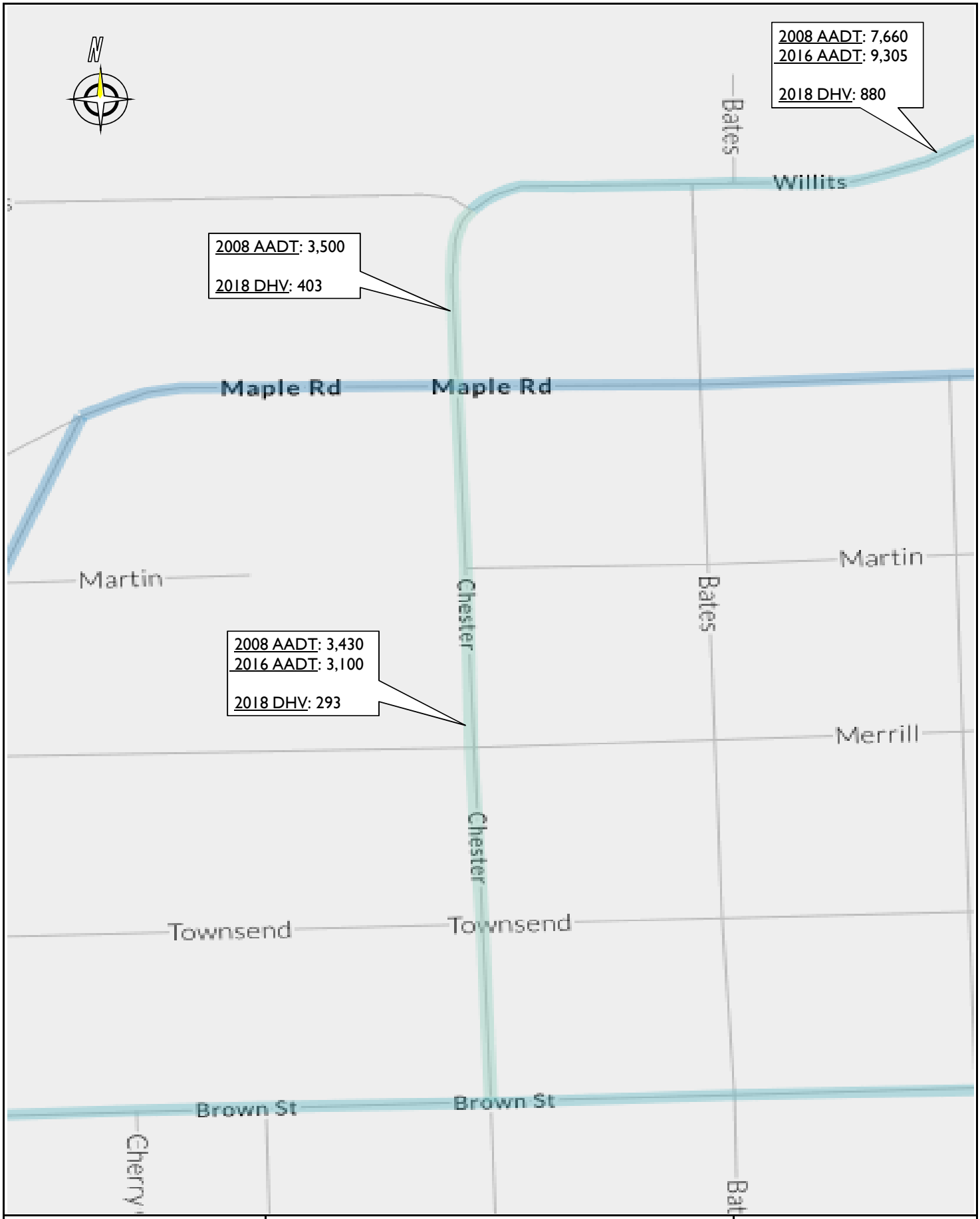


Figure 3A. SMART Bus Route 780: zoomed in (top) & zoomed out (bottom)

SEMCOG TRAFFIC VOLUME DATA



STONEFIELD	Proposed Office Building 191 North Chester Street City of Birmingham, Oakland County, Michigan Traffic and Parking Assessment Report	FIGURE 4A SEMCOG Traffic Volume Data

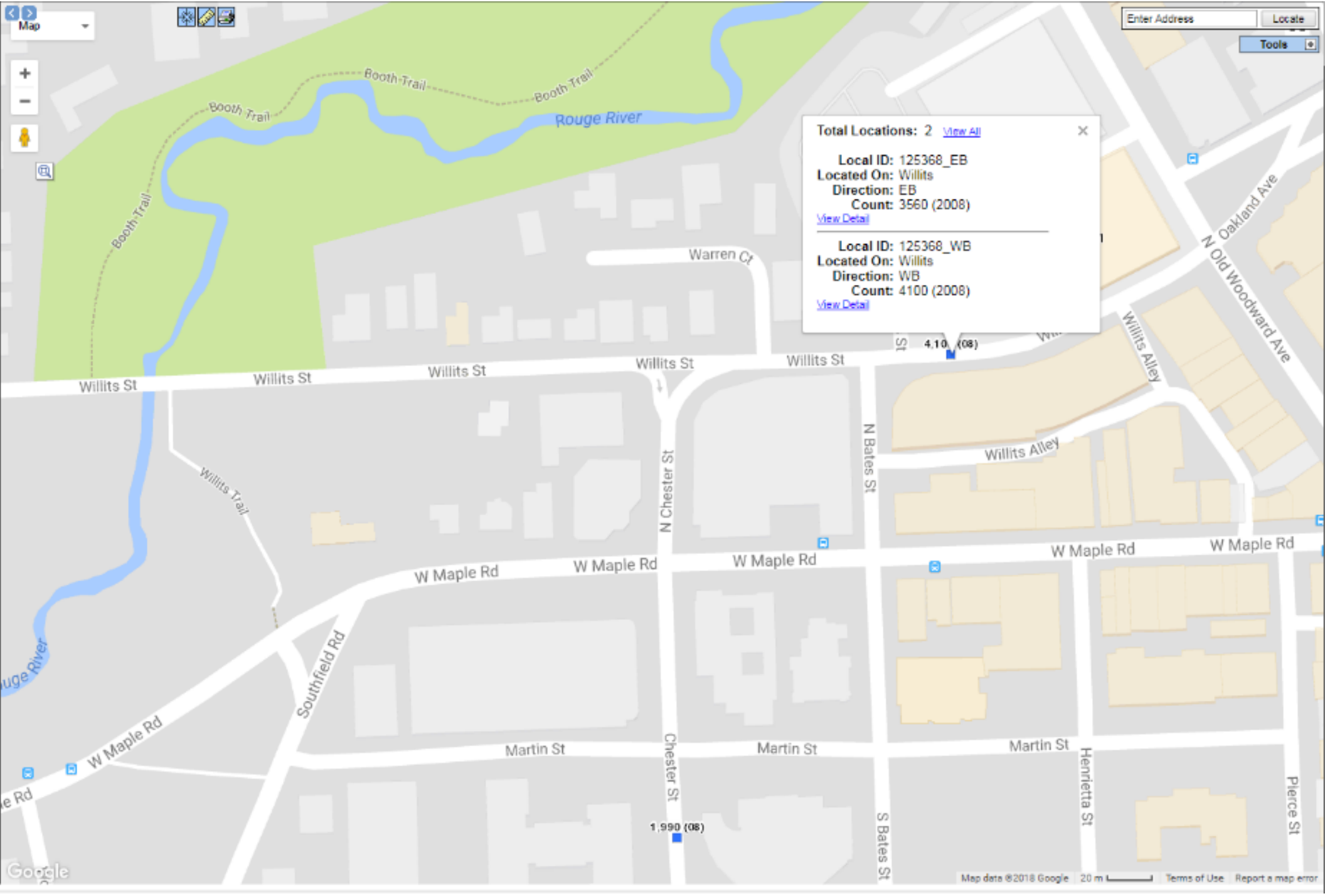


Figure 5A. 2008 Traffic Volume Data on Willits Street Between Old Woodward Avenue and Chester Street

SEMCOG

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Record 1 of 1 Goto Record go

Location ID	125368_EB	MPO ID	34025
Type	LINK	HPMS ID	
On NHS		On HPMS	
LRS ID		LRS Loc Pt.	
SF Group	01	Route Type	
AF Group		Route	
GF Group		Active	Yes
Class Dist Grp		Category	
Seas Clss Grp			
WIM Group			
QC Group	Default		
Fnct'l Class	-	Milepost	
Located On	Willits		
Loc On Alias			
From Road	N Chester		
To Road	N Old Woodward Ave		

More Detail

STATION DATA

Directions: EB

AADT

	Year	AADT	DHV-30	K %	D %	PA	BC	Src
	2008	3,560						

Travel Demand Model

	Model Year	Model AADT	AM PHV	AM PPV	MD PHV	MD PPV	PM PHV	PM PPV	NT PHV	NT PPV

VOLUME COUNT

	Date	Int	Total
	Tue 4/8/2008	15	4,080
	Mon 4/7/2008	15	3,904

VOLUME TREND

Year	Annual Growth

SEMCOG

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Auto-Locate OFF

Volume Count Report

LOCATION INFO

Location ID	125368_EB
Type	LINK
Fnct'l Class	-
Located On	Willits
From Road	N Chester
To Road	N Old Woodward Ave
Direction	EB
County	Oakland
Community	Birmingham
MPO ID	34025
HPMS ID	
Agency	SEMCOG Cutline

COUNT DATA INFO

Count Status	Accepted
Start Date	Tue 4/8/2008
End Date	Wed 4/9/2008
Start Time	2:30:00 PM
End Time	2:30:00 PM
Direction	
Notes	
Station	
Study	
Speed Limit	
Description	
Sensor Type	

INTERVAL:15-MIN

Time	15-min Interval 1st	2nd	3rd	4th	Hourly Count
0:00-1:00	8	1	1	1	11
1:00-2:00	2	0	6	1	9
2:00-3:00	2	3	0	1	6
3:00-4:00	0	0	2	1	3
4:00-5:00	1	1	3	3	8
5:00-6:00	4	2	6	4	16
6:00-7:00	6	12	16	16	50
7:00-8:00	22	45	70	76	213
8:00-9:00	60	68	72	64	264
9:00-10:00	82	56	44	46	228
10:00-11:00	54	42	50	57	203
11:00-12:00	50	63	66	66	245
12:00-13:00	70	66	57	68	261
13:00-14:00	74	78	63	54	269
14:00-15:00	69	64	62	65	260
15:00-16:00	81	92	88	74	335
16:00-17:00	78	76	92	81	327
17:00-18:00	90	104	92	98	384
18:00-19:00	87	87	68	82	324
19:00-20:00	58	60	56	54	228
20:00-21:00	47	40	33	42	162
21:00-22:00	41	50	27	35	153
22:00-23:00	28	22	23	10	83
23:00-24:00	16	8	8	6	38
Total					4,080
AADT					
AM Peak	08:15-09:15 286				
PM Peak	17:00-18:00 384				

Count Navigation: |<< < > >>| Count Type: VOLUME

Directions: EB

Figure 6A. 2008 Traffic Volume Data on Willits Street Between Old Woodward Avenue and Chester Street (Eastbound)

SEMCOG

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Transportation Data Management System

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Record 1 of 1 Goto Record go

Location ID	125368_WB	MPO ID	34026
Type	LINK	HPMS ID	
On NHS		On HPMS	
LRS ID		LRS Loc Pt.	
SF Group	01	Route Type	
AF Group		Route	
GF Group		Active	Yes
Class Dist Grp		Category	
Seas Clss Grp			
WIM Group			
QC Group	Default		
Fnct'l Class	-	Milepost	
Located On	Willits		
Loc On Alias			
From Road	N Chester		
To Road	N Old Woodward Ave		

More Detail

STATION DATA

Directions: WB

AADT

	Year	AADT	DHV-30	K %	D %	PA	BC	Src
	2008	4,100						

Travel Demand Model

	Model Year	Model AADT	AM PHV	AM PPV	MD PHV	MD PPV	PM PHV	PM PPV	NT PHV	NT PPV

VOLUME COUNT

	Date	Int	Total
	Tue 4/8/2008	15	4,704
	Mon 4/7/2008	15	4,499

VOLUME TREND

Year	Annual Growth

SEMCOG

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Transportation Data Management System

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Auto-Locate OFF

Volume Count Report

LOCATION INFO

Location ID	125368_WB
Type	LINK
Fnct'l Class	-
Located On	Willits
From Road	N Chester
To Road	N Old Woodward Ave
Direction	WB
County	Oakland
Community	Birmingham
MPO ID	34026
HPMS ID	
Agency	SEMCOG Cutline

COUNT DATA INFO

Count Status	Accepted
Start Date	Tue 4/8/2008
End Date	Wed 4/9/2008
Start Time	2:30:00 PM
End Time	2:30:00 PM
Direction	
Notes	
Station	
Study	
Speed Limit	
Description	
Sensor Type	

INTERVAL:15-MIN

Time	15-min Interval 1st	2nd	3rd	4th	Hourly Count
0:00-1:00	4	3	3	1	11
1:00-2:00	5	0	1	1	7
2:00-3:00	0	1	0	1	2
3:00-4:00	2	0	0	1	3
4:00-5:00	6	2	6	4	18
5:00-6:00	7	10	9	16	42
6:00-7:00	16	23	23	39	101
7:00-8:00	62	88	89	92	331
8:00-9:00	88	104	117	82	391
9:00-10:00	85	70	70	72	297
10:00-11:00	57	72	50	50	229
11:00-12:00	67	72	62	77	278
12:00-13:00	77	76	71	77	301
13:00-14:00	68	70	77	68	283
14:00-15:00	74	74	68	78	294
15:00-16:00	81	86	97	74	338
16:00-17:00	110	97	101	88	396
17:00-18:00	83	118	104	102	407
18:00-19:00	94	72	82	82	330
19:00-20:00	71	67	50	54	242
20:00-21:00	44	53	29	42	168
21:00-22:00	32	30	32	23	117
22:00-23:00	22	11	20	19	72
23:00-24:00	24	10	6	6	46
Total					4,704
AADT					
AM Peak	07:45-08:45 401				
PM Peak	17:15-18:15 418				

Count Navigation: |<< < > >>| Count Type: VOLUME

Directions: WB

Figure 7A. 2008 Traffic Volume Data on Willits Street Between Old Woodward Avenue and Chester Street (Westbound)

SEMCOG | SOUTHEAST MICHIGAN COUNCIL OF GOVERNMENTS | 50 YEARS

Traffic Volume

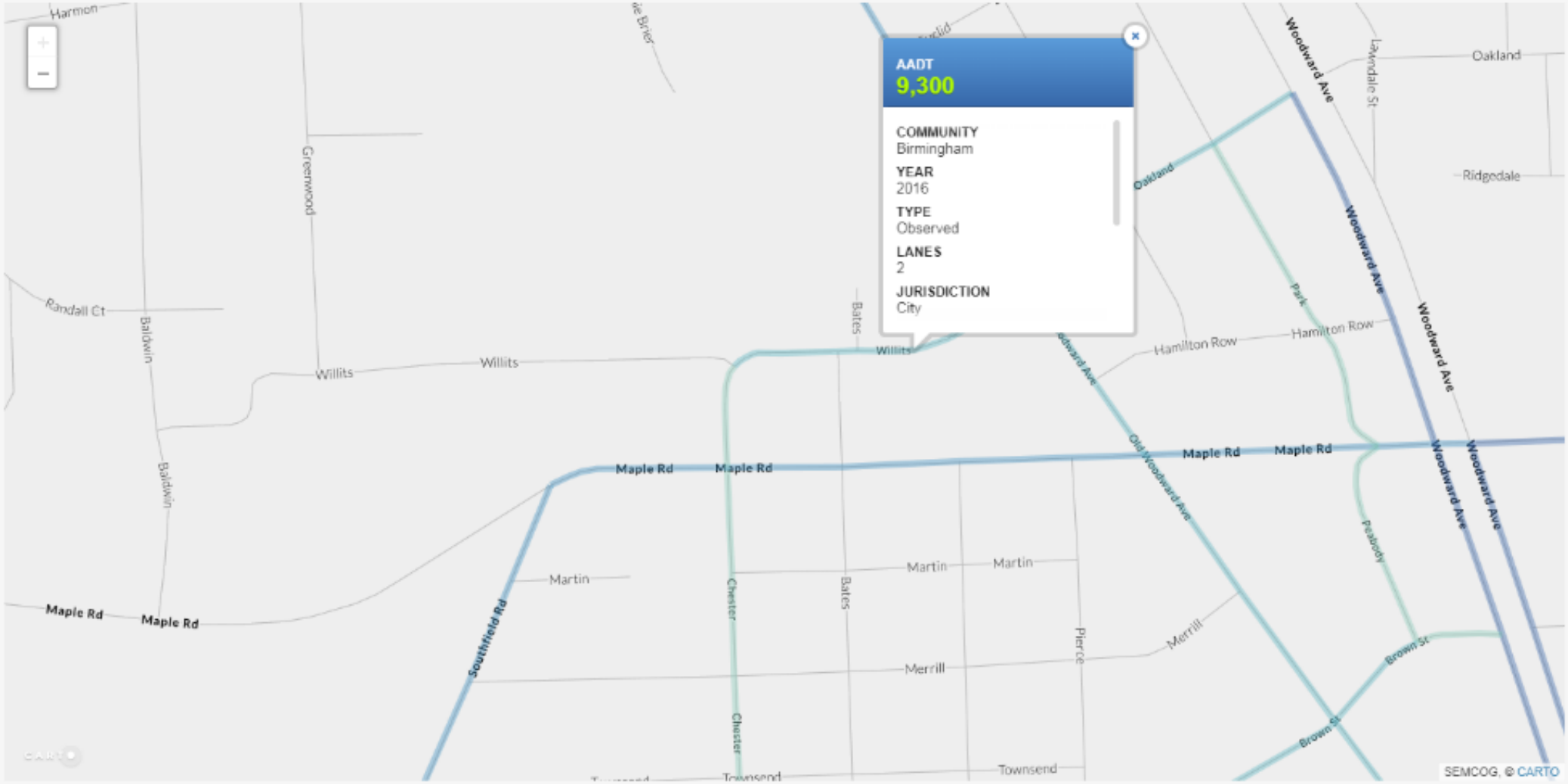

Figure 8A. 2016 Traffic Volume Data on Willits Street Between Old Woodward Avenue and Chester Street

SEMCOG | SOUTHEAST MICHIGAN COUNCIL OF GOVERNMENTS | 50 YEARS + 1

Traffic Volume

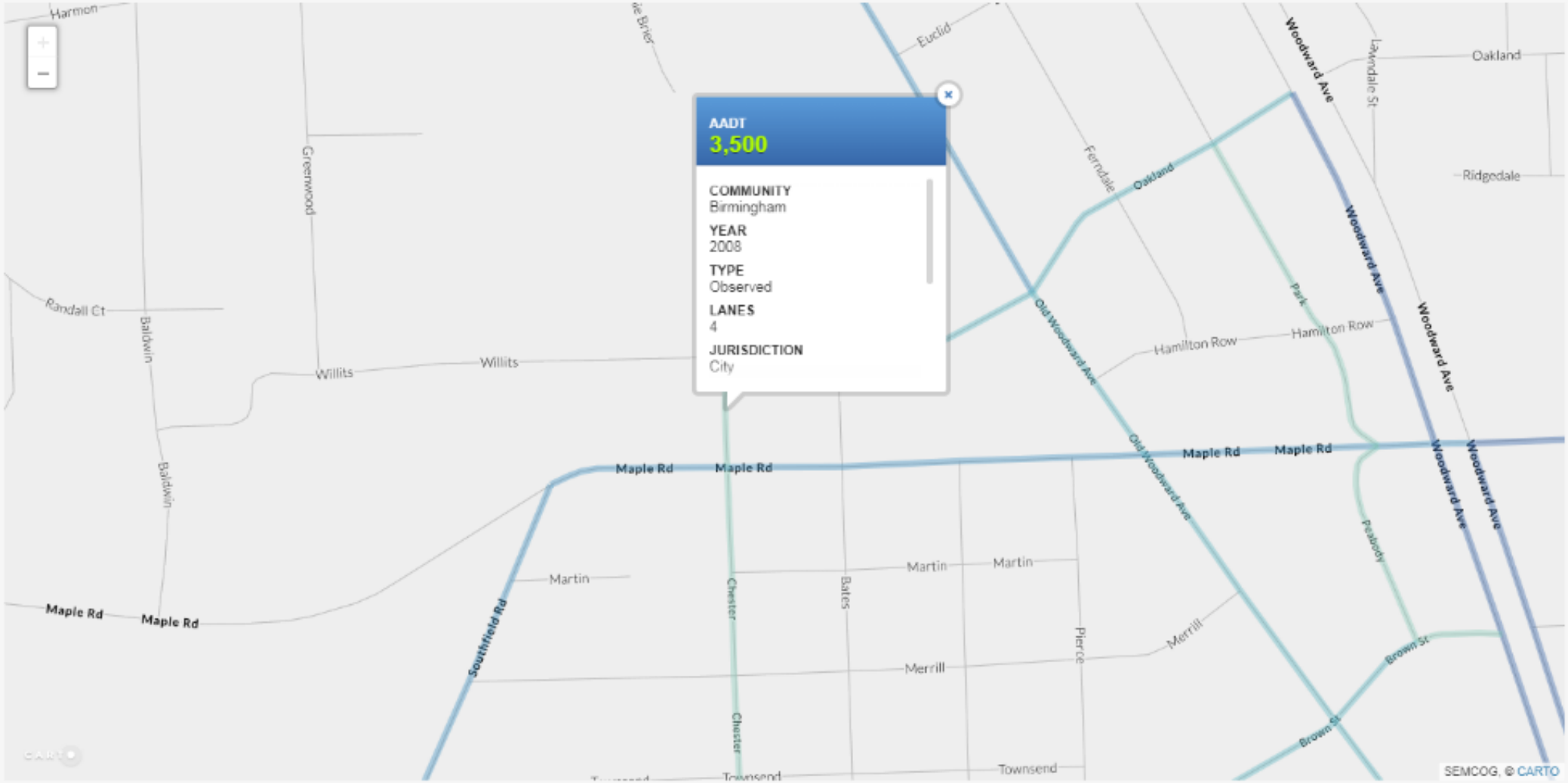

Figure 9A. 2008 Traffic Volume Data on Chester Street Between Willits Street and Maple Road

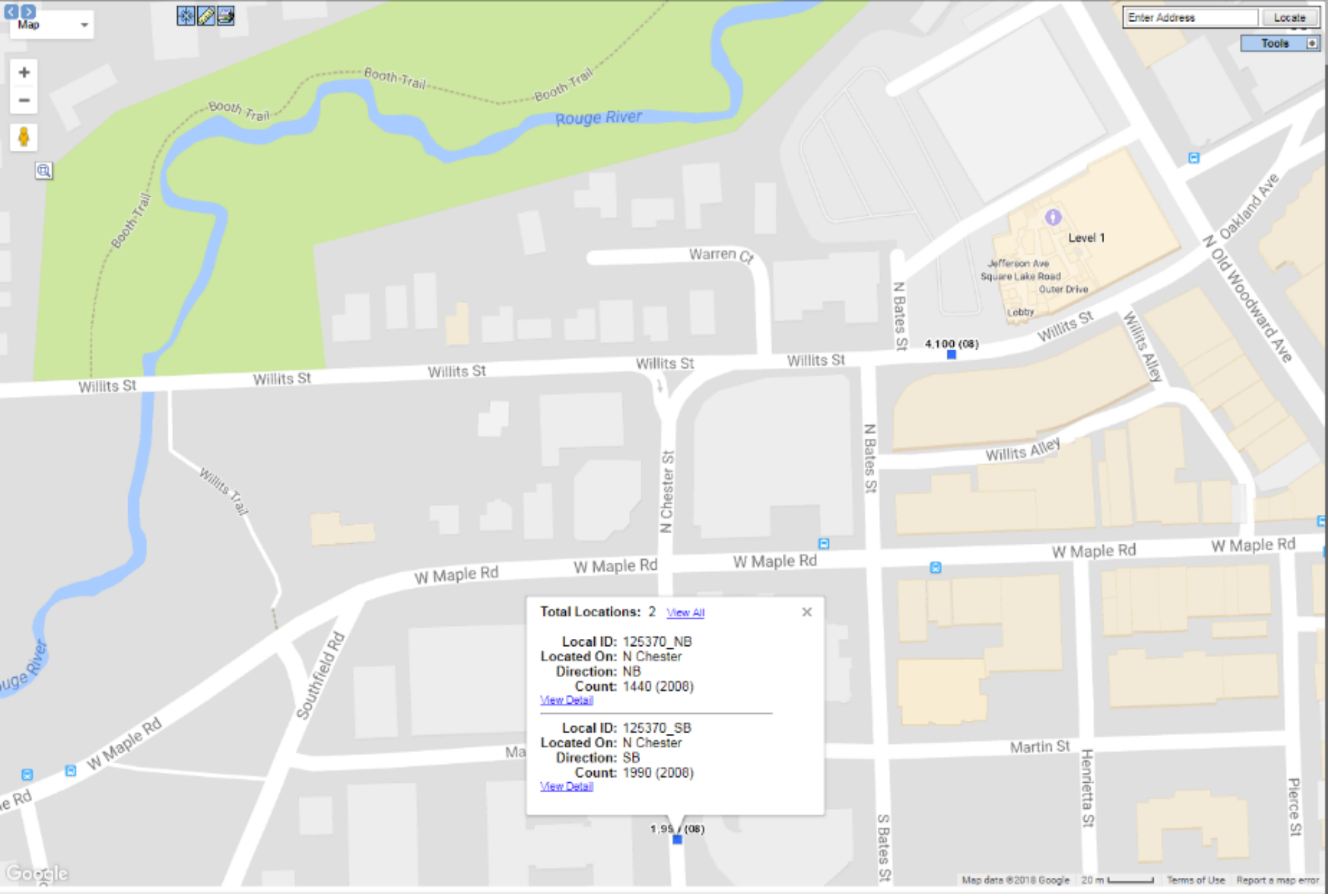

Figure 10A. 2008 Traffic Volume Data on Chester Street Between Maple Road and Brown Street

SEMCOG

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Record 1 of 1 Goto Record go

Location ID	125370_NB	MPO ID	34029
Type	LINK	HPMS ID	
On NHS		On HPMS	
LRS ID		LRS Loc Pt.	
SF Group	01	Route Type	
AF Group		Route	
GF Group		Active	Yes
Class Dist Grp		Category	
Seas Clss Grp			
WIM Group			
QC Group	Default		
Fnct'l Class	-	Milepost	
Located On	N Chester		
Loc On Alias			
From Road	W Brown		
To Road	Willits		
More Detail			

STATION DATA

Directions: NB

AADT

	Year	AADT	DHV-30	K %	D %	PA	BC	Src
	2008	1,440						

Travel Demand Model

	Model Year	Model AADT	AM PHV	AM PPV	MD PHV	MD PPV	PM PHV	PM PPV	NT PHV	NT PPV

VOLUME COUNT

	Date	Int	Total
	Thu 4/10/2008	15	1,647
	Wed 4/9/2008	15	1,636
	Tue 4/8/2008	15	1,681

VOLUME TREND

Year	Annual Growth

SEMCOG

TCDS Help Refresh MS2

Transportation Data Management System

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Auto-Locate OFF

Volume Count Report

LOCATION INFO

Location ID	125370_NB
Type	LINK
Fnct'l Class	-
Located On	N Chester
From Road	W Brown
To Road	Willits
Direction	NB
County	Oakland
Community	Birmingham
MPO ID	34029
HPMS ID	
Agency	SEMCOG Cutline

COUNT DATA INFO

Count Status	Accepted
Start Date	Thu 4/10/2008
End Date	Fri 4/11/2008
Start Time	9:45:00 AM
End Time	9:45:00 AM
Direction	
Notes	
Station	
Study	
Speed Limit	
Description	
Sensor Type	

INTERVAL:15-MIN

Time	15-min Interval 1st	2nd	3rd	4th	Hourly Count
0:00-1:00	7	1	6	2	16
1:00-2:00	1	1	1	0	3
2:00-3:00	0	0	1	1	2
3:00-4:00	0	0	0	0	0
4:00-5:00	0	1	0	0	1
5:00-6:00	0	1	0	1	2
6:00-7:00	1	4	4	5	14
7:00-8:00	9	11	17	20	57
8:00-9:00	17	18	19	20	74
9:00-10:00	36	25	16	17	94
10:00-11:00	19	18	22	20	79
11:00-12:00	24	26	21	26	97
12:00-13:00	38	21	27	33	119
13:00-14:00	22	34	35	27	118
14:00-15:00	31	30	27	29	117
15:00-16:00	38	34	28	29	129
16:00-17:00	32	35	43	37	147
17:00-18:00	42	40	47	49	178
18:00-19:00	38	42	29	33	142
19:00-20:00	26	24	21	16	87
20:00-21:00	11	19	18	23	71
21:00-22:00	21	14	16	8	59
22:00-23:00	5	6	8	7	26
23:00-24:00	7	6	1	1	15
Total					1,647
AADT					
AM Peak	11:45-12:45 112				
PM Peak	17:00-18:00 178				

Count Navigation: |<< < > >>| Count Type: VOLUME

Directions: NB

Figure 11A. 2008 Traffic Volume Data on Chester Street Between Maple Road and Brown Street (Northbound)

SEMCOG

TCDS Help Refresh MS2

Transportation Data Management System

Home | TSMS | TCLS | TTDS | PMS | PMDS | RSMS | NMDS | PMMS | WOTS | RTTV

Login | Locate | Locate All | Email This

Auto-Locate OFF

List View | All DIRs

Record 1 of 1 Goto Record go

Location ID	125370_SB	MPO ID	34030
Type	LINK	HPMS ID	
On NHS		On HPMS	
LRS ID		LRS Loc Pt.	
SF Group	01	Route Type	
AF Group		Route	
GF Group		Active	Yes
Class Dist Grp		Category	
Seas Clss Grp			
WIM Group			
QC Group	Default		
Fnct'l Class	-	Milepost	
Located On	N Chester		
Loc On Alias			
From Road	W Brown		
To Road	Willits		

More Detail

STATION DATA

Directions: SB

AADT

	Year	AADT	DHV-30	K %	D %	PA	BC	Src
	2008	1,990						

Travel Demand Model

	Model Year	Model AADT	AM PHV	AM PPV	MD PHV	MD PPV	PM PHV	PM PPV	NT PHV	NT PPV

VOLUME COUNT

	Date	Int	Total
	Thu 4/10/2008	15	2,309
	Wed 4/9/2008	15	2,293
	Tue 4/8/2008	15	2,258

VOLUME TREND

Year	Annual Growth

SEMCOG

TCDS Help Refresh MS2

Transportation Data Management System

Home | TSMS | TCLS | TTDS | PMS | PMDS | RSMS | NMDS | PMMS | WOTS | RTTV

Back | Login | Locate | Locate All

Auto-Locate OFF

Volume Count Report

LOCATION INFO

Location ID	125370_SB
Type	LINK
Fnct'l Class	-
Located On	N Chester
From Road	W Brown
To Road	Willits
Direction	SB
County	Oakland
Community	Birmingham
MPO ID	34030
HPMS ID	
Agency	SEMCOG Cutline

COUNT DATA INFO

Count Status	Accepted
Start Date	Thu 4/10/2008
End Date	Fri 4/11/2008
Start Time	9:45:00 AM
End Time	9:45:00 AM
Direction	
Notes	
Station	
Study	
Speed Limit	
Description	
Sensor Type	

INTERVAL:15-MIN

Time	15-min Interval 1st	2nd	3rd	4th	Hourly Count
0:00-1:00	2	1	4	3	10
1:00-2:00	0	1	1	0	2
2:00-3:00	0	0	1	0	1
3:00-4:00	0	0	2	0	2
4:00-5:00	0	0	0	0	0
5:00-6:00	2	3	3	2	10
6:00-7:00	1	4	5	13	23
7:00-8:00	13	23	43	47	126
8:00-9:00	55	60	45	52	212
9:00-10:00	57	66	48	53	224
10:00-11:00	28	25	32	28	113
11:00-12:00	39	29	42	37	147
12:00-13:00	41	53	56	52	202
13:00-14:00	40	46	26	33	145
14:00-15:00	34	36	41	51	162
15:00-16:00	53	46	40	40	179
16:00-17:00	47	42	42	41	172
17:00-18:00	37	55	56	58	206
18:00-19:00	55	41	39	40	175
19:00-20:00	30	20	15	12	77
20:00-21:00	14	10	13	17	54
21:00-22:00	7	9	11	6	33
22:00-23:00	7	9	5	3	24
23:00-24:00	5	1	3	1	10
Total					2,309
AADT					
AM Peak	09:00-10:00 224				
PM Peak	17:15-18:15 224				

Count Navigation: |<< < > >>| Count Type: VOLUME

Directions: SB

Figure 12A. 2008 Traffic Volume Data on Chester Street Between Maple Road and Brown Street (Southbound)

SEMCOG | SOUTHEAST MICHIGAN COUNCIL OF GOVERNMENTS | 50 YEARS + 1

Traffic Volume

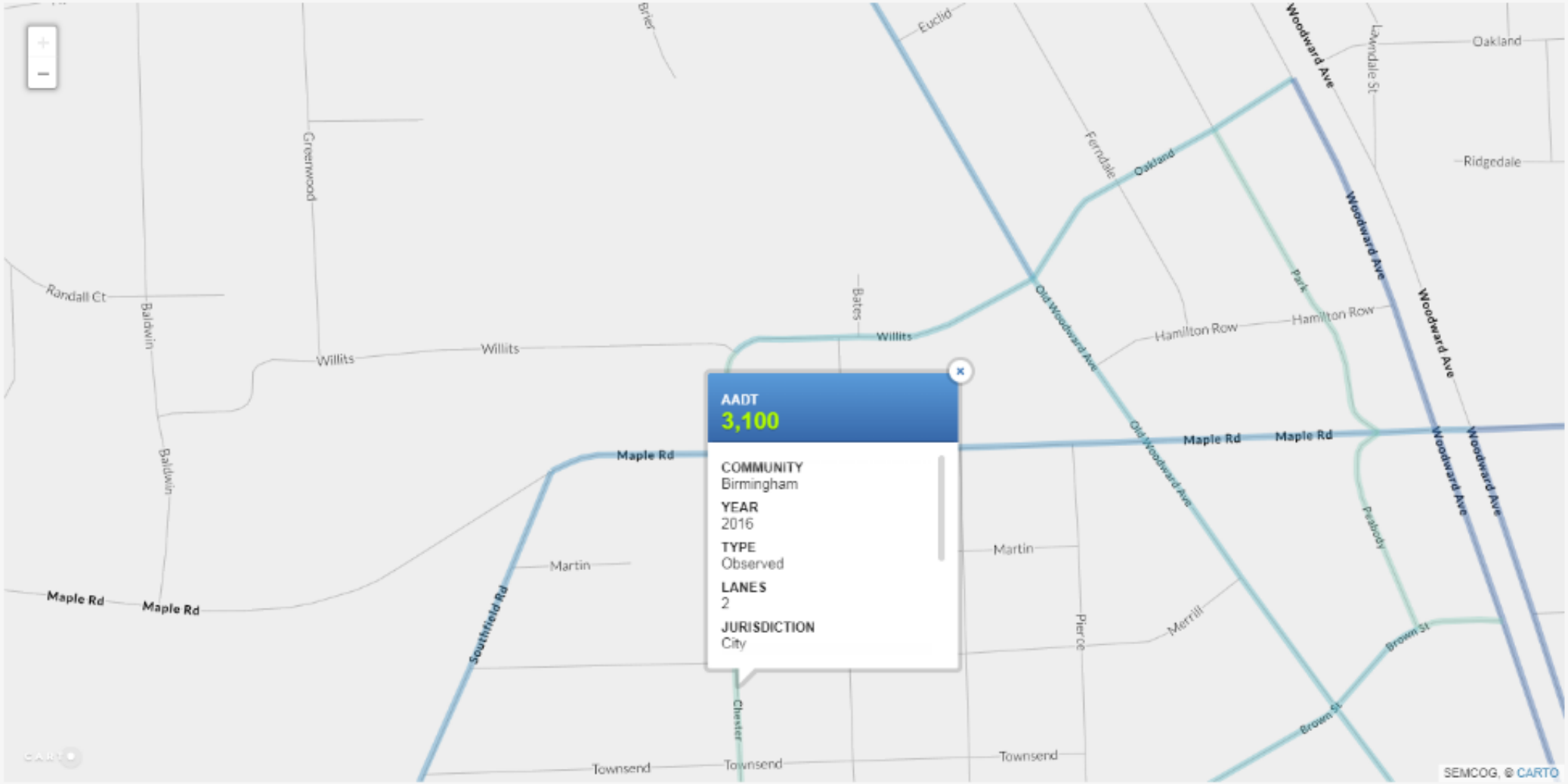

Figure 13A. 2016 Traffic Volume Data on Chester Street Between Maple Road and Brown Street

STONEFIELD
engineering & design

April 25, 2018

Ms. Jana L. Ecker
Planning Director
City of Birmingham
151 Martin Street
Birmingham, MI 48012

RE: Response to CIS and TIA Review
191 N. Chester Street – The Jeffrey
City of Birmingham, Oakland County, Michigan
SE&D Job No.: S-18051

Dear Ms. Ecker:

Stonefield Engineering and Design ("SE&D") is in receipt of the Community Impact Statement and Traffic Impact Assessment Review letter dated April 24, 2018 issued by Fleis & Vandenbrink for the above-referenced development. Additionally, a revised Traffic Impact Assessment, dated April 25, 2018, has been prepared based on the comments provided within the review letter. The following are responses prepared by our office with respect to the review letter comments:

1. The TIA is dated April 12, 2017. For the record, please confirm if this date and correct as necessary.

   The first issuance of the Traffic Impact Assessment was prepared April 12, 2018. The 2017 date has been revised.

2. The trip generation used in the analysis was developed based on data from the Institute of Transportation Engineer's (ITE) Trip Generation Manual, 10th Edition using land use code 710-General Office Building. Please confirm the following regarding the proposed land use:
   a. Is the intention of this office building to be used by a single tenant or multiple tenants?

   Based on consultations with the project's Architect, it is not known at this time if the office space would be utilized by a single tenant or multiple tenants.

   b. Confirm the gross square footage (GSF) of the site. The CIS, TIA and Site Plan all have differing GSF for this site.

   The gross floor area utilized within the Traffic Impact Assessment was updated to be consistent with the Architectural Plans dated April 13, 2018.

3. A trip generation comparison of the previous land use and the proposed land uses should be provided.

A trip generation comparison between the proposed office use and the previous church use has been provided and is included within the revised Traffic Impact Assessment.

4. On Page 15 the study states that Willits Street is designated as a *future neighborhood connector route*. The neighborhood connector route was completed in 2017, this should be reflected in the study.

   This comment is noted. The revised Traffic Impact Assessment reflects the completed status of the neighborhood connector route.

5. The projected trip generation for this site using the parking garage. Since the parking garage only has 8 spaces, the site traffic trip distribution as shown is misleading. It is anticipated that the majority of site generated traffic will use the adjacent parking facilities and therefore will not have a significant impact to the traffic volumes on Chester Street.

   The trip assignment has been revised to show the anticipated trip generation at the site driveway with respect to the parking supply.

6. The completed Traffic Study Questionnaire-Form A should be provided.

   The completed Traffic Study Questionnaire-Form A is provided within the revised Traffic Impact Assessment.

7. The traffic engineer for this project should consult with F&V and MKSK to verify the necessary scope of work for this project and an updated TIA should be provided in accordance with the approved scope of work.

   Stonefield has consulted F&V regarding the scope of work for this project and has verified that the revised Traffic Impact Assessment meets the minimum requirements of the scope.

If you have any questions regarding the above information, please contact our office.

Best Regards,

Charles D. Olivo, PE, PTOE
Stonefield Engineering and Design, LLC

Tim Ponton
Stonefield Engineering and Design, LLC

PERFORMANCE
Environmental Services, Inc.
30553 Wixom Road, Suite 500 ▪ Wixom, Michigan 48393 ▪ Voice: 248.926.3800 ▪ Fax: 248.926.3838
12330 Perry Highway, Suite 240 ▪ Wexford, PA 15090 ▪ Voice: 412.463.6576

April 2, 2015

Chester Street Partners, LLC
Attn: Mr. Rob Krochmal
320 Martin Street, Suite 100
Birmingham, Michigan 48009

RE: PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT
FIRST CHURCH OF CHRIST SCIENTIST PROPERTY
191 N. CHESTER SREET
BIRMINGHAM, MICHIGAN
PERFORMANCE PROJECT # 151226

Dear Mr. Krochmal:

Performance Environmental Services, Inc. (*Performance*) completed a Phase I Environmental Site Assessment Report for the above referenced property.

Performance personnel conducted these professional services in accordance with customary principles and practices in the area of environmental science and engineering, and in general conformance with the American Society for Testing Materials (ASTM) E 1527-13, Standard Practice for Conducting Environmental Site Assessments and is intended to comply with USEPA All Appropriate Inquiry (AAI) guidelines.

Attached, please find the Phase I Environmental Site Assessment Report. If there are any questions or comments concerning this report, please do not hesitate to contact us.

Sincerely,

PERFORMANCE ENVIRONMENTAL SERVICES, INC.

Julie Pratt
Senior Project Professional

Dennis A. Wood
Senior Project Manager

JAP/DAW:jap

Attachments

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Plate II - Aerial Site Map
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1.0 SUMMARY

Mr. Rob Krochmal representing Chester Street Partners, LLC contracted Performance Environmental Services, Inc. (*Performance*) to conduct a Phase I Environmental Site Assessment (ESA) of the property located at 191 N. Chester Street in Birmingham, Oakland County, Michigan. *Performance* was contracted to evaluate the study property and visually evaluate surrounding properties for the presence of environmental concerns. The purpose of the Phase I ESA study was to establish an information base for assessing the likelihood of potential environmental concerns at the subject property. Mr. Krochmal has indicated that the Phase I ESA is being conducted to evaluate present and past environmental conditions as a part of due diligence activities related to a real estate transaction (acquisition, potential financing and possible redevelopment) involving the subject site.

Performance conducted this Phase I ESA in order to provide a professional opinion of the possible presence of Recognized Environmental Conditions (hereafter referred to as "RECs") or other possible environmental concerns, if any, associated with the subject site. This Phase I ESA was conducted in general conformance with the American Society for Testing Materials (ASTM) E 1527-13, Standard Practice for Conducting Environmental Site Assessments and is intended to comply with USEPA All Appropriate Inquiry (AAI) guidelines.

As defined in the ASTM Designation E 1527-13, the term *Recognized Environmental Condition* means, "…"the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment."

Based on historical documentation, the first developed use of the property appears to be residential, with date of development sometime prior to 1921. The subject property was developed for religious use in the 1920's. The church building has been expanded and remolded over time, with current use remaining a religious institution. A review of historical documentation and municipal records did not identify any use, storage and/or handling of petroleum products or other hazardous materials at the subject property, with the exception of a former heating oil UST system formerly located on the property.

Performance submitted a Freedom of Information Act request to the Remediation Redevelopment Division (RRD) of the Michigan Department of Environmental Quality (MDEQ). Limited file documentation was available, including a Site Assessment / Closure Report, generated by Enkon Environmental Services, dated October 31, 1990. According to the report, Enkon was retained to provide site assessment during removal of a 1,000 gallon heating oil UST located at the subject property. The underground storage tank was buried beneath the front lawn, immediately adjacent to the southeast corner of the building. The report noted that the steel walls and galvanized product lines were in good shape based on observations at the time of removal.

As the tank was uncovered, soil samples were field screened for volatile organic compounds. Evidence of PID readings ranged from 10 ppm to 125 ppm. Grab samples collected from the cavity subsequent to tank removed indicated no evidence of VOCs. A total of six soil samples were collected for analysis for BEX and PNAs. Depths of the samples were not provided, but included sidewall and bottom excavation

samples. It was concluded by Enkon that other than the overburden soils (estimated 50 cubic yards), no contamination was encountered. The contaminated soils were disposed of offsite.

Based on available environmental site assessment research obtained and reviewed and visual observations of the study property and surrounding properties, *Performance* concludes there are no known recognized environmental conditions (REC's) on the study property or on adjoining properties with the potential to impact the study property.

Site assessment activities were conducted associated with the former UST system. Evidence of minimal contamination was observed at the time of removal in overburden soils formerly located on top of the former UST, which were apparently removed and disposed offsite. Subsequent excavation verification samples collected from the excavation bottom and sidewalls indicated no evidence of contamination was present. A Closure Report / Site Assessment Report was prepared concluding no further assessment was necessary to address the former heating oil UST system.

In accordance with ASTM Standard 1527-13, based on available environmental site assessment research obtained and reviewed and visual observations of the study property and surrounding properties, *Performance* concludes there are no known REC's on the study property or on adjoining properties with the potential to impact the study property. The heating oil UST is considered a Historical REC (HREC). By definition, an HREC includes a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted residential use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls). Based on the sampling conducted and associated laboratory analysis, the presence of the former heating oil UST is a Historical REC (HREC). The HREC does not present a current REC.

2.0 INTRODUCTION

Mr. Rob Krochmal on behalf of Chester Street Partners, LLC contracted Performance Environmental Services, Inc. (*Performance*) to conduct a Phase I Environmental Site Assessment (ESA) of the property located at 191 N. Chester Street in Birmingham, Oakland County, Michigan. Refer to Plate I in Appendix 1, Site Location Map, for general site location.

The subject site is described by the U.S. Geological Survey as being in Township 2 North, Range 10 East, Section 25, City of Birmingham, Oakland County, Michigan. The subject property is located on the southwest corner of Willits Street and N. Chester Street, having an address of 191 N. Chester Street. The following information was obtained from the City of Birmingham Assessing Department:

Property ID #	Known Address	Current Occupant
08-19-25-356-023	191 N. Chester Street	First Church of Christ Scientist

Performance was contracted to evaluate the study property and visually evaluate surrounding properties for the presence of environmental concerns. The purpose of the Phase I ESA study was to establish an information base for assessing the likelihood of potential environmental conditions at the subject property. The Phase I ESA is being conducted to evaluate present and past environmental conditions as a part of due diligence activities related to a real estate transaction (acquisition, potential financing) involving the subject site.

Performance conducted the Phase I ESA in order to provide a professional opinion of the possible presence of Recognized Environmental Conditions (hereafter referred to as "RECs") or other possible environmental concerns, if any, associated with the subject site. The Phase I ESA was conducted in general conformance with the American Society for Testing Materials (ASTM) E 1527-13, Standard Practice for Conducting Environmental Site Assessments and is intended to comply with USEPA All Appropriate Inquiry (AAI) guidelines.

As defined in the ASTM Designation E 1527-13, the term *Recognized Environmental Condition* means, "…"the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment."

The following report summarizes *Performance's* evaluations and conclusions based upon its environmental site assessment research and field activities.

2.1 Reliance

The information and opinions included in this report are for the exclusive use of Chester Street Partners, LLC. Any other parties seeking reliance upon this report must obtain prior written approval from *Performance* for such reliance. *Performance* specifically disclaims any and all claims by parties claiming as a third party beneficiary.

3.0 SCOPE OF WORK

To assess the likelihood of potential environmental concerns at and surrounding the subject property, *Performance* conducted the following activities:

- A review of the study property legal description and available site maps and USGS maps.
- A field survey of the study site for evidence of site contamination. *Performance* visually surveyed the subject property to identify potential sources of soil and/or water contamination. This site survey included an examination of the area for evidence of chemical and/or hazardous substances or waste, an accumulation of solid waste, PCB-containing transformers and fluids, above ground and underground storage tanks, potential asbestos-containing materials, potential lead based paint, stressed vegetation, stained or discolored soil/pavement/flooring and/or surface water, or other physical characteristics that may indicate the potential for environmental concern. Color photographs were taken to document site conditions at the time of the survey.
- An examination of available radon data for the study property area in order to determine the potential for radon concerns.

- A visual assessment of the adjoining properties for the presence of environmental concerns with the potential to impact the study property including industrial shops, gas service stations, disposal facilities, or other land usage that may indicate the potential for environmental concern.
- An examination of historical aerial photographs, topographic maps, Sanborn Maps, and city directories, when available, of the study property and surrounding areas to identify prior land usage that may indicate the potential for environmental concern.
- An examination of previous environmental reports, when made available by Client, generated for the subject property.
- An examination of title documentation for the study property, when made available by Client, to identify previous business concerns or land use restrictions with the potential to impact the study property.
- A review of available environmental documentation within distances as specified in the ASTM standard E1527-13, concerning local environmental contamination events. As a part of *Performance's* regulatory record review, an environmental regulatory report was obtained from Environmental Data Resources, Inc. (EDR). The EDR report is a tabulation of data from records compiled by Local, State and Federal Government Agencies.
- Interviews with the current or previous site owner and/or building manager (if available), and interviews and/or Freedom of Information Act (FOIA) requests to the city and/or township, county and state regulatory officials that may indicate the potential for environmental concerns to be present.

3.1 Limitations/Qualifications

Performance personnel conducted these professional services in accordance with customary principles and practices in the area of environmental science and engineering, and in general conformance with the American Society for Testing Materials (ASTM) E 1527-13, Standard Practice for Conducting Environmental Site Assessments and is intended to comply with USEPA All Appropriate Inquiry (AAI) guidelines. *Performance* has made appropriate inquiry with regard to the presence of hazardous materials or petroleum products in the environments at the study property based upon the Scope of Work. The conclusions presented in the report were based solely on the services described herein and not on scientific tasks or procedures beyond the scope of work or on the time or budgetary constraints imposed by the client. *Performance* is not to be held responsible for the independent findings, opinions or recommendations made by others based on the field inspection and regulatory and title search data documented by this report.

Please note that all environmental assessments conducted by surficial evaluation are ultimately limited to the context that conclusions are developed and recommendations are made from data drawn from limited research, research time and site inspection. Subsurface conditions were not field investigated as part of this study. In addition, as time progresses, a change may occur in the environmental conditions at the study property and at the surrounding properties.

In preparing this report, *Performance* relied on specific information provided by federal, state, county, and/or local officials and other parties referenced herein and on available information reviewed in the files of federal, state, county, and/or local officials made available to

Performance personnel at the time and under the conditions noted. *Performance* did not attempt to independently verify the accuracy or completeness of the information received or reviewed during the course of this investigation.

In preparing this report, *Performance* did not make any specific attempts to check on the compliance of past or present previous owners of the site with respect to any federal, state, county, and/or local laws or regulations, environmental or otherwise. Compliance issues are most accurately addressed with the completion of a Regulatory Compliance Audit, which is outside the scope of work for this investigation.

Environmental concerns, which are beyond the scope of a Phase I ESA as defined by ASTM include the following: ACMs, LBP, radon, water infiltration, mold and wetlands. These issues may affect environmental risk at the subject property and may warrant discussion and/or assessment; however, are considered non-scope issues.

Concurrent with the Phase I ESA, *Performance* personnel conducted a survey for the potential presence of suspect asbestos-containing materials (ACMs). This hazardous materials assessment is not included as a part of the Phase I ESA, but is available under separate cover.

Client agrees that in the event information regarding environmental or other hazardous waste issues at the study property that were known by the client or that come to the attention of the client or client's agent upon completion of this investigation, such information will be brought to the attention of *Performance*. *Performance* reserves the right to evaluate such information and based on this evaluation, modify the conclusions stated in the report.

3.2 Limiting Conditions/Data Gaps

Performance has evaluated the information obtained during the completion of the Phase I ESA and has identified the following limiting conditions, deviations, exceptions, data failures and/or significant data gaps:

- *Performance* was only able to obtain a limited amount of historical Assessing, Building and Fire Department Records from the respective sources.

- *Performance* was granted access to the readily accessible portions of the property. *Performance* only conducted a visual observation of the areas safely accessible and did not access the roof area.

- *Performance* requested information relative to deed restrictions and environmental liens, and a title search from the Report User. This information was not provided at the time of the assessment. The lack of title abstract or chain of title documentation limited identification of prior owners and any encumbrances.

- *Performance* provided the Client with a User Questionnaire and owner/operator/occupant questionnaire to be completed. This information was not provided to *Performance* to assist in completion of the assessment.

- The following sources were reviewed during the course of this assessment and found to be limited: aerial photographs were not available prior to 1937; city directories were not available prior to 1973; topographic maps prior to 1908 were not reasonably ascertainable from local agencies; Sanborn maps provided limited coverage, and other historical sources did not provide coverage of the subject property.

Based on the results of *Performance* assessment and the additional information gathered, no further investigation appears warranted to address these data gaps as *Performance* was able to draw a conclusion in regard to the prior use of the subject site from other sources. The remaining data gaps were not determined to be material in identifying a Recognized Environmental Conditions (RECs) they are not considered by ASTM standards to be significant and therefore, are not individually addressed in this report.

4.0 PHYSICAL SITE CHARACTERIZATION

The subject site is described by the U.S. Geological Survey as being in Township 2 North, Range 10 East, Section 25, City of Birmingham, Oakland County, Michigan. The subject property is located on the southwest corner of Willits Street and N. Chester Street, having an address of 191 N. Chester Street. The following information was obtained from the City of Birmingham Assessing Department:

Property ID #	Known Address	Current Occupant
08-19-25-356-023	191 N. Chester Street	First Church of Christ Scientist

4.1 Current Land Use

The subject property consists of a multi-story commercial building containing offices, meeting rooms, worship center and utility/maintenance rooms. The site is currently used for religious purposes, operated by the First Church of Christ, Scientist. The building encompasses most of the property, with some green space and landscaping to the north, east and west of the building. A paved driveway is situated south of the property. Refer to Plate II, Aerial Site Map in Appendix 1 for additional site details.

4.2 Current Surrounding Properties Land Use

The subject property is located on the southwest corner of Willits Street N. Chester Street, one block north of Maple Road. Surrounding properties include commercial and residential development. The following table provides information regarding adjoining properties:

Direction from Subject Site	Comments
North	Residential dwellings
South	Commercial Offices, residential dwelling and barn
East	Parking structures, commercial offices
West	Residential dwelling

4.3 Topography

The United States Geological Survey (USGS) Birmingham, Michigan Quadrangle 7.5-minute series topographic map dated 1981, photo-revised from 1968, was reviewed for this ESA. According to the contour lines on the topographic map, the subject property is located at approximately 780 feet above mean sea level (MSL). The contour lines in the area of the subject property indicate the area is sloping toward the northwest. The subject property is depicted on the 1981 map as urban land.

Performance personnel referenced the USGS Maps to determine the distance and direction to the nearest body of water. The USGS Map indicated the closest water body to the study property appears to be the River Rouge, approximately 500 feet west of the site. At the time of the site visit, the topography of the site indicated a gently slope to the west/northwest. Refer to Plate I, Site Location Map in Appendix 1 for the USGS Map.

4.4 Hydrogeology

According to topographic map interpretation, the direction of groundwater in the vicinity of the subject property is inferred to flow to the northwest. No settling ponds, lagoons, surface impoundments, wetlands or natural catch basins were observed on the subject property during this assessment. According to available information, the subject property and surrounding properties utilize a public water system operated by the City of Birmingham.

4.5 Geology

The EDR Radius Report included a review of the United States Department of Agriculture (USDA) Soil Conservation Survey of Oakland County, Michigan. The soil in the area of the subject site is classified as comprised primarily of the Urban Land. This association is generally described as variable soils near the surface. A copy of the soils information is presented in the EDR Radius report included as an appendix to this report.

According to the online MDEQ GeoWebFace program (http://ww2.deq.state.mi.us/GeoWebFace) the general area of the subject site is identified as "*Lacustrine Clay and Silt*" and bedrock in the general area of the subject site is identified as "*Coldwater Shale*".

5.0 SITE RECONNAISSANCE

Performance personnel conducted a walk-through evaluation of the study property on March 5, 2015. *Performance* personnel traversed the property to identify areas of potential environmental concern. *Performance* was accompanied during the site walk. This section details the characteristics of the study property as observed on March 5, 2015, by Julie Anna Pratt, Senior Project Professional with *Performance*.

5.1 General Site Characteristics

At the time of the site walk, the study property consisted of the Church of Christ Scientist, an active religious building. *Performance* did not observe the study property to be utilized as a gasoline station, motor repair facility, commercial printing facility, dry cleaner, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility.

Vehicle access to the site is limited, as the site is located in the heavily developed downtown Birmingham area. A small driveway and parking area is located at the northwest corner of the site. The building encompasses most of the property, with some landscape and grass adjoining the building to the north, east and west.

Refer to Appendix 2 for Site Photographs of the subject property.

5.2 Potential Environmental Concerns

5.2.1 Chemical Use, Storage, and/or Waste Management

Performance personnel visually evaluated the study property to identify areas of chemical use, storage, and/or waste management. At the time of the site visit, the property was an active religious building. There was no evidence of the current use or storage of petroleum products or hazardous materials in significant quantities on the subject site. Small quantities of some chemicals and cleaners consistent with general commercial uses were noted stored in the building interior.

5.2.2 Above Ground/Underground Storage Tanks

Performance personnel conducted a visual evaluation of the study property to identify the absence or presence of any above ground storage tanks (ASTs) or underground storage tanks (USTs). *Performance* personnel did not observe obvious evidence of any former or current ASTs or USTs on the study property. *Performance* did observe one unexplained, capped steel pipe extending from beneath the basement floor near the southeast corner of the building.

The lack of visible evidence of USTs, and the fact that the individuals and agencies identified in this report may not be aware of, or did not have record of, the presence of any USTs, does not preclude the possibility that USTs could be present at the subject site. Visible evidence of USTs, such as fill ports or vent pipes, may have been obscured from view, and a UST could have been used at the subject site property without the knowledge of the current owner/operator, site contact, or government agency.

5.2.3 Surficial Evaluation (staining, corrosion, stressed vegetation, pools of liquid)

Performance did not observe any obvious soil staining, corrosion or surface water contamination (i.e., discoloration, sheen) at the subject site. Snow covered the exterior of the subject property, limiting observations.

5.2.4 Odors

Performance did not observe any obvious odors at the subject site.

5.2.5 Drains/Sumps

Performance did observe interior floor drains and an apparent sump on the subject property. The apparent sump was identified in the utility/mechanical room near the southeast portion of the property (adjacent to current Sunday school children's area). Visual evaluation of the drains did not identify any unusual staining, sheen or debris. The apparent sump like structure was dry, with no unusual staining, sheen or debris.

5.2.6 Pits/Ponds/Lagoons

Performance did not observe any pits, ponds or lagoons at the subject site.

5.2.7 Excavation/landfilling

Performance did not observe any visually obvious areas of landfilling activities at the subject site.

5.2.8 PCB Transformers and Fluids

Performance personnel conducted a visual evaluation of the study property to identify the absence or presence of any PCB-containing fluids or electrical equipment, including transformers. The various switches and/or equipment located in the study property building were observed to be in good condition, with no evidence of leaks or staining.

Performance personnel observed fluorescent light ballasts located throughout the study property building. *Performance* personnel did not inspect the light ballasts to determine if the light ballasts were PCB containing. However, based on the age of the study property building, *Performance* considers the fluorescent light ballasts to possess the potential to contain PCB fluids.

The typically accepted industry phase-out date for the use of PCBs in electrical equipment is 1979. Based on the date of construction, the presence of PCBs on the subject property is possible.

5.2.9 Solid Waste Management

Performance personnel visually evaluated the study property to identify areas of solid waste management. A dumpster was observed immediately south of the church building adjacent to the adjoining farm building. No issues associated with illicit dumping or other concerns were noted.

5.2.10 Utilities

The facility is serviced by the City of Birmingham public water and sewer. There are no known water supply wells or septic system on the property or adjoining properties. According to the Michigan Public Service Commission (MPSC), electricity to the subject property is provided by DTE Energy Company (DTE) and natural gas is supplied by Consumers Energy.

5.3 Non-ASTM Scope Considerations

5.3.1 Asbestos-Containing Materials

Pursuant to the Code of Federal Regulations 29 CFR 1926.1101 and 1910.1001, surfacing materials and thermal system insulation in buildings constructed *prior to January 1, 1981* must be presumed to be asbestos-containing materials (PACM). Also, asphalt and vinyl flooring material installed *prior to January 1, 1981* must be treated as asbestos-containing.

Based on the age of the study property building, *Performance* personnel's visual observation, information obtained other sources, and current regulations, *Performance* considers the building to possess a high potential to contain ACMs.

Employers or building owners may demonstrate that PACM do not contain asbestos by properly testing the materials in accordance with the OSHA standards. In addition, the OSHA regulations require building owners to exercise due diligence to inform employers and employees about the presence and location of ACM and PACM. Additionally, OSHA standards require building and facility owners to maintain records concerning the presence, location and quantity of ACM and PACM in the building/facility.

Concurrent with the Phase I ESA, *Performance* personnel conducted a survey for the potential presence of suspect asbestos-containing materials (ACMs). This hazardous materials assessment is not included as a part of the Phase I ESA, but is available under separate cover.

5.3.2 Lead-Based Paint

Buildings constructed prior to 1978 have an increased potential to contain lead-based paint. Lead was a major ingredient in most oil interior and exterior paints prior to 1950. In the early 1950s, other ingredients became more popular, but some lead pigments,

corrosion inhibitors, and drying agents were still commonly used. Lead was first regulated in residential paint in 1972 at 0.5 percent and "banned" in 1978, meaning that paint could contain no more than 0.06 percent lead by dry weight.

Performance personnel observed the portions of the interior and exterior of the study property building to have been painted. Based on the age of the study property building, *Performance's* observations and current regulation, Performance considers the study property building to possess a high potential to contain lead based paint.

5.3.3 Radon

Performance personnel reviewed radon-testing documentation summarized in the EDR Radius Report. *Performance* evaluated the radon information for Zip Code 48009 in Birmingham, Oakland County, which participated in the radon study.

Federal EPA Radon Zone for OAKLAND County: 2

Note: Zone 1 indoor average level > 4 pCi/L.
: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
: Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for Zip Code: 48009

Number of sites tested: 5

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	Not Reported	Not Reported	Not Reported	Not Reported
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	1.780 pCi/L	100%	0%	0%

The radon results for the City of Birmingham showed that the study property is in a Zone 2 Federal EPA Radon Zone. The indoor average radon level is less than 4.0 picocuries/liter (piC/L) of air and greater than 2.0 piC/L.

Local radon gas concentrations can vary substantially with permeability and type of soils, points of entry, and type of ventilation within a building. The only way to determine the absence or presence of radon is to perform a radon test.

5.3.4 Water Intrusion

Performance did not observe obvious evidence of water intrusion inside the structure on the subject site. No standing water or current moisture was observed.

A cursory visual evaluation for water intrusion was performed to provide a general indication of obvious potential for its presence, and the cursory visual evaluation is not considered a comprehensive investigation.

5.3.5 Wetlands/Surface Water

Performance personnel conducted a visual evaluation of the study property to identify the potential presence of wetland areas or habitat, and *Performance* personnel observed none on the subject property.

5.4 Adjoining Properties Land Use

Performance personnel conducted a visual assessment of the adjoining properties as feasible from the subject property and public road right-of-ways in order to identify any businesses with the potential to impact the study property.
Adjoining properties include commercial businesses and residential dwellings, with no obvious signs or evidence of the use, storage and/or handling of petroleum products or hazardous materials.

The adjoining properties *may* utilize chemicals and petroleum products and/or generate chemical and petroleum wastes, which can impact soil and groundwater. Currently, *Performance* has no knowledge of actual environmental contamination emanating from any adjoining or nearby properties.

6.0 USER PROVIDED INFORMATION

Performance provided a User Questionnaire to the prospective purchaser for completion. A completed User Questionnaire has not been received as of the date of this report.

6.1 Title Records, Environmental Liens and AULs

Performance was not provided with any title documentation or other documentation indicating the presence of environmental liens or property use restrictions on the subject site.

6.2 Specialized Knowledge

The User did not provide any information regarding specialized knowledge regarding the study property or former property usage. At the time of the site visit, Mr. Krochmal did provide visual observation of historical building plans and blueprints, showing the former heating oil UST system located at the southeast portion of the site. In addition, Mr. Krochmal had copies of waste disposal manifests and indicated he would forward copies to *Performance*s attention. Copies of the requested documentation have not been received as of the date of this report.

6.3 Actual Knowledge of the User

The User indicated that he has no actual knowledge regarding the study property. The extent of former known usage included use as the Church of Christ Scientist.

6.4 Valuation Reduction for Environmental Issues

Performance was not provided with any evidence that indicated that a valuation reduction has occurred in this property transaction due to environmental issues at the subject site.

6.5 Commonly Known or Reasonably Ascertainable Information

Performance was not provided with any commonly known or reasonably ascertainable information regarding any environmental issues at the subject site.

6.6 Previous Reports and Other Provided Documentation

Performance was not provided with any previous reports or other documentation regarding the subject site.

7.0 INTERVIEWS

Performance provided an ASTM Transaction Screen Questionnaire to the Client to be forwarded to the current property owner for completion. As of the date of this report, a completed questionnaire has not been completed. At the time of the site visit, an owner/operator representative was not present at the site.

7.1 Interview with Owner

An ASTM Transaction Screen questionnaire was not received. Owner contact information was not provided.

7.2 Interview with User

An ASTM Transaction Screen questionnaire was not received from the User.

7.3 Interview with Site Manager

An ASTM Transaction Screen questionnaire was not received. Site operator contact information was not provided.

7.4 Interviews with Past Owners, Operators and Occupants

An ASTM Transaction Screen questionnaire was not received. Contact information for past owners, operators and/or occupants was not provided.

7.5 Interviews with Others

No interviews, other than those provided in the Phase I ESA, were conducted by *Performance*.

8.0 REGULATORY AGENCY INFORMATION

8.1 Standard Federal, State and Tribal Environmental Database Record Sources

As a part of *Performance's* regulatory record review, an environmental regulatory report was ordered from Environmental Data Resources, Inc. (EDR). The EDR report is a tabulation of data from the federal U.S. Environmental Protection Agency (USEPA), the Michigan Department of Environmental Quality (MDEQ) and the County Environmental Health Department's records. The record review includes, but is not limited to, research and information from the following databases:

- Federal, State and Tribal National Priorities List (NPL) records and delisted records;
- Federal, State and Tribal Comprehensive Environmental Response, Compensation and Liability Index System (CERCLIS) records;
- Federal Cerclis NFRAP list;
- Federal Resource, Conservation and Recovery Act (RCRA) CORRACTS Facilities List;
- Federal RCRA non-CORRACTS TSD facility list;
- Federal RCRA Generators List;
- Federal Institutional Control/Engineering Control registries;
- Federal Emergency Response Notification System (ERNS) list;
- State and Tribal Hazardous Waste Sites (SHWS);
- State and Tribal Landfill and/or solid waste disposal facilities;
- State and Tribal leaking underground storage tanks (LUST);
- State and Tribal registered underground storage tanks (RUST);
- State and Tribal Institutional Control/Engineering Control registries;
- State and Tribal volunteer cleanup sites; and,
- State and Tribal Brownfield Sites.

The EDR report searches government databases in accordance with the ASTM Standard for conducting Phase I Environmental Site Assessments. The ASTM Standard determines the search distances based on the potential of government database sites to impact the study property. A copy of the EDR report can be found in Appendix 4.

Performance reviewed EDR's *Radius Map with GeoCheck®* for the subject site and identified the following sites within the various ASTM radii:

- There are five known RCRA – CESQG sites within one-quarter mile of the subject site;
- There are two known RCRA – NonGen sites within one-quarter mile of the subject site;
- There are two known Brownfield sites within one-half mile of the subject site;
- There are two known AUL sites within one-half mile of the subject site;
- There are ten known LUST sites within one-half mile of the subject site;
- There are three known UST sites within one-quarter mile of the subject site;
- There are sixteen known INVENTORIES sites within one-half mile of the subject site; including the subject property.
- There are no known Part 201 sites within one-half mile of the subject site;
- There are seven known BEA sites within one-half mile of the subject site;
- The subject property is listed in the WDS database; and,
- There are three EDR Historical Auto Station sites within one-quarter mile of the subject site

Performance's review of the environmental databases considered the potential of contamination from adjoining and nearby sites. To evaluate which of the sites identified in the EDR report present a potential environmental risk to the subject site, *Performance* considered the following criteria: type of database on which the site was identified; location, direction, and distance of the site relative to the subject site; anticipated or known groundwater flow direction and soil conditions in the area; and, surface and subsurface obstructions and diversions present near the property.

The subject property was listed in the EDR database report: WDS and INVENTORY. The INVENTORY listing identified no listing for a BEA submittal, and identified it as a Part 201 Site. No additional information was provided. The WDS database listed the subject property as having an identification number. No additional information was provided regarding type of waste and absence/presence of any violations.

Several properties were identified within one-quarter of a mile from the property. Based on the distance from the site, as well as likely contaminants, these properties do not present an environmental concern to the subject property.

Performance also evaluated the Orphan list as presented in the EDR Radius Report. These are sites identified by EDR as having the potential to impact the subject property, but could not be located because of an incorrect or incomplete addresses. There were no orphan sites identified.

8.1.1 Vapor Migration

ASTM Standard E2600-10, *Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions*, is a reference document in ASTM E1527-13. Vapor migration must also be considered no differently than contaminated groundwater

migration in the Phase I investigation. "Migrate" and "migration" are defined in E1527 as "the movement of hazardous substances or petroleum products in any form, including, for example, solid and liquid at the surface or subsurface, and vapor in the subsurface."

In accordance with E2600-10, the screening process includes:

- Identification of any known or suspected contaminated sites with chemicals of concern within the area of concern (search distances are different for sites contaminated with non-petroleum hydrocarbons such as chlorinated volatile organics, versus sites contaminated with petroleum hydrocarbons);
- Evaluate for hydraulic or physical barriers between the subject property and the contaminated site; and
- Evaluate groundwater flow direction information to reduce the area of concern based on location in comparison to the subject property (i.e. up gradient, down gradient, or side gradient).

As discussed in the previous section, the subject property was identified as an Inventory and WDS site. Classification in these databases indicates the use, storage and handling of petroleum products and/or other hazardous materials. The extent of any spills or releases on the subject property is not known at this time.

Based on the absence of any sites of known contamination within the critical distance of the subject property, the potential for vapor migration onto the subject site from an adjoining or nearby site to impact the subject property is minimal.

8.2 Michigan Department of Environmental Quality File Review

The subject property was identified in the EDR Radius Report. *Performance* determined that an MDEQ FOIA file review was necessary for the subject property. *Performance* submitted a request to the Remediation and Redevelopment Division (RRD) and the Resource Management Group (RMG) of the MDEQ to conduct an in-house review of any available files for the subject property.

On Monday, March 16, 2015, an in-house review of available documentation was conducted. Limited file documentation was available. A Site Assessment / Closure Report, generated by Enkon Environmental Services, dated October 31, 1990 was reviewed. According to the report, Enkon was retained to provide site assessment during removal of a 1,000 gallon heating oil UST located at the subject property. The underground storage tank was buried beneath the front lawn, immediately adjacent to the southeast corner of the building.

Subsurface conditions encountered during removal of the former UST indicated a thin layer of topsoil overlying at least four feet of light brown, mixed sand and gravel. The tank was a steel, 1,000 gallon UST with no corrosion protection. It was noted that the steel walls and galvanized product lines were in good shape.

As the tank was uncovered, soil samples were field screened for volatile organic compounds. Evidence of PID readings ranged from 10 ppm to 125 ppm in the overburden soils on top of the former UST. Grab samples collected from the cavity subsequent to tank removed indicated no evidence of VOCs. A total of six soil samples were collected for analysis for BEX and PNAs. Depths of the samples were not provided, but included sidewall and bottom excavation samples. The sidewall samples from the western wall were collected adjacent to the former piping run extending to the building. It was concluded by Enkon that other than the overburden soils (estimated 50 cubic yards), no contamination was encountered.

Performance also evaluated the Waste Data System (WDS) database with the MDEQ. Limited information was available, identifying the site as a liquid industrial waste generator. Based on the known religious use of the site, and limited information available, the WDS listing is likely associated with the former heating oil UST system.

8.3 City of Birmingham Municipal Offices

On March 5, 2015, *Performance* personnel visited the City of Birmingham to review file documentation from the Assessor's Office, Building Department and Fire Department. A Freedom of Information Act request was submitted to the City Clerk requesting to review available files regarding the study property. On March 17, 2015, the Assessing Department provided an email response indicating that since the property has been tax exempt, no assessing documentation is available for review. The Building and Fire Departments provided available documentation for in-house review.

On March 18, 2015, Community Development Department electronic files were evaluated during an in-house scheduled visit with Ms. Sabrina Martin. The files included several permits and plans for signs, plumbing, electrical and other building related items. Included in the files were architectural plans identifying an existing 1,000 gallon fuel oil UST at the southeast corner of the building, with associated piping running west along the southern side of the building.

On March 18, 2015, the Fire Department paper files were evaluated during an in-house scheduled visit. The files included a permit dated October 1990 for the removal of one 1,000 gallon UST. A City of Birmingham Fire Department memorandum also was in the file documenting removal of one 1,000 gallon UST. The tank was removed by D & H Richmond, with "minimal contamination observed".

It is *Performances* opinion that the minimal contamination observed was likely the overburden soils that were excavated from top of the tank and removed for offsite disposal.

A copy of the City of Birmingham municipal documentation is included in Appendix 5.

9.0 SITE HISTORY

A profile of the historical usage of the site was developed by reviewing available historical records where available. *Performance's* evaluation is summarized in the following sections.

9.1 Historical Aerial Photographs

Performance personnel reviewed aerial photographs of the study property from various years between 1937 through 2012 provided by EDR. Oakland County Property Gateway aerial photographs from 1940 through 2014 were also referenced. The photographs were reviewed to aid in determining past site usage and any area(s) where any environmental contamination would be suspected. Refer to Appendix 6 for copies of the EDR and Oakland County Aerial Photographs. Details regarding these photographs can be found in the following table.

Aerial Photographs

YEAR	SCALE	Description/Observations
1937	1”=500’	The subject property appears to be developed, surrounded by trees and what appear to be residential dwellings.
1940	1”=100’	The photograph is blurred preventing observations.
1949	1”=500’	The subject property appears to be developed, surrounded by trees and residential dwellings.
1952	1”=500’	No significant changes from the previous photograph.
1956	1”=500’	The subject property remains similar, adjoined by residential dwellings. The properties east of N. Chester appear to be increasingly commercial.
1963	1”=100’	The church building has expanded. Parking areas are situated east of N. Chester Street.
1967	1”=500’	No significant changes from the previous photograph.
1972	1”=500’	No significant changes from the previous photograph.
1974	1”=100’	No significant changes from the previous photograph.
1980	1”=100’	The subject property remains similar. The adjoining property to the south (east) is vacant grass covered land.
1981	1”=500’	No significant changes from the previous photograph.
1983	1”=500’	The subject property remains similar. The adjoining property to the south is now a commercial building.
1987	1”=500’	No significant changes from the previous photograph.
1990	1”=100’	No significant changes from the previous photograph.
1997	1”=500’	No significant changes from the previous photograph.
1999	1”=500’	No significant changes from the previous photograph.
2000, 2002	1”=100’	No significant changes from the previous photograph.
2005	1”=500’	No significant changes from the previous photograph.
2006, 2008	1”=100’	No significant changes from the previous photograph.
2009, 2010, 2012	1”=500’	The property appears similar to that observed at the time of the site visit.
2014	1”=100’	The property appears similar to that observed at the time of the site visit.

9.2 Historical Topographic Maps

Performance personnel reviewed topographic maps of the study property from various years between 1908 and 1981 provided by EDR. The maps were reviewed to aid in determining past site usage and any area(s) where any environmental contamination would be suspected. Refer to Appendix 7 for copies of the EDR Topographic Maps.

Topographic Maps

YEAR	Map	Description/Observations
1908	Rochester Quad; 15 Min. Series	The City of Birmingham is developed. The surrounding areas are sparsely developed. The River Rouge is apparent to the west.
1936	Birmingham Quad; 7.5 Min. Series	The subject property is developed as a church. Adjoining properties are also developed, but type of usage is undetermined.
1945	Birmingham Quad; 7.5 Min. Series	No significant changes are observed from the previous topographic map.
1952	Birmingham Quad; 7.5 Min. Series	The subject area is shaded in pink, indicating heavily developed Urban Land.
1968	Birmingham Quad; 7.5 Min. Series	No significant changes are observed from the previous topographic map.
1973	Birmingham Quad; 7.5 Min. Series	No significant changes are observed from the previous topographic map.
1981	Birmingham Quad; 7.5 Min. Series	The subject site is located in a heavily developed area of Birmingham. Surface elevation is estimated to be 780 feet above mean sea level (MSL). The River Rouge is located northwest of the subject site.

9.3 Sanborn Fire Insurance Maps

Performance personnel contacted EDR and requested a Sanborn Fire Insurance Map site search for the subject property. Fire insurance maps typically depict the locations of manufacturing and industrial concerns within the city limits and potential fire hazards existing within individual structures. Many times areas of environmental concern, such as the location of underground storage tanks, can be found by referencing fire insurance maps. *Performance* received a response from EDR indicating Sanborn maps were available for the subject property for years between 1910 and 1960.

Sanborn Maps

YEAR	Description/Observations
1910	Coverage is not available for the west side of N. Chester Street. The properties east of N. Chester include residential dwellings.
1915	No significant changes from the previous Sanborn map.
1921	The subject property is depicted as a residential dwelling. Adjoining properties are residential.
1926	The subject property is vacant. Adjoining properties remain residential.
1931	The subject property is developed with the First Church of Christ Scientist.
1949	No significant changes from the previous Sanborn map.
1960	The original structure is noted as having been built in 1926. Building additions were added to the south and west, noted as having been constructed in 1953.

A copy of the Sanborn Maps is provided as an attachment in Appendix 8.

9.4 City Directories

City directories list the names, residence location, and sometimes even the occupation of city residents for a given year. They also frequently contain similar information about commercial establishments, thus providing specific addresses and names of establishments over time. City directories allow a researcher to build a history of a site and surrounding area over time and may give an indication if an area has been occupied by businesses that historically have caused environmental problems.

Performance personnel reviewed a City Directory Abstract provided by EDR. City Directory sources included the Cole Information Services and the Polk's City Directory Company. The information obtained is summarized in the following paragraph. The addresses listed are inferred subject property addresses from referencing Sanborn maps and municipal documentation.

City Directory Addresses

Year	Subject Property	Adjoining South (east)	Adjoining South (west)
1973	First Church of Christ Scientist	Residential	Residential
1977	First Church of Christ Scientist	Residential	Residential
1982	First Church of Christ Scientist	W. Maple Associates	Residential
1987	First Church of Christ Scientist	Commercial offices	Residential
1992	First Church of Christ Scientist	Commercial offices	No Listing
1995	First Church of Christ Scientist	Commercial offices	Residential
1999	First Church of Christ Scientist	Commercial offices	Residential
2003	First Church of Christ Scientist	Commercial offices	Residential
2008	First Church of Christ Scientist	Commercial offices	Occupant Unknown
2013	First Church of Christ Scientist	Commercial offices	Residential

Upon review of the city directories for the study property, it appears that the study property was developed for church use prior to 1973. Adjoining properties to the south included residential and commercial use. No gasoline stations, motor repair facilities, dry cleaners, photo developing laboratories, junkyards or landfills were listed as occupants of the study property or adjoining properties to the south.

A copy of the City Directory Image is included as Appendix 9.

9.5 Title Documentation

A fifty-year title search for the subject property can provide additional information regarding the present and previous owners of the site. The chain of title gives the names of previous owners of the subject property, which may provide information as to the previous uses of the property. The records checked in a title search may also identify long-term lessees who may have occupied the site. *Performance* was not provided with title documentation; *Performance* was unable to evaluate for evidence of environmental concerns or restrictions or identify previous ownership.

9.6 Previous Environmental Reports

Performance was not provided with any previous environmental reports for the subject site.

10.0 EVALUATIONS AND CONCLUSIONS

Performance conducted this Phase I ESA in order to provide a professional opinion of the possible presence of RECs or other possible environmental concerns, if any, associated with the subject site. This Phase I ESA was conducted in general conformance with the ASTM E 1527-13, Standard Practice for Conducting Environmental Site Assessments and is intended to comply with USEPA AAI guidelines.

10.1 Findings

Based on historical documentation, the first developed use of the property appears to be residential, with date of development sometime prior to 1921. The subject property was developed for religious use in the 1920's. The church building has been expanded and remolded over time, with current use remaining a religious institution. A review of historical documentation and municipal records did not identify any use, storage and/or handling of petroleum products or other hazardous materials at the subject property, with the exception of a former heating oil UST system formerly located on the property.

Performance submitted a Freedom of Information Act request to the Remediation Redevelopment Division (RRD) of the Michigan Department of Environmental Quality (MDEQ). Limited file documentation was available, including a Site Assessment / Closure Report, generated by Enkon Environmental Services, dated October 31, 1990. According to the report, Enkon was retained to provide site assessment during removal of a 1,000 gallon heating oil UST located at the subject property. The underground storage tank was buried beneath the front lawn, immediately adjacent to the southeast corner of the building. The report noted that the steel walls and galvanized product lines were in good shape based on observations at the time of removal.

As the tank was uncovered, soil samples were field screened for volatile organic compounds. Evidence of PID readings ranged from 10 ppm to 125 ppm. Grab samples collected from the cavity subsequent to tank removed indicated no evidence of VOCs. A total of six soil samples were collected for analysis for BEX and PNAs. Depths of the samples were not provided, but

included sidewall and bottom excavation samples. It was concluded by Enkon that other than the overburden soils (estimated 50 cubic yards), no contamination was encountered. The contaminated soils were disposed of offsite.

Based on available environmental site assessment research obtained and reviewed and visual observations of the study property and surrounding properties, *Performance* concludes there are no known recognized environmental conditions (REC's) on the study property or on adjoining properties with the potential to impact the study property.

Site assessment activities were conducted associated with the former UST system. Evidence of minimal contamination was observed at the time of removal in overburden soils formerly located on top of the former UST, which were apparently removed and disposed offsite. Subsequent excavation verification samples collected from the excavation bottom and sidewalls indicated no evidence of contamination was present. A Closure Report / Site Assessment Report was prepared concluding no further assessment was necessary to address the former heating oil UST system.

10.2 Opinions

In accordance with ASTM Standard 1527-13, no evidence of current recognized environmental conditions (REC) or Controlled RECs at or adjoining the subject site. The heating oil UST is considered a Historical REC (HREC). A past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted residential use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls). Based on the sampling conducted and associated laboratory analysis, the HREC does not present a current REC.

10.3 Recommendations

Based on available environmental site assessment research obtained and reviewed and visual observations of the study property and surrounding properties, *Performance* concludes there are no known REC's on the study property or on adjoining properties with the potential to impact the study property. The presence of a former heating oil UST is a Historical REC (HREC). However, site assessment activities were conducted at the time of removal with no evidence of soil contamination encountered in closure verification sampling.

10.4 Non Scope Considerations

Based on the age of the structure, *Performance* recommended performing an asbestos survey of the structure on the study property before any renovation, demolition or any maintenance activities that may disturb the building materials. The results of the survey are submitted under separate cover.

Performance personnel observed fluorescent lighting and other electrical equipment in the study property building. *Performance* personnel did not inspect the light ballasts or other electrical equipment to determine if any were PCB containing. However, due to age of the building, *Performance* considers the light ballasts and other electrical equipment within the study property building to have potential to contain PCB fluids. *Performance* recommends testing the light ballasts and other electrical equipment before disposal to determine if they contain PCB fluids. If the items contain PCB fluids, special handling and disposal procedures may be required.

10.5 Environmental Professional

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history and setting of the subject property. I have performed the all appropriate inquiries in general conformance with the standards and practices set forth in 40 CFR Part 312.

_____ April 2, 2015

Signature of Environmental Professional Date

Julie Anna Pratt
Printed Name of Environmental Professional

11.0 QUALIFICATIONS

Performance personnel conducted these professional services in accordance with customary principles and practices in the area of environmental science and engineering, and in general conformance with the American Society for Testing Materials (ASTM) E 1527-13, Standard Practice for Conducting Environmental Site Assessments and is intended to comply with USEPA All Appropriate Inquiry (AAI) guidelines. *Performance* has made appropriate inquiry with regard to the presence of hazardous materials or petroleum products in the environments at the study property based upon the Scope of Work. The conclusions presented in the report were based solely on the services described herein and not on scientific tasks or procedures beyond the scope of work or on the time or budgetary constraints imposed by the client. *Performance* is not to be held responsible for the independent findings, opinions or recommendations made by others based on the field inspection and regulatory and title search data documented by this report.

Please note that all environmental assessments conducted by surficial evaluation are ultimately limited to the context that conclusions are developed and recommendations are made from data drawn from limited research, research time and site inspection. Subsurface conditions were not field investigated as part of this study. In addition, as time progresses, a change may occur in the environmental conditions at the study property and at the surrounding properties.

In preparing this report, *Performance* relied on specific information provided by federal, state, county, and/or local officials and other parties referenced herein and on available information reviewed in the files of federal, state, county, and/or local officials made available to *Performance* personnel at the time and under the conditions noted. *Performance* did not attempt to independently verify the accuracy or completeness of the information received or reviewed during the course of this investigation.

In preparing this report, *Performance* did not make any specific attempts to check on the compliance of past or present previous owners of the site with respect to any federal, state, county, and/or local laws or regulations, environmental or otherwise. Compliance issues are most accurately addressed with the completion of a Regulatory Compliance Audit, which is outside the scope of work for this investigation.

As noted within the scope of work, *Performance* personnel conducted a survey for the potential of suspect asbestos-containing materials (ACMs). The survey was conducted separately from the scope of work included in the Phase I ESA, and is available under separate cover.

Client agrees that in the event information regarding environmental or other hazardous waste issues at the study property that were known by the client or that come to the attention of the client or client's agent upon completion of this investigation, such information will be brought to the attention of *Performance*. *Performance* reserves the right to evaluate such information and based on this evaluation, modify the conclusions stated in the report.

12.0 REFERENCES

1) U.S. Geological Survey Topographic Maps, provided by Environmental Data Resources, Inc., Milford, Connecticut (EDR).

2) Aerial Photographs provided by EDR.

3) *Radius Map with GeoCheck®*, provided by EDR under date of March 5, 2015.

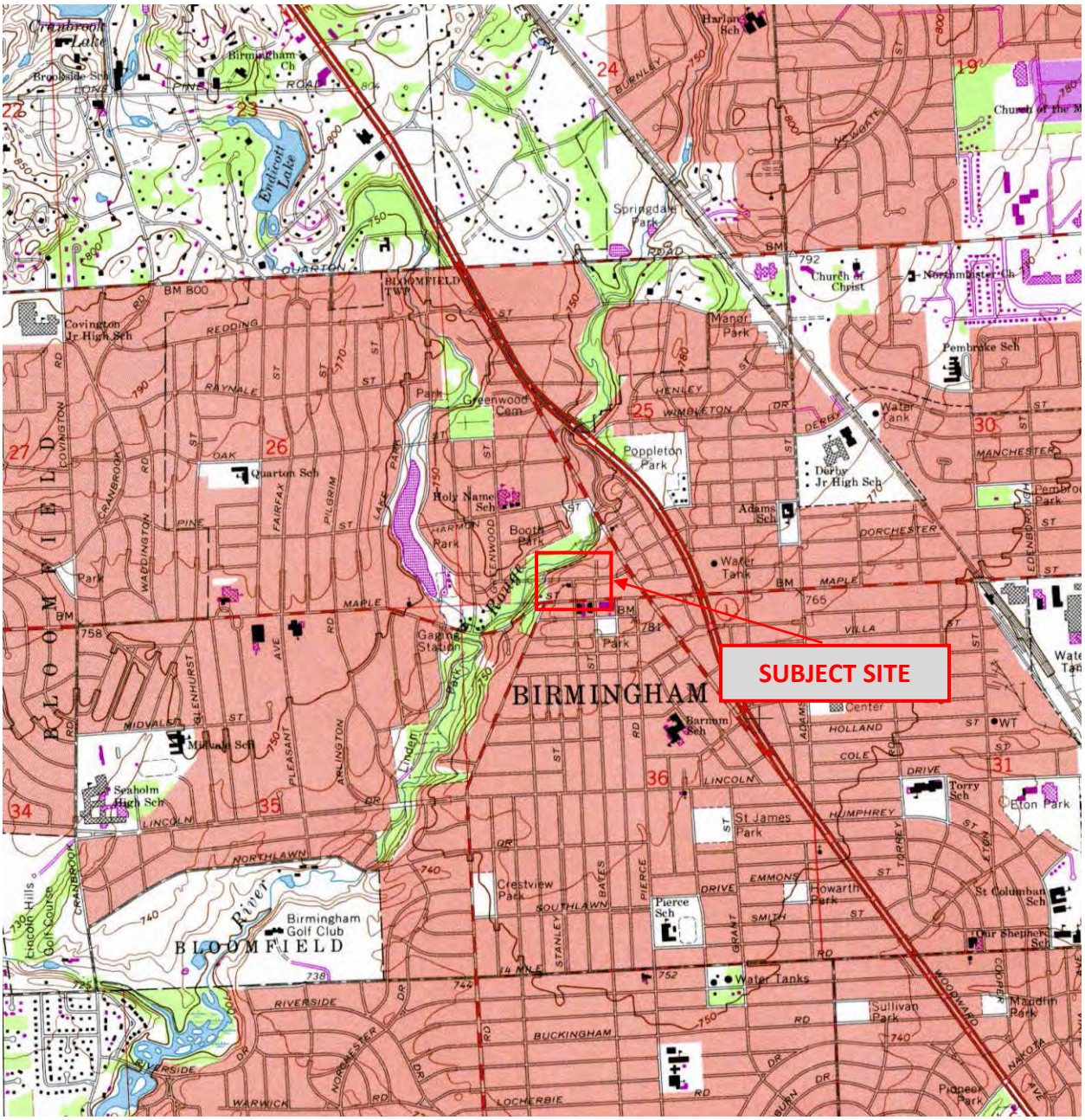
4) City Directory Abstract, 1973 through 2013, provided by EDR.

5) City of Birmingham Assessor, Building, and Fire Department Records for the subject site.

6) Historical Sanborn Fire Insurance, provided by EDR.

7) Google and Bing Aerial Photographs and Maps.

Appendix 1
Figures



REFERENCE
USGS 7.5 MIN TOPOGRAPHIC QUADRANGLE
BIRMINGHAM, MICHIGAN QUADRANGLE
DATED: 1981 PHOTOREVISED FROM 1968
SCALE: 1: 24,000

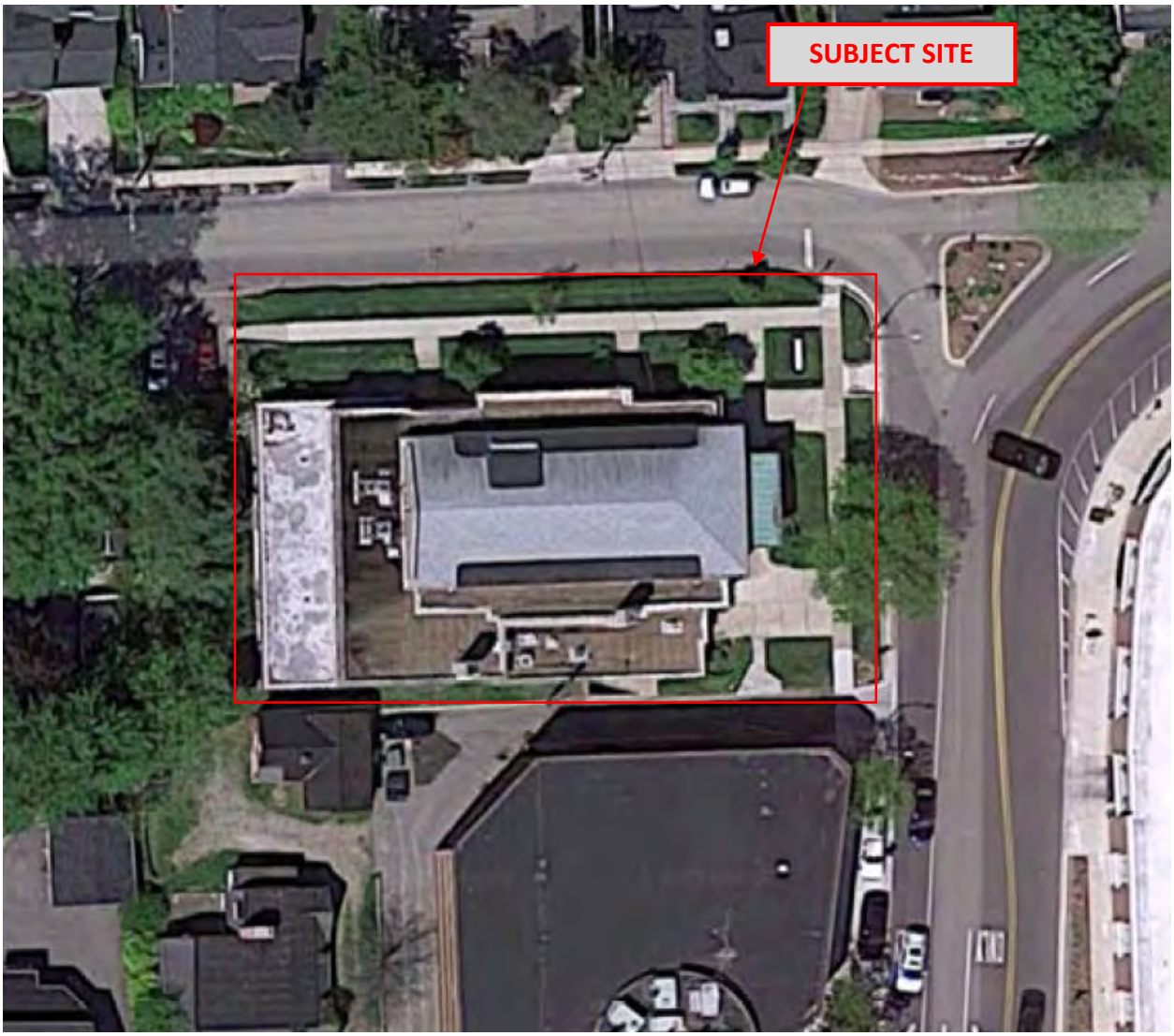
FIGURE 1: SITE LOCATION MAP

Commercial Property
191 N. Chester Road
Birmingham, Oakland County, MI

PROJECT: 151226
DATE: 3/15/15
PREPARED BY: JAP

30553 Wixom Road, Suite 500
Wixom, Michigan 48393
Voice: 248.926.3800
Fax: 248.926.3838

PERFORMANCE
Environmental Services, Inc.



Legend

Approximate Property Boundary

N

FIGURE 2: AERIAL SITE MAP

Commercial Property
191 N. Chester Road
Birmingham, Oakland County, MI

PROJECT: 151226

DATE: 3/15/15

PREPARED BY: JAP

30553 Wixom Road, Suite 500
Wixom, Michigan 48393
Voice: 248.926.3800
Fax: 248.926.3838

PERFORMANCE
Environmental Services, Inc.

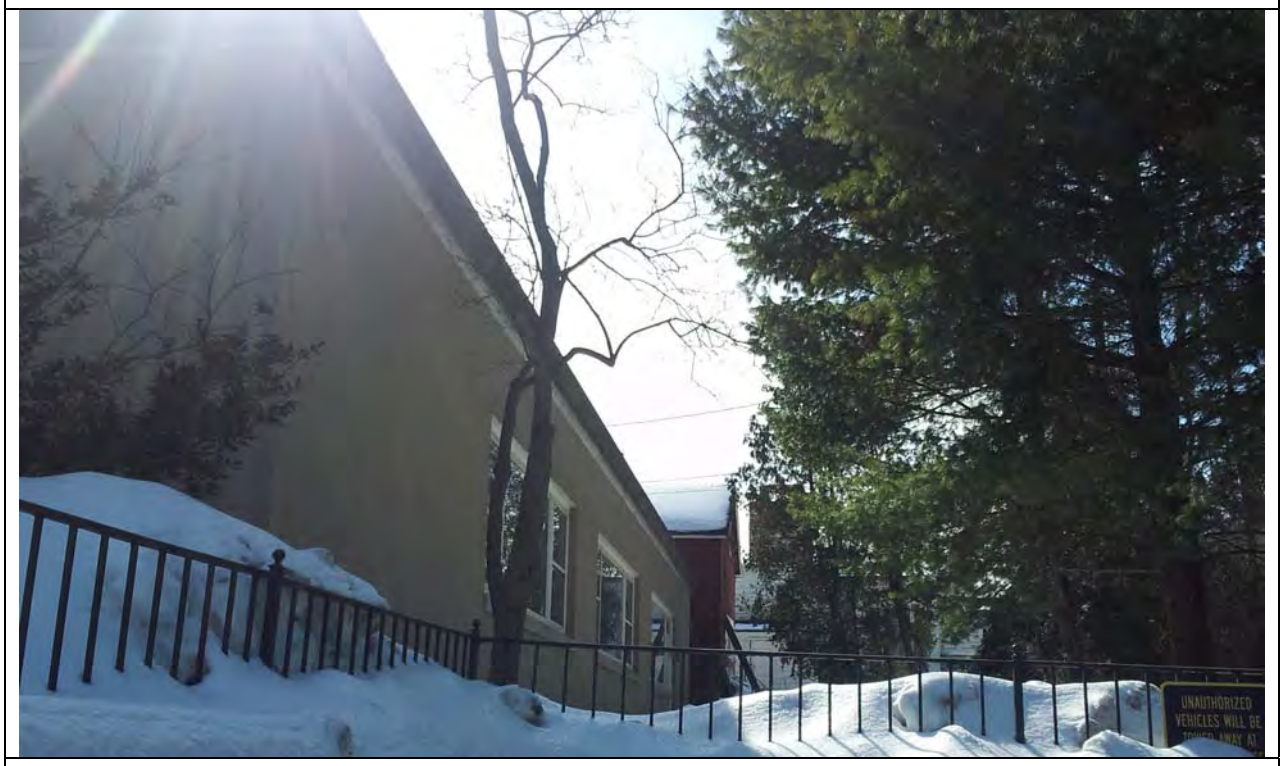
Appendix 2
Photographs

Near northeast corner of the property looking at the east building elevation.

Near northeast corner of the property looking west along Willits Street.

Photographer: Julie Pratt 191 N. Chester, Birmingham, Michigan	Date: 3/5/15 Project No: 151226

Near the northwest corner of the building looking east.



Near the northwest corner of the building looking south.

Photographer: Julie Pratt 191 N. Chester, Birmingham, Michigan	Date: 3/5/15 Project No: 151226

At the southeast corner of the building looking north.

At the southeast corner of the building looking west.

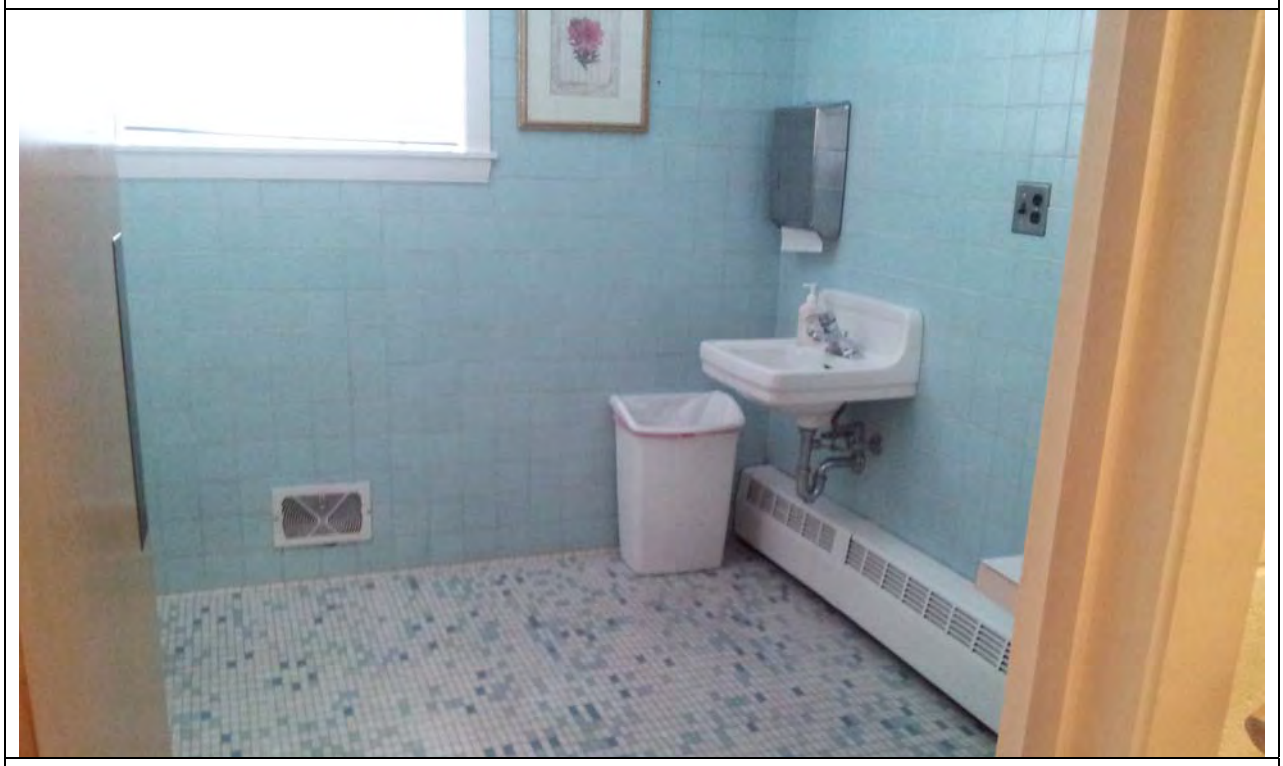
Photographer: Julie Pratt 191 N. Chester, Birmingham, Michigan	Date: 3/5/15 Project No: 151226

Near the southwest corner of the building looking east along southern property boundary.

Near the southwest corner of the building looking north along the west building elevation.

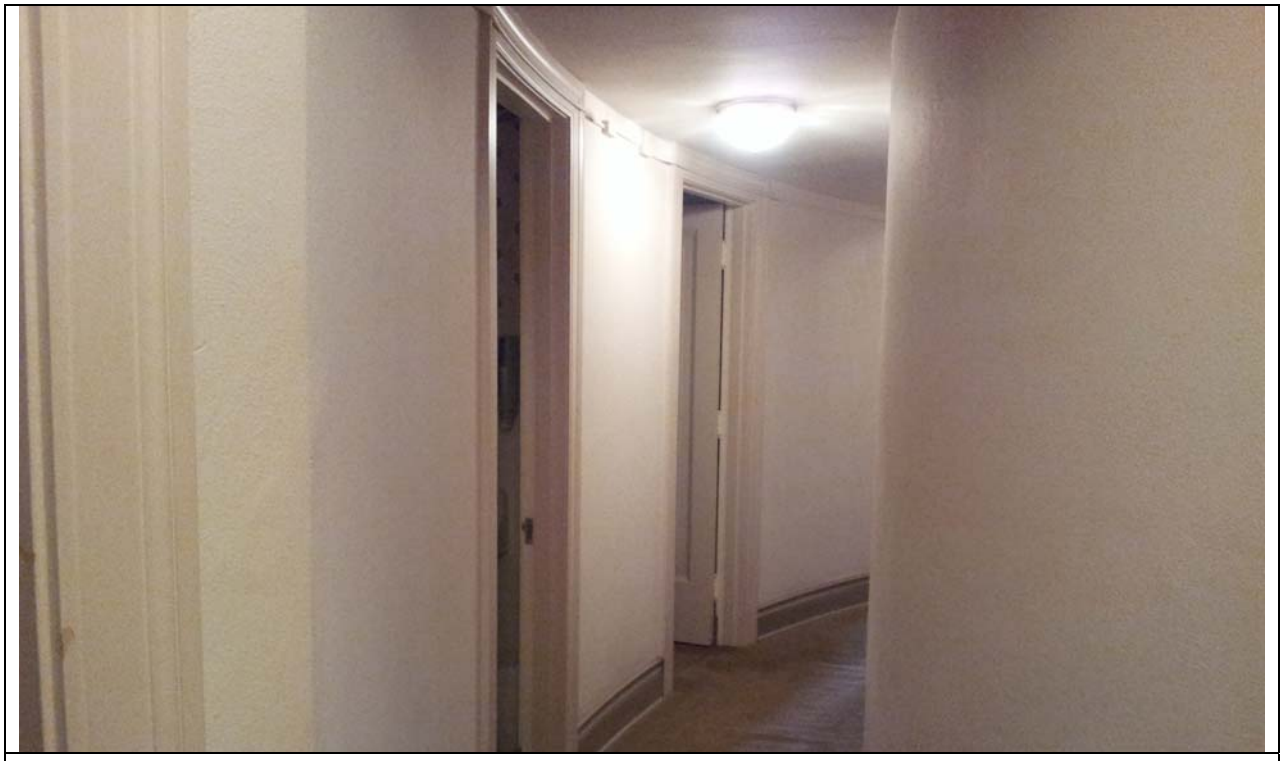
Photographer: Julie Pratt 191 N. Chester, Birmingham, Michigan	Date: 3/5/15 Project No: 151226

Interior view.

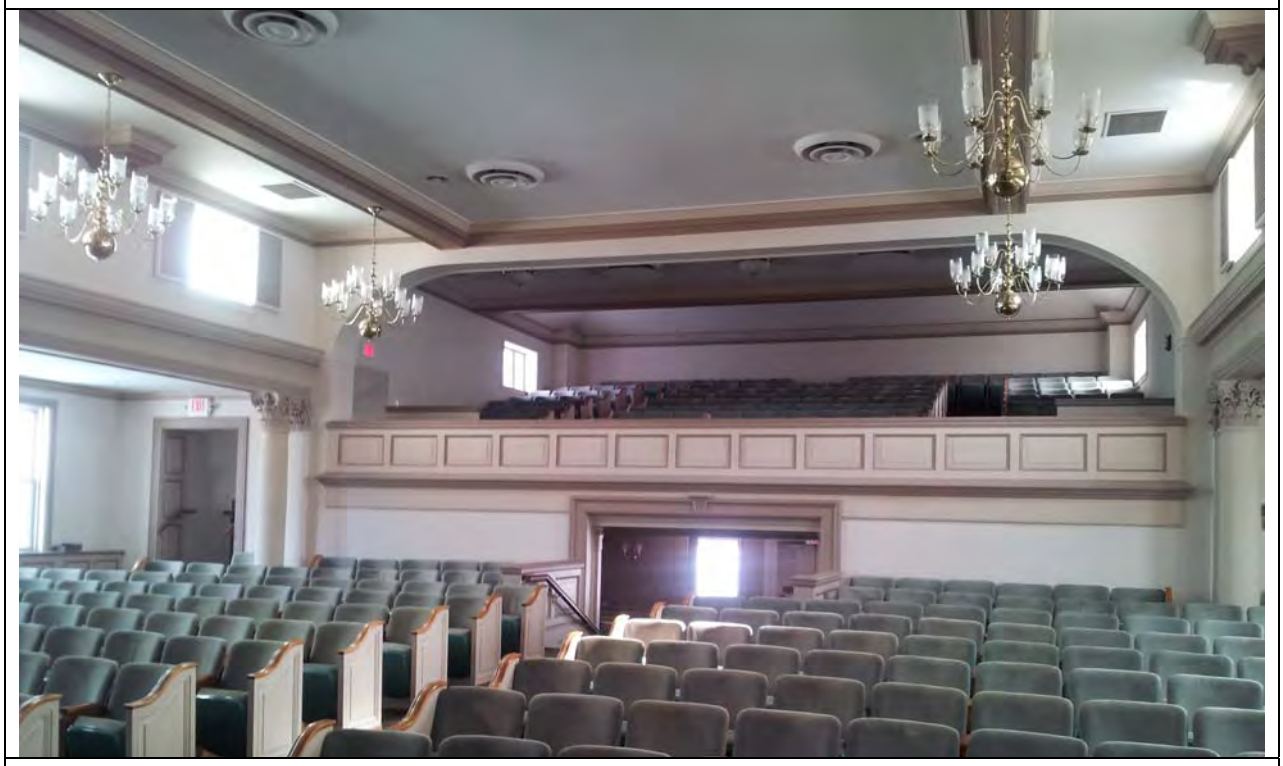


Interior view.

Photographer: Julie Pratt 191 N. Chester, Birmingham, Michigan	Date: 3/5/15 Project No: 151226

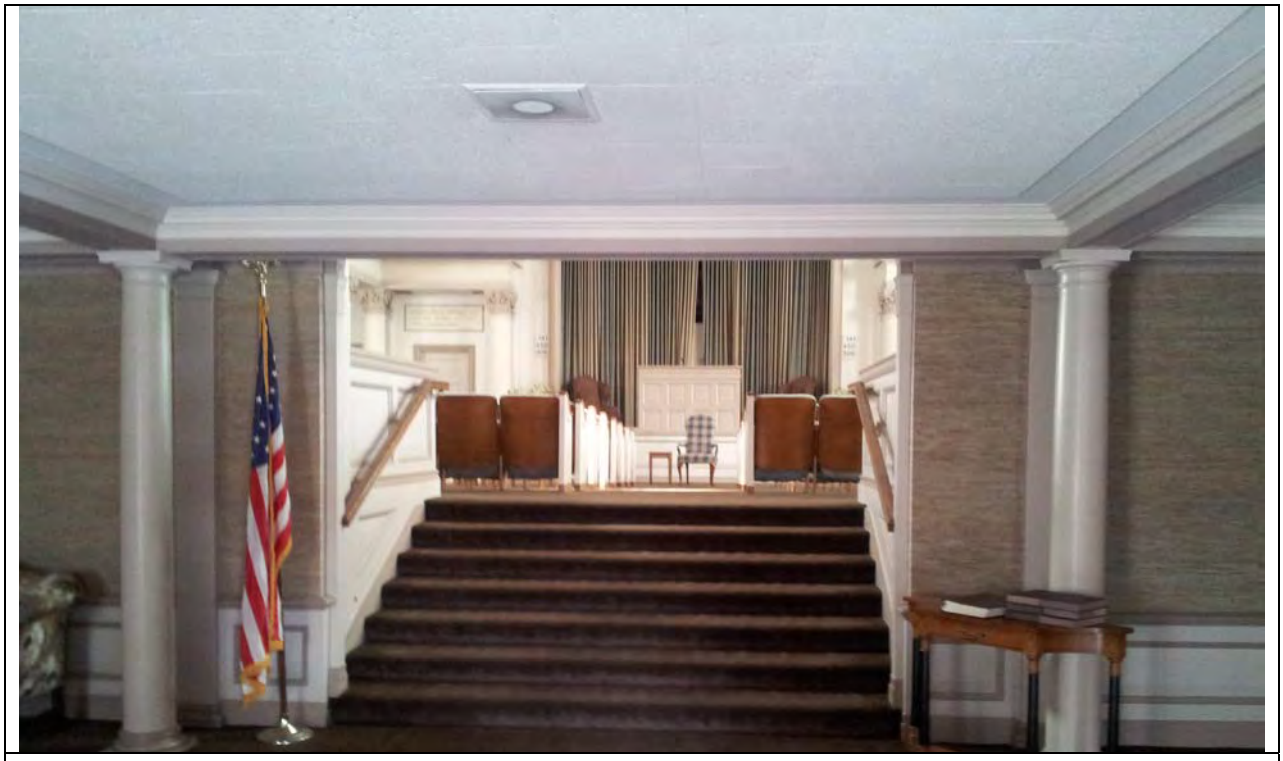


Interior view.

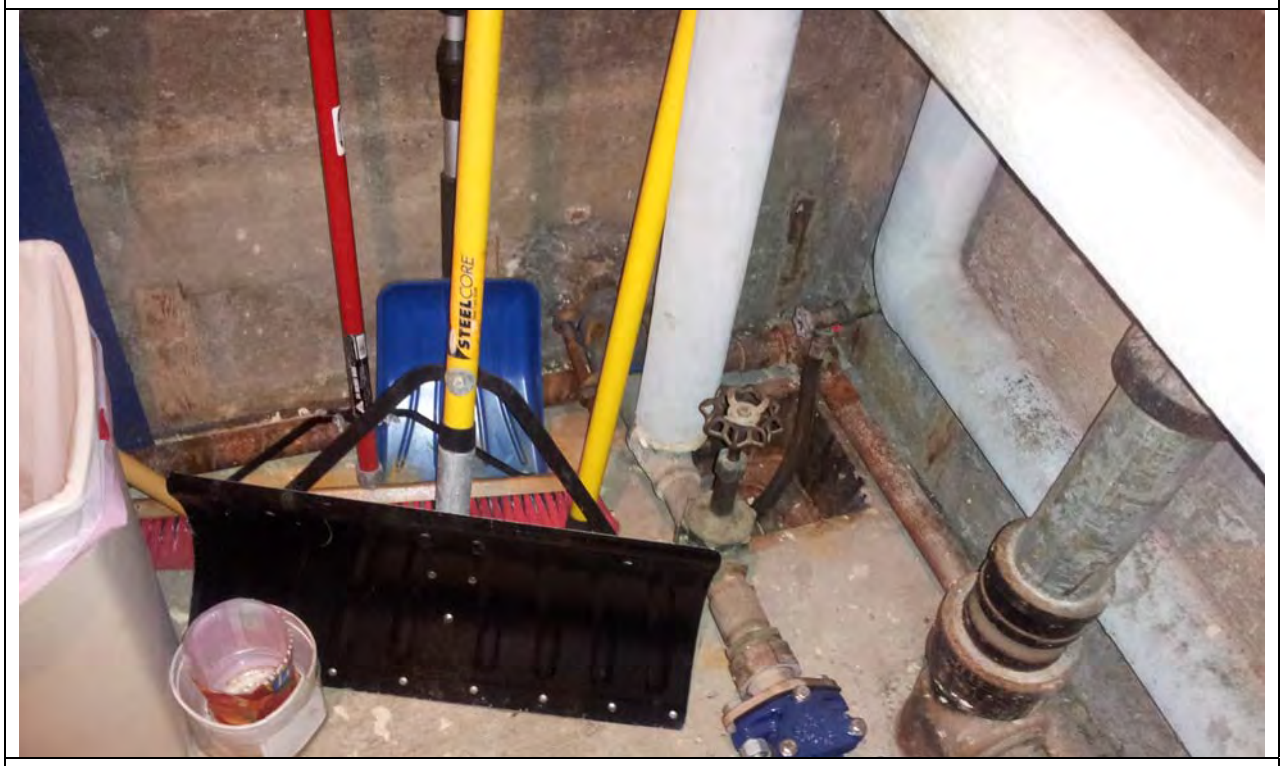


Interior view.

Photographer: Julie Pratt 191 N. Chester, Birmingham, Michigan	Date: 3/5/15 Project No: 151226



Interior view.



Interior view.

Photographer: Julie Pratt 191 N. Chester, Birmingham, Michigan	Date: 3/5/15 Project No: 151226

Interior view.

Interior view.

Photographer: Julie Pratt 191 N. Chester, Birmingham, Michigan	Date: 3/5/15 Project No: 151226

Interior view (oil turbine for pipe organs).

Interior view.

Photographer: Julie Pratt 191 N. Chester, Birmingham, Michigan	Date: 3/5/15 Project No: 151226

Interior view.

Unexplained sump in utility room.

Photographer: Julie Pratt 191 N. Chester, Birmingham, Michigan	Date: 3/5/15 Project No: 151226

Interior view.

Interior view, unexplained capped steel pipe.

Photographer: Julie Pratt 191 N. Chester, Birmingham, Michigan	Date: 3/5/15 Project No: 151226

Adjoining commercial building to the south.

Adjoining commercial building with parking to the east across N. Chester.

Photographer: Julie Pratt 191 N. Chester, Birmingham, Michigan	Date: 3/5/15 Project No: 151226

Residential dwellings north of Willits Street.

Residential dwelling adjoining west.

Photographer: Julie Pratt 191 N. Chester, Birmingham, Michigan	Date: 3/5/15 Project No: 151226

Appendix 3
Questionnaires, Title Documentation

No Questionnaires Provided to *Performance* as of Date of Report

No Title Documentation Provided to *Performance* as of Date of Report

Appendix 4
Environmental Regulatory Report

191 N. Chester
191 N. Chester
Birmingham, MI 48009

Inquiry Number: 4225651.2s
March 05, 2015

The EDR Radius Map™ Report with GeoCheck®

EDR® Environmental Data Resources Inc

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

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Overview Map	2
Detail Map	3
Map Findings Summary	4
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GEOCHECK ADDENDUM

Physical Setting Source Addendum	A-1
Physical Setting Source Summary	A-2
Physical Setting SSURGO Soil Map	A-5
Physical Setting Source Map	A-9
Physical Setting Source Map Findings	A-11
Physical Setting Source Records Searched	PSGR-1

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

191 N. CHESTER
OAKLAND County, MI 48009

COORDINATES

Latitude (North):	42.5472000 - 42˚ 32' 49.92''
Longitude (West):	83.2187000 - 83˚ 13' 7.32''
Universal Tranverse Mercator:	Zone 17
UTM X (Meters):	317826.1
UTM Y (Meters):	4712705.5
Elevation:	782 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	42083-E2 BIRMINGHAM, MI
Most Recent Revision:	1981

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20120629, 20120702
Source:	USDA

TARGET PROPERTY SEARCH RESULTS

The target property was identified in the following records. For more information on this property see page 7 of the attached EDR Radius Map report:

Site	Database(s)	EPA ID
FIRST CHURCH OF CHRIST 191 N. CHESTER ST. BIRMINGHAM, MI 48009	INVENTORY	N/A
FIRST CHURCH OF CHRIST 191 N CHESTER ST BIRMINGHAM, MI 48009	WDS	N/A

EXECUTIVE SUMMARY

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL ..... National Priority List
Proposed NPL ..... Proposed National Priority List Sites
NPL LIENS ..... Federal Superfund Liens

Federal Delisted NPL site list

Delisted NPL ..... National Priority List Deletions

Federal CERCLIS list

CERCLIS ..... Comprehensive Environmental Response, Compensation, and Liability Information System
FEDERAL FACILITY ..... Federal Facility Site Information listing

Federal CERCLIS NFRAP site List

CERC-NFRAP ..... CERCLIS No Further Remedial Action Planned

Federal RCRA CORRACTS facilities list

CORRACTS ..... Corrective Action Report

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF ..... RCRA - Treatment, Storage and Disposal

Federal RCRA generators list

RCRA-LQG ..... RCRA - Large Quantity Generators
RCRA-SQG ..... RCRA - Small Quantity Generators

Federal institutional controls / engineering controls registries

US ENG CONTROLS ..... Engineering Controls Sites List
US INST CONTROL ..... Sites with Institutional Controls
LUCIS ..... Land Use Control Information System

Federal ERNS list

ERNS ..... Emergency Response Notification System

State- and tribal - equivalent CERCLIS

SHWS ..... This state does not maintain a SHWS list. See the Federal CERCLIS list and Federal NPL list.

EXECUTIVE SUMMARY

State and tribal landfill and/or solid waste disposal site lists

SWF/LF..... Solid Waste Facilities Database

State and tribal leaking storage tank lists

INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land

State and tribal registered storage tank lists

AST..... Aboveground Tanks
INDIAN UST..... Underground Storage Tanks on Indian Land
FEMA UST..... Underground Storage Tank Listing

State and tribal voluntary cleanup sites

INDIAN VCP..... Voluntary Cleanup Priority Listing

State and tribal Brownfields sites

BROWNFIELDS..... Brownfields and UST Site Database

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Landfill / Solid Waste Disposal Sites

DEBRIS REGION 9..... Torres Martinez Reservation Illegal Dump Site Locations
ODI..... Open Dump Inventory
HIST LF..... Inactive Solid Waste Facilities
SWRCY..... Recycling Facilities
INDIAN ODI..... Report on the Status of Open Dumps on Indian Lands

Local Lists of Hazardous waste / Contaminated Sites

US CDL..... Clandestine Drug Labs
PART 201..... Part 201 Site List
DEL PART 201..... Delisted List of Contaminated Sites
CDL..... Clandestine Drug Lab Listing
US HIST CDL..... National Clandestine Laboratory Register

Local Land Records

LIENS 2..... CERCLA Lien Information
LIENS..... Lien List

Records of Emergency Release Reports

HMIRS..... Hazardous Materials Information Reporting System
SPILLS..... Pollution Emergency Alerting System

Other Ascertainable Records

DOT OPS..... Incident and Accident Data

EXECUTIVE SUMMARY

DOD	Department of Defense Sites
FUDS	Formerly Used Defense Sites
CONSENT	Superfund (CERCLA) Consent Decrees
ROD	Records Of Decision
UMTRA	Uranium Mill Tailings Sites
US MINES	Mines Master Index File
TRIS	Toxic Chemical Release Inventory System
TSCA	Toxic Substances Control Act
FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing
SSTS	Section 7 Tracking Systems
ICIS	Integrated Compliance Information System
PADS	PCB Activity Database System
MLTS	Material Licensing Tracking System
RADINFO	Radiation Information Database
FINDS	Facility Index System/Facility Registry System
RAATS	RCRA Administrative Action Tracking System
RMP	Risk Management Plans
UIC	Underground Injection Wells Database
DRYCLEANERS	Drycleaning Establishments
NPDES	List of Active NPDES Permits
AIRS	Permit and Emissions Inventory Data
INDIAN RESERV	Indian Reservations
SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing
US AIRS	Aerometric Information Retrieval System Facility Subsystem
US FIN ASSUR	Financial Assurance Information
EPA WATCH LIST	EPA WATCH LIST
COAL ASH DOE	Steam-Electric Plant Operation Data
PRP	Potentially Responsible Parties
2020 COR ACTION	2020 Corrective Action Program List
PCB TRANSFORMER	PCB Transformer Registration Database
COAL ASH EPA	Coal Combustion Residues Surface Impoundments List
Financial Assurance	Financial Assurance Information Listing
LEAD SMELTERS	Lead Smelter Sites
COAL ASH	Coal Ash Disposal Sites

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP	EDR Proprietary Manufactured Gas Plants
EDR US Hist Cleaners	EDR Exclusive Historic Dry Cleaners

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LUST	Recovered Government Archive Leaking Underground Storage Tank
RGA PART 201	Recovered Government Archive State Hazardous Waste Facilities List
RGA LF	Recovered Government Archive Solid Waste Facilities List

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

EXECUTIVE SUMMARY

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.
Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

Federal RCRA generators list

RCRA-CESQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

A review of the RCRA-CESQG list, as provided by EDR, and dated 12/09/2014 has revealed that there are 5 RCRA-CESQG sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
CENTRAL PARKING SYSTEM	180 CHESTER ST	SSE 0 - 1/8 (0.090 mi.)	B3	7
BALDWIN HOUSE	200 CHESTER ST	SSE 0 - 1/8 (0.097 mi.)	B5	9
MICHIGAN BELL TELEPHONE COMPAN	***155 HENRIETTA ST***	***ESE 1/8 - 1/4 (0.150 mi.)***	***C8***	***13***
FULLER CENTRAL PARK PROPERTIES	***111 S OLD WOODWARD***	***E 1/8 - 1/4 (0.236 mi.)***	***16***	***20***

Lower Elevation	Address	Direction / Distance	Map ID	Page
JFK INVESTMENT COMPANY LLC	***280 N OLD WOODWARD AVE***	***ENE 1/8 - 1/4 (0.180 mi.)***	***12***	***17***

State and tribal leaking storage tank lists

LUST: The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the Department of Environmental Quality's Leaking Underground Storage Tank (LUST) Database.

A review of the LUST list, as provided by EDR, and dated 12/02/2014 has revealed that there are 10 LUST sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
PROPOSED BALDWIN HOUSE SITE Release Status: Closed	***200 CHESTER***	***SSE 0 - 1/8 (0.099 mi.)***	***B6***	***11***

Lower Elevation	Address	Direction / Distance	Map ID	Page
BIRMINGHAM PUBLIC SCHOOLS Release Status: Open	***550 W MERRILL***	***SSW 1/8 - 1/4 (0.164 mi.)***	***9***	***15***
SUNOCO #0008-4178 Release Status: Closed	***35001 WOODWARD AVE***	***E 1/4 - 1/2 (0.361 mi.)***	***G20***	***24***

EXECUTIVE SUMMARY

Lower Elevation	Address	Direction / Distance	Map ID	Page
SHELL - HUNTER Release Status: Open Release Status: Closed	***34977 WOODWARD AVE***	***E 1/4 - 1/2 (0.374 mi.)***	***F22***	***27***
MOBIL #03-K9Q Release Status: Open Release Status: Closed	***1065 W MAPLE RD***	***WSW 1/4 - 1/2 (0.400 mi.)***	***J31***	***40***
JAX KAR WASH #048 Release Status: Open	***34745 WOODWARD***	***ESE 1/4 - 1/2 (0.416 mi.)***	***L34***	***48***
SPEEDWAY LLC Release Status: Closed	***34750 WOODWARD AVE***	***ESE 1/4 - 1/2 (0.449 mi.)***	***36***	***50***
SIMON LAND DEVELOPMENT GROUP L Release Status: Open	***35975 WOODWARD AVE***	***N 1/4 - 1/2 (0.464 mi.)***	***M37***	***55***
ESTATE MOTORS Release Status: Closed	***464 S WOODWARD AVE***	***SE 1/4 - 1/2 (0.466 mi.)***	***39***	***60***
GHAFARI PROPERTIES INC Release Status: Closed	***36101 WOODWARD AVE***	***N 1/4 - 1/2 (0.472 mi.)***	***40***	***60***

State and tribal registered storage tank lists

UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the Department of Environmental Quality's Michigan UST database.

A review of the UST list, as provided by EDR, and dated 12/02/2014 has revealed that there are 3 UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
WABEEK ASSOC GEN PARTNERSHIP	280 WEST MAPLE RD	ESE 0 - 1/8 (0.096 mi.)	4	9
PROPOSED BALDWIN HOUSE SITE	***200 CHESTER***	***SSE 0 - 1/8 (0.099 mi.)***	***B6***	***11***
BIRMINGHAM CO (M57110)	155 HENRIETTA	ESE 1/8 - 1/4 (0.149 mi.)	C7	12

State and tribal institutional control / engineering control registries

AUL: A listing of sites with institutional and/or engineering controls in place.

A review of the AUL list, as provided by EDR, and dated 11/23/2014 has revealed that there are 2 AUL sites within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
CATALYST DEVELOPMENT CO 8 LLC	***34977 WOODWARD AVE***	***E 1/4 - 1/2 (0.374 mi.)***	***F23***	***31***
MOBIL #03-K9Q	1065 WEST MAPLE ROAD	WSW 1/4 - 1/2 (0.400 mi.)	J30	39

EXECUTIVE SUMMARY

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: The EPA's listing of Brownfields properties from the Cleanups in My Community program, which provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

A review of the US BROWNFIELDS list, as provided by EDR, and dated 12/22/2014 has revealed that there are 2 US BROWNFIELDS sites within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
WEISS SAMONA	***34901 WOODWARD AVENUE***	***ESE 1/4 - 1/2 (0.392 mi.)***	***I28***	***34***
GREEN'S ART SUPPLY	400 SOUTH OLD WOODWARD	ESE 1/4 - 1/2 (0.408 mi.)	K32	42

Local Lists of Hazardous waste / Contaminated Sites

INVENTORY: The Inventory of Facilities has three data sources: Facilities under Part 201, Environmental Remediation, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA) identified through state funded or private party response activities (Projects); Facilities under Part 213, Leaking Underground Storage Tanks of the NREPA; and Facilities identified through submittals of Baseline Environmental Assessments (BEA) submitted pursuant to Part 201 or Part 213 of the NREPA. The Part 201 Projects Inventory does not include all of the facilities that are subject to regulation under Part 201 because owners are not required to inform the Department of Environmental Quality (DEQ) about the facilities and can pursue cleanup independently. Facilities that are not known to DEQ are not on the Inventory, nor are locations with releases that resulted in low environmental impact. Part 213 facilities listed here may have more than one release; a list of releases for which corrective actions have been completed and list of releases for which corrective action has not been completed is located on the Leaking Underground Storage Tanks Site Search webpage. The DEQ may or may not have reviewed and concurred with the conclusion that the corrective actions described in a closure report meets criteria. A BEA is a document that new or prospective property owners/operations disclose to the DEQ identifying the property as a facility pursuant to Part 201 and Part 213. The Inventory of BEA Facilities overlaps in part with the Part 201 Projects facilities and Part 213 facilities. There may be more than one BEA for each facility.

A review of the INVENTORY list, as provided by EDR, and dated 01/27/2015 has revealed that there are 15 INVENTORY sites within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
BIRMINGHAM PUBLIC SCHOOLS	***550 W MERRILL***	***SSW 1/8 - 1/4 (0.164 mi.)***	***9***	***15***
COMERICA BANK BIRMINGHAM	322 N. OLD WOODWARD	ENE 1/8 - 1/4 (0.171 mi.)	D11	16
CATALYST DEVELOPMENT CO. 8, LL	34977 WOODWARD AVENUE	E 1/4 - 1/2 (0.359 mi.)	F19	24
SUNOCO GASOLINE STATION (FORME	35001 WOODWARD AVENUE	E 1/4 - 1/2 (0.361 mi.)	G21	27
SHELL - HUNTER	***34977 WOODWARD AVE***	***E 1/4 - 1/2 (0.374 mi.)***	***F22***	***27***
WOODWARD BROWN ASSOCIATES, LLC	34901 WOODWARD AVENUE	ESE 1/4 - 1/2 (0.390 mi.)	24	33
CHINESE RESTAURANT	856 NORTH OLD WOODWARD	N 1/4 - 1/2 (0.391 mi.)	H26	33
WOODWARD BROWN ASSOC LLC	34901 WOODWARD	ESE 1/4 - 1/2 (0.392 mi.)	I29	39
MOBIL #03-K9Q	***1065 W MAPLE RD***	***WSW 1/4 - 1/2 (0.400 mi.)***	***J31***	***40***
GREEN'S ART SUPPLY	400 SOUTH OLD WOODWARD	ESE 1/4 - 1/2 (0.408 mi.)	K33	47
JAX KAR WASH #048	***34745 WOODWARD***	***ESE 1/4 - 1/2 (0.416 mi.)***	***L34***	***48***
JAX KAR WASH	34745 WOODWARD AVENUE	ESE 1/4 - 1/2 (0.416 mi.)	L35	50
SIMON LAND DEVELOPMENT GROUP L	***35975 WOODWARD AVE***	***N 1/4 - 1/2 (0.464 mi.)***	***M37***	***55***
GASOLINE STATION	35975 WOODWARD AVENUE	N 1/4 - 1/2 (0.464 mi.)	M38	59
GHAFARI PROPERTIES INC	***36101 WOODWARD AVE***	***N 1/4 - 1/2 (0.472 mi.)***	***40***	***60***

Other Ascertainable Records

RCRA NonGen / NLR: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

A review of the RCRA NonGen / NLR list, as provided by EDR, and dated 12/09/2014 has revealed that there are 2 RCRA NonGen / NLR sites within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
HOLLYWOOD SHERIDAN ASSOCIATES	***185 OAKLAND AVE***	***ENE 1/8 - 1/4 (0.212 mi.)***	***E14***	***19***
DAKOTA	280 HARMON ST	N 1/8 - 1/4 (0.238 mi.)	17	22

BEA: A BEA is a document that new or prospective property owners/operations disclose to the DEQ identifying the property as a facility pursuant to Part 201 and Part 213. The Inventory of BEA Facilities overlaps in part with the Part 201 Projects facilities and Part 213 facilities. There may be more than one BEA for each facility.

A review of the BEA list, as provided by EDR, and dated 08/21/2013 has revealed that there are 7 BEA sites within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
BROWN STREET OFFICE BUILDING	200 EAST BROWN	SE 1/4 - 1/2 (0.315 mi.)	18	23
SUNOCO #0008-4178	***35001 WOODWARD AVE***	***E 1/4 - 1/2 (0.361 mi.)***	***G20***	***24***
CATALYST DEVELOPMENT CO 8 LLC	***34977 WOODWARD AVE***	***E 1/4 - 1/2 (0.374 mi.)***	***F23***	***31***
CHINESE RESTAURANT	856 NORTH OLD WOODWARD	N 1/4 - 1/2 (0.391 mi.)	H25	33
WOODWARD BROWN ASSOCIATES, LLC	34901 WOODWARD AVENUE	ESE 1/4 - 1/2 (0.392 mi.)	I27	34
JAX KAR WASH #048	***34745 WOODWARD***	***ESE 1/4 - 1/2 (0.416 mi.)***	***L34***	***48***
SIMON LAND DEVELOPMENT GROUP L	***35975 WOODWARD AVE***	***N 1/4 - 1/2 (0.464 mi.)***	***M37***	***55***

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR US Hist Auto Stat: EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

A review of the EDR US Hist Auto Stat list, as provided by EDR, has revealed that there are 3 EDR US Hist Auto Stat sites within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
Not reported	322 N OLD WOODWARD AVE	ENE 1/8 - 1/4 (0.171 mi.)	D10	16

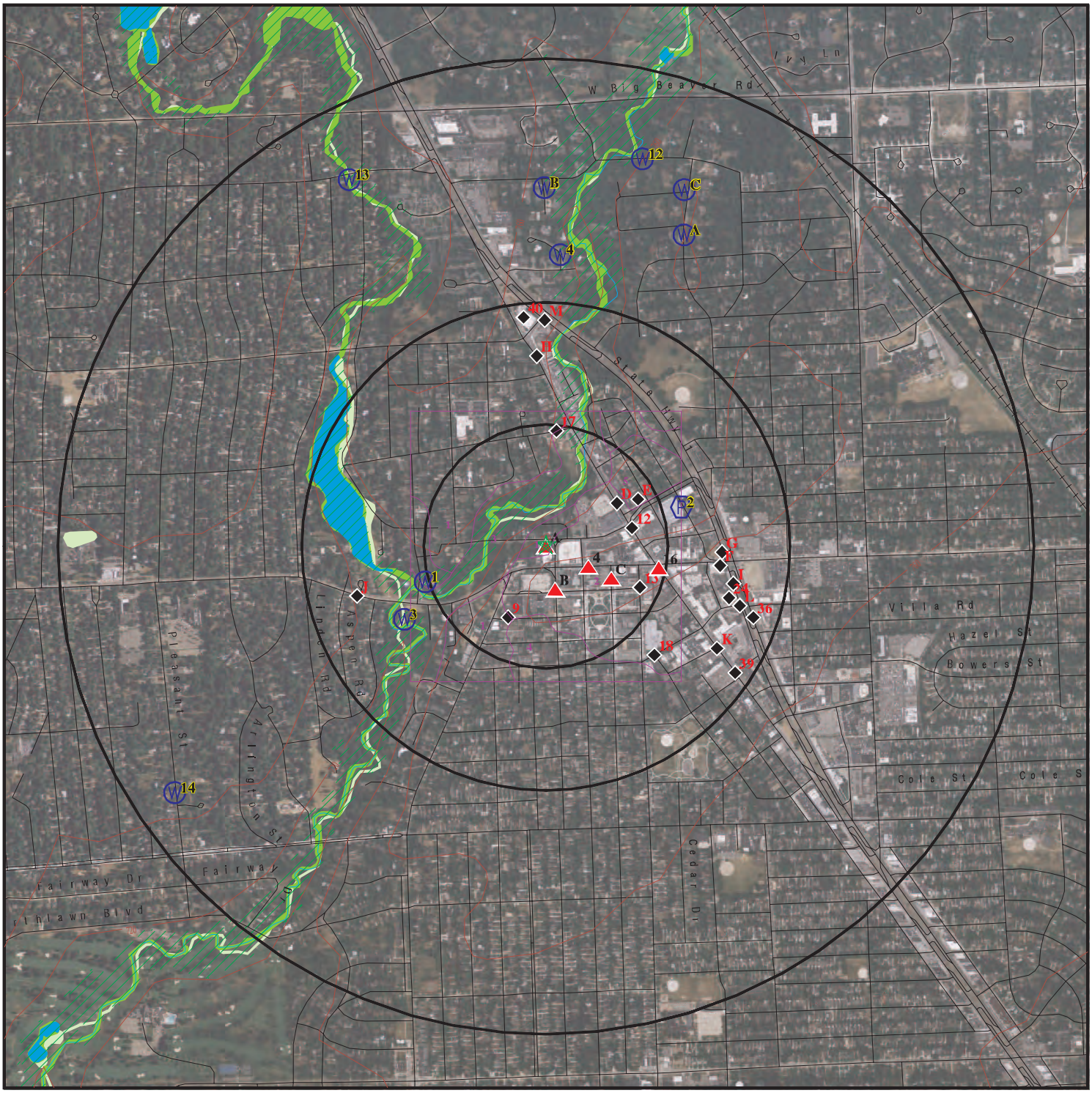
EXECUTIVE SUMMARY

Lower Elevation	Address	Direction / Distance	Map ID	Page
Not reported	199 PIERCE ST	ESE 1/8 - 1/4 (0.210 mi.)	13	18
Not reported	180 OAKLAND AVE	ENE 1/8 - 1/4 (0.221 mi.)	E15	20

EXECUTIVE SUMMARY

There were no unmapped sites in this report.

OVERVIEW MAP - 4225651.2S



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

National Priority List Sites

Dept. Defense Sites

0 1/4 1/2 1 Miles

Indian Reservations BIA

Oil & Gas pipelines from USGS

100-year flood zone

500-year flood zone

National Wetland Inventory

State Wetlands

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: 191 N. Chester ADDRESS: 191 N. Chester Birmingham MI 48009 LAT/LONG: 42.5472 / 83.2187	CLIENT: Performance Environmental CONTACT: Julie Pratt INQUIRY #: 4225651.2s DATE: March 05, 2015 3:56 pm

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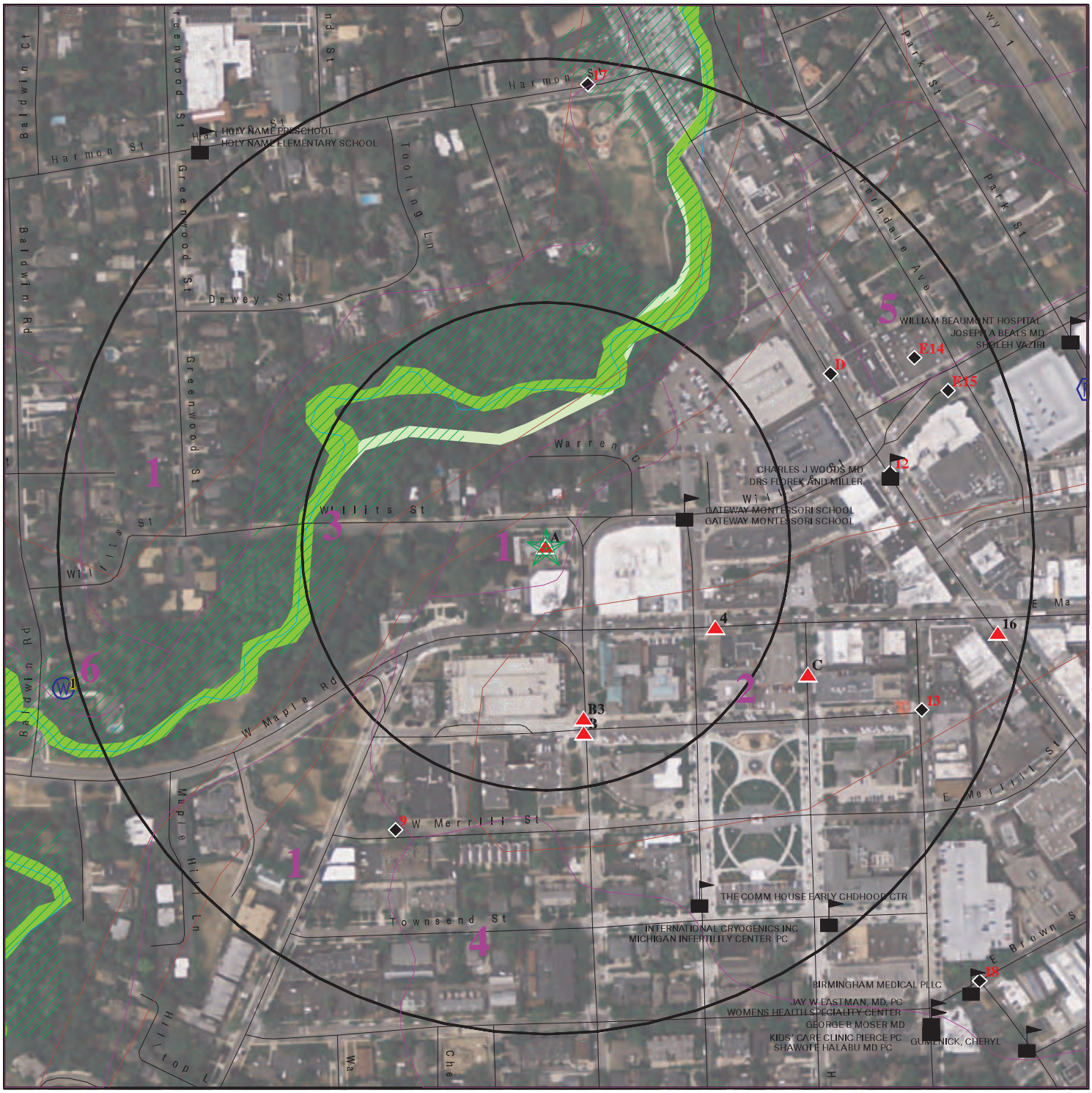
DETAIL MAP - 4225651.2S



- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- Sensitive Receptors
- National Priority List Sites
- Dept. Defense Sites

0 1/16 1/8 1/4 Miles

- Indian Reservations BIA
- Oil & Gas pipelines from USGS
- 100-year flood zone
- 500-year flood zone
- National Wetland Inventory
- State Wetlands

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: 191 N. Chester	CLIENT: Performance Environmental
ADDRESS: 191 N. Chester Birmingham MI 48009	CONTACT: Julie Pratt INQUIRY #: 4225651.2s
LAT/LONG: 42.5472 / 83.2187	DATE: March 05, 2015 3:57 pm

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MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
Federal NPL site list								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	TP		NR	NR	NR	NR	NR	0
Federal Delisted NPL site list								
Delisted NPL	1.000		0	0	0	0	NR	0
Federal CERCLIS list								
CERCLIS	0.500		0	0	0	NR	NR	0
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
Federal CERCLIS NFRAP site List								
CERC-NFRAP	0.500		0	0	0	NR	NR	0
Federal RCRA CORRACTS facilities list								
CORRACTS	1.000		0	0	0	0	NR	0
Federal RCRA non-CORRACTS TSD facilities list								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
Federal RCRA generators list								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-CESQG	0.250		2	3	NR	NR	NR	5
Federal institutional controls / engineering controls registries								
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROL	0.500		0	0	0	NR	NR	0
LUCIS	0.500		0	0	0	NR	NR	0
Federal ERNS list								
ERNS	TP		NR	NR	NR	NR	NR	0
State- and tribal - equivalent CERCLIS								
SHWS	1.000		0	0	0	0	NR	0
State and tribal landfill and/or solid waste disposal site lists								
SWF/LF	0.500		0	0	0	NR	NR	0
State and tribal leaking storage tank lists								
LUST	0.500		1	1	8	NR	NR	10
INDIAN LUST	0.500		0	0	0	NR	NR	0
State and tribal registered storage tank lists								
UST	0.250		2	1	NR	NR	NR	3

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
FEMA UST	0.250		0	0	NR	NR	NR	0
State and tribal institutional control / engineering control registries								
AUL	0.500		0	0	2	NR	NR	2
State and tribal voluntary cleanup sites								
INDIAN VCP	0.500		0	0	0	NR	NR	0
State and tribal Brownfields sites								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	2	NR	NR	2
Local Lists of Landfill / Solid Waste Disposal Sites								
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
HIST LF	0.500		0	0	0	NR	NR	0
SWRCY	0.500		0	0	0	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US CDL	TP		NR	NR	NR	NR	NR	0
INVENTORY	0.500	1	0	2	13	NR	NR	16
PART 201	1.000		0	0	0	0	NR	0
DEL PART 201	1.000		0	0	0	0	NR	0
CDL	TP		NR	NR	NR	NR	NR	0
US HIST CDL	TP		NR	NR	NR	NR	NR	0
Local Land Records								
LIENS 2	TP		NR	NR	NR	NR	NR	0
LIENS	TP		NR	NR	NR	NR	NR	0
Records of Emergency Release Reports								
HMIRS	TP		NR	NR	NR	NR	NR	0
SPILLS	TP		NR	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		0	2	NR	NR	NR	2
DOT OPS	TP		NR	NR	NR	NR	NR	0
DOD	1.000		0	0	0	0	NR	0
FUDS	1.000		0	0	0	0	NR	0
CONSENT	1.000		0	0	0	0	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
ROD	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
HIST FTTS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ICIS	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
RADINFO	TP		NR	NR	NR	NR	NR	0
FINDS	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
RMP	TP		NR	NR	NR	NR	NR	0
UIC	TP		NR	NR	NR	NR	NR	0
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
NPDES	TP		NR	NR	NR	NR	NR	0
AIRS	TP		NR	NR	NR	NR	NR	0
BEA	0.500		0	0	7	NR	NR	7
INDIAN RESERV	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US AIRS	TP		NR	NR	NR	NR	NR	0
US FIN ASSUR	TP		NR	NR	NR	NR	NR	0
EPA WATCH LIST	TP		NR	NR	NR	NR	NR	0
COAL ASH DOE	TP		NR	NR	NR	NR	NR	0
PRP	TP		NR	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
PCB TRANSFORMER	TP		NR	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
Financial Assurance	TP		NR	NR	NR	NR	NR	0
WDS	TP	1	NR	NR	NR	NR	NR	1
LEAD SMELTERS	TP		NR	NR	NR	NR	NR	0
COAL ASH	0.500		0	0	0	NR	NR	0
EDR HIGH RISK HISTORICAL RECORDS								
EDR Exclusive Records								
EDR MGP	1.000		0	0	0	0	NR	0
EDR US Hist Auto Stat	0.250		0	3	NR	NR	NR	3
EDR US Hist Cleaners	0.250		0	0	NR	NR	NR	0
EDR RECOVERED GOVERNMENT ARCHIVES								
Exclusive Recovered Govt. Archives								
RGA LUST	TP		NR	NR	NR	NR	NR	0
RGA PART 201	TP		NR	NR	NR	NR	NR	0
RGA LF	TP		NR	NR	NR	NR	NR	0

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

A1 Target Property — **FIRST CHURCH OF CHRIST**, **191 N. CHESTER ST.**, **BIRMINGHAM, MI 48009** — **INVENTORY** — **S114028648** / **N/A**

Site 1 of 2 in cluster A

Actual: 782 ft.

INVENTORY:

Bea Number:	Not reported
Township:	Birmingham
District:	Southeast MI
Data Source:	Part 201
Latitude:	42.54709
Longitude:	-83.21811

A2 Target Property — **FIRST CHURCH OF CHRIST**, **191 N CHESTER ST**, **BIRMINGHAM, MI 48009** — **WDS** — **S111964802** / **N/A**

Site 2 of 2 in cluster A

Actual: 782 ft.

WDS:

Site Id:	MIG000025741
WMD Id:	450284
Site Specific Name:	FIRST CHURCH OF CHRIST
Mailing Address:	191 N CHESTER ST
Mailing City/State/Zip:	48009
Mailing County:	OAKLAND

B3 SSE < 1/8 0.090 mi. 476 ft. — **CENTRAL PARKING SYSTEM**, **180 CHESTER ST**, **BIRMINGHAM, MI 48009** — **RCRA-CESQG** — **1010321290** / **MIK937473619**

Site 1 of 3 in cluster B

Relative: Higher

Actual: 783 ft.

RCRA-CESQG:

Date form received by agency:	03/02/2006
Facility name:	CENTRAL PARKING SYSTEM
Facility address:	180 CHESTER ST BIRMINGHAM, MI 48009
EPA ID:	MIK937473619
Contact:	CATHERINE BURCH
Contact address:	180 CHESTER ST BIRMINGHAM, MI 48009
Contact country:	US
Contact telephone:	(248) 540-9690
Contact email:	Not reported
EPA Region:	05
Classification:	Conditionally Exempt Small Quantity Generator
Description:	Handler: generates 100 kg or less of hazardous waste per calendar month, and accumulates 1000 kg or less of hazardous waste at any time; or generates 1 kg or less of acutely hazardous waste per calendar month, and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste; or generates 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulates at any

CENTRAL PARKING SYSTEM (Continued) **1010321290**

time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste

Owner/Operator Summary:

Owner/operator name:	CITY OF BIRMINGHAM
Owner/operator address:	Not reported
	Not reported
Owner/operator country:	Not reported
Owner/operator telephone:	Not reported
Legal status:	Municipal
Owner/Operator Type:	Owner
Owner/Op start date:	01/02/1989
Owner/Op end date:	Not reported

Owner/operator name:	CENTRAL PARKING SYSTEM
Owner/operator address:	Not reported
	Not reported
Owner/operator country:	Not reported
Owner/operator telephone:	Not reported
Legal status:	Private
Owner/Operator Type:	Operator
Owner/Op start date:	01/02/1989
Owner/Op end date:	Not reported

Handler Activities Summary:

U.S. importer of hazardous waste:	No
Mixed waste (haz. and radioactive):	No
Recycler of hazardous waste:	No
Transporter of hazardous waste:	No
Treater, storer or disposer of HW:	No
Underground injection activity:	No
On-site burner exemption:	No
Furnace exemption:	No
Used oil fuel burner:	No
Used oil processor:	No
User oil refiner:	No
Used oil fuel marketer to burner:	No
Used oil Specification marketer:	No
Used oil transfer facility:	No
Used oil transporter:	No

Hazardous Waste Summary:

Waste code:	D001
Waste name:	IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.
Violation Status:	No violations found

4 ESE < 1/8 0.096 mi. 508 ft. | **WABEEK ASSOC GEN PARTNERSHIP**
280 WEST MAPLE RD
BIRMINGHAM, MI 48084 | **UST** | **U003834374**
N/A

Relative: Higher

Actual: 783 ft.

UST:

Facility ID:	00034440
Facility Type:	CLOSED
Owner Name:	MUTUAL BENEFIT LIFE
Owner Address:	C/0 MORRIS & BERKE 901 WILSHIRE DR SUITE 370
Owner City,St,Zip:	TROY, MI 48084
Owner Country:	USA
Owner Contact:	Not reported
Owner Phone:	(734) 362-6808
Contact:	A LYLE BECKWITH
Contact Phone:	(734) 362-6808
Date of Collection:	01/11/2001
Accuracy:	100
Accuracy Value Unit:	FEET
Horizontal Datum:	NAD83
Source:	STATE OF MICHIGAN
Point Line Area:	POINT
Desc Category:	Plant Entrance (Freight)
Method of Collection:	Address Matching-House Number
Latitude:	42.54669
Longitude:	-83.21687
Tank ID:	1
Tank Status:	**Removed from Ground**
Capacity:	Not reported
Product:	FUEL OIL
Install Date:	01/01/1928
Remove Date:	12/02/1993
Tank Release Detection:	Not reported
Pipe Realease Detection:	Not reported
Piping Material:	Unknown
Piping Type:	Gravity Fed?
Construction Material:	Unknown
Impressed Device:	No

B5 SSE < 1/8 0.097 mi. 514 ft. | **BALDWIN HOUSE**
200 CHESTER ST
BIRMINGHAM, MI 48009 | **RCRA-CESQG** | **1014925103**
MIK756294448

Site 2 of 3 in cluster B

Relative: Higher

Actual: 782 ft.

RCRA-CESQG:

Date form received by agency:	04/12/2011
Facility name:	BALDWIN HOUSE
Facility address:	200 CHESTER ST BIRMINGHAM, MI 48009
EPA ID:	MIK756294448
Contact:	DON DURR
Contact address:	Not reported Not reported
Contact country:	US
Contact telephone:	(248) 540-4555
Contact email:	SEAN.KELLY@WASTE365.COM
EPA Region:	05

BALDWIN HOUSE (Continued) **1014925103**

Classification: Conditionally Exempt Small Quantity Generator
Description: Handler: generates 100 kg or less of hazardous waste per calendar month, and accumulates 1000 kg or less of hazardous waste at any time; or generates 1 kg or less of acutely hazardous waste per calendar month, and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste; or generates 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste

Owner/Operator Summary:

Owner/operator name:	BALDWIN HOUSE - DON DURR
Owner/operator address:	Not reported
	Not reported
Owner/operator country:	Not reported
Owner/operator telephone:	Not reported
Legal status:	Private
Owner/Operator Type:	Operator
Owner/Op start date:	04/11/2011
Owner/Op end date:	Not reported

Owner/operator name:	BALDWIN HOUSE - DON DURR
Owner/operator address:	Not reported
	Not reported
Owner/operator country:	Not reported
Owner/operator telephone:	Not reported
Legal status:	Private
Owner/Operator Type:	Owner
Owner/Op start date:	04/11/2011
Owner/Op end date:	Not reported

Handler Activities Summary:

U.S. importer of hazardous waste:	No
Mixed waste (haz. and radioactive):	No
Recycler of hazardous waste:	No
Transporter of hazardous waste:	No
Treater, storer or disposer of HW:	No
Underground injection activity:	No
On-site burner exemption:	No
Furnace exemption:	No
Used oil fuel burner:	No
Used oil processor:	No
User oil refiner:	No
Used oil fuel marketer to burner:	No
Used oil Specification marketer:	No
Used oil transfer facility:	No
Used oil transporter:	No

Hazardous Waste Summary:
Waste code: D001

BALDWIN HOUSE (Continued) **1014925103**

Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

Violation Status: No violations found

B6
SSE
< 1/8
0.099 mi.
522 ft.

PROPOSED BALDWIN HOUSE SITE **LUST** **U001777213**
200 CHESTER **UST** **N/A**
BIRMINGHAM, MI 48034 **WDS**

Site 3 of 3 in cluster B

Relative:
Higher

Actual:
782 ft.

LUST:

Facility ID:	00037464
Source:	STATE OF MICHIGAN
Owner Name:	Birmingham Ltd Divided Assc Ptn
Owner Address:	29777 Telegraph Rd Ste 2100
Owner City,St,Zip:	Southfield, MI 48034-7637
Owner Contact:	Not reported
Owner Phone:	(313) 358-2323
Country:	USA
District:	Region 1 - SE Michigan District Office
Site Name:	Baldwin House Site
Latitude:	42.54567
Longitude:	-83.21853
Date of Collection:	01/11/2001
Method of Collection:	Address Matching-House Number
Accuracy:	100
Accuracy Value Unit:	FEET
Horizontal Data:	NAD83
Point Line Area:	POINT
Desc Category:	Plant Entrance (Freight)
Leak Number:	C-0628-93
Release Date:	05/19/1993
Substance Released:	Heating Oil
Release Status:	Closed
Release Closed Date:	03/23/1995

UST:

Facility ID:	00037464
Facility Type:	CLOSED
Owner Name:	BIRMINGHAM LTD DIVIDED ASSC PTN
Owner Address:	29777 TELEGRAPH RD STE 2100
Owner City,St,Zip:	SOUTHFIELD, MI 48034-7637
Owner Country:	USA
Owner Contact:	Not reported
Owner Phone:	(313) 358-2323
Contact:	Marv Rubin
Contact Phone:	(313) 358-2323
Date of Collection:	01/11/2001
Accuracy:	100
Accuracy Value Unit:	FEET
Horizontal Datum:	NAD83
Source:	STATE OF MICHIGAN

PROPOSED BALDWIN HOUSE SITE (Continued) **U001777213**

Point Line Area:	POINT
Desc Category:	Plant Entrance (Freight)
Method of Collection:	Address Matching-House Number
Latitude:	42.54567
Longitude:	-83.21853
Tank ID:	1
Tank Status:	**Closed in Ground**
Capacity:	Not reported
Product:	UNK
Install Date:	Not reported
Remove Date:	01/01/1969
Tank Release Detection:	Not reported
Pipe Realease Detection:	Not reported
Piping Material:	Unknown
Piping Type:	Not reported
Construction Material:	Unknown
Impressed Device:	No

WDS:

Site Id:	MIK756294448
WMD Id:	489340
Site Specific Name:	BALDWIN HOUSE
Mailing Address:	200 CHESTER ST
Mailing City/State/Zip:	48009
Mailing County:	OAKLAND

C7 **BIRMINGHAM CO (M57110)** **UST** **U003322266**
ESE **155 HENRIETTA** **N/A**
1/8-1/4 **BIRMINGHAM, MI 75202**
0.149 mi.
788 ft. **Site 1 of 2 in cluster C**

Relative:
Higher

Actual:
783 ft.

UST:

Facility ID:	00011669
Facility Type:	ACTIVE
Owner Name:	AT&T MICHIGAN
Owner Address:	308 S AKARD STE 1700
Owner City,St,Zip:	DALLAS, TX 75202
Owner Country:	USA
Owner Contact:	Lisa Espinosa
Owner Phone:	(877) 648-2073
Contact:	Rayshell Wamsley
Contact Phone:	(214) 464-5394
Date of Collection:	01/11/2001
Accuracy:	100
Accuracy Value Unit:	FEET
Horizontal Datum:	NAD83
Source:	STATE OF MICHIGAN
Point Line Area:	POINT
Desc Category:	Plant Entrance (Freight)
Method of Collection:	Address Matching-House Number
Latitude:	42.54619
Longitude:	-83.21589
Tank ID:	1
Tank Status:	**Currently In Use**

BIRMINGHAM CO (M57110) (Continued) **U003322266**

Capacity:	4000
Product:	Diesel
Install Date:	05/08/1969
Remove Date:	Not reported
Tank Release Detection:	Automatic Tank Gauging,Manual Tank Gauging
Pipe Realease Detection:	Interstitial Monitoring/Second Containment
Piping Material:	Unknown
Piping Type:	Suction: Valve at Tank
Construction Material:	Fiberglass Reinforced plastic
Impressed Device:	No

Tank ID:	2
Tank Status:	**Currently In Use**
Capacity:	4000
Product:	Diesel
Install Date:	05/08/1969
Remove Date:	Not reported
Tank Release Detection:	Automatic Tank Gauging,Manual Tank Gauging
Pipe Realease Detection:	Interstitial Monitoring/Second Containment
Piping Material:	Unknown
Piping Type:	Suction: Valve at Tank
Construction Material:	Fiberglass Reinforced plastic
Impressed Device:	No

Tank ID:	3
Tank Status:	**Currently In Use**
Capacity:	4000
Product:	Diesel
Install Date:	05/08/1969
Remove Date:	Not reported
Tank Release Detection:	Automatic Tank Gauging,Manual Tank Gauging
Pipe Realease Detection:	Interstitial Monitoring/Second Containment
Piping Material:	Unknown
Piping Type:	Suction: Valve at Tank
Construction Material:	Fiberglass Reinforced plastic
Impressed Device:	No

C8 **MICHIGAN BELL TELEPHONE COMPANY** **RCRA-CESQG** **1000237764**
ESE **155 HENRIETTA ST** **FINDS** **MIT270013519**
1/8-1/4 **BIRMINGHAM, MI 48009**
0.150 mi.
793 ft. **Site 2 of 2 in cluster C**

Relative:
Higher

Actual:
783 ft.

RCRA-CESQG:

Date form received by agency:	12/05/2002
Facility name:	MICHIGAN BELL TELEPHONE COMPANY
Facility address:	155 HENRIETTA ST BIRMINGHAM, MI 48009
EPA ID:	MIT270013519
Mailing address:	36 S FAIRVIEW - 4TH FLOOR PARK RIDGE, IL 60068
Contact:	ZANKHANA SHAH
Contact address:	155 HENRIETTA ST BIRMINGHAM, MI 48009
Contact country:	US
Contact telephone:	(847) 384-5694

MICHIGAN BELL TELEPHONE COMPANY (Continued) **1000237764**

Contact email: Not reported
EPA Region: 05
Classification: Conditionally Exempt Small Quantity Generator
Description: Handler: generates 100 kg or less of hazardous waste per calendar month, and accumulates 1000 kg or less of hazardous waste at any time; or generates 1 kg or less of acutely hazardous waste per calendar month, and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste; or generates 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste

Owner/Operator Summary:
Owner/operator name: MICH BELL TELEPHONE
Owner/operator address: Not reported
Not reported
Owner/operator country: Not reported
Owner/operator telephone: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: 06/21/1998
Owner/Op end date: Not reported

Owner/operator name: MICH BELL TELEPHONE
Owner/operator address: Not reported
Not reported
Owner/operator country: Not reported
Owner/operator telephone: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: 06/21/1998
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

MICHIGAN BELL TELEPHONE COMPANY (Continued) **1000237764**

Historical Generators:
Date form received by agency: 06/01/1981
Site name: MICHIGAN BELL TELEPHONE COMPANY
Classification: Not a generator, verified

Hazardous Waste Summary:
Waste code: D001
Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

Waste code: D001
Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

Violation Status: No violations found

FINDS:

Registry ID: 110003719183

Environmental Interest/Information System
RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

9
SSW
1/8-1/4
0.164 mi.
868 ft.

BIRMINGHAM PUBLIC SCHOOLS **INVENTORY** **S102851783**
550 W MERRILL **LUST** **N/A**
BIRMINGHAM, MI 99999

Relative:
Lower

Actual:
779 ft.

INVENTORY:
Bea Number: Not reported
Township: Not reported
District: Southeast MI
Data Source: Part 213
Latitude: 42.54593
Longitude: -83.21942

LUST:
Facility ID: 50000584
Source: STATE OF MICHIGAN
Owner Name: Nrt Owner

BIRMINGHAM PUBLIC SCHOOLS (Continued) **S102851783**

Owner Address:	Unknown
Owner City,St,Zip:	Unknown, MI 99999
Owner Contact:	Not reported
Owner Phone:	Not reported
Country:	USA
District:	Region 1 - SE Michigan District Office
Site Name:	Birmingham Public Schools
Latitude:	42.54592
Longitude:	-83.21942
Date of Collection:	01/11/2001
Method of Collection:	Address Matching-House Number
Accuracy:	100
Accuracy Value Unit:	FEET
Horizontal Data:	NAD83
Point Line Area:	POINT
Desc Category:	Plant Entrance (Freight)
Leak Number:	C-1462-90
Release Date:	08/08/1990
Substance Released:	Not reported
Release Status:	Open
Release Closed Date:	Not reported

D10 **EDR US Hist Auto Stat** **1015424241**
ENE **322 N OLD WOODWARD AVE** **N/A**
1/8-1/4 **BIRMINGHAM, MI 48009**
0.171 mi.
901 ft. **Site 1 of 2 in cluster D**

Relative:
Lower

Actual:
771 ft.

EDR Historical Auto Stations:

Name:	LONG LAKE AUTO LLC
Year:	2005
Address:	322 N OLD WOODWARD AVE

D11 **COMERICA BANK BIRMINGHAM** **INVENTORY** **S114028625**
ENE **322 N. OLD WOODWARD** **N/A**
1/8-1/4 **BIRMINGHAM, MI 48009**
0.171 mi.
901 ft. **Site 2 of 2 in cluster D**

Relative:
Lower

Actual:
771 ft.

INVENTORY:

Bea Number:	Not reported
Township:	Birmingham
District:	Southeast MI
Data Source:	Part 201
Latitude:	42.54826
Longitude:	-83.2162

12 ENE 1/8-1/4 0.180 mi. 952 ft.	**JFK INVESTMENT COMPANY LLC 280 N OLD WOODWARD AVE BIRMINGHAM, MI 48009**	**RCRA-CESQG FINDS**	**1016676570 MIK244262911**

Relative:
Lower

Actual:
779 ft.

RCRA-CESQG:

Date form received by agency:	03/10/2014
Facility name:	JFK INVESTMENT COMPANY LLC
Facility address:	280 N OLD WOODWARD AVE BIRMINGHAM, MI 48009
EPA ID:	MIK244262911
Mailing address:	43252 WOODWARD AVE SUTIE 210 BLOOMFIELD HILLS, MI 48302
Contact:	RANDY L'HOTE
Contact address:	Not reported Not reported
Contact country:	US
Contact telephone:	(248) 763-6483
Contact email:	RANDY@JFKINVESTMENTS.COM
EPA Region:	05
Classification:	Conditionally Exempt Small Quantity Generator
Description:	Handler: generates 100 kg or less of hazardous waste per calendar month, and accumulates 1000 kg or less of hazardous waste at any time; or generates 1 kg or less of acutely hazardous waste per calendar month, and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste; or generates 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste

Owner/Operator Summary:

Owner/operator name:	JFK INVESTMENTS COMPANY LLC
Owner/operator address:	Not reported Not reported
Owner/operator country:	Not reported
Owner/operator telephone:	Not reported
Legal status:	Private
Owner/Operator Type:	Operator
Owner/Op start date:	10/01/1995
Owner/Op end date:	Not reported

Owner/operator name:	JFK INVESTMENTS COMPANY LLC
Owner/operator address:	Not reported Not reported
Owner/operator country:	Not reported
Owner/operator telephone:	Not reported
Legal status:	Private
Owner/Operator Type:	Owner
Owner/Op start date:	10/01/1995
Owner/Op end date:	Not reported

JFK INVESTMENT COMPANY LLC (Continued) **1016676570**

Handler Activities Summary:

U.S. importer of hazardous waste:	No
Mixed waste (haz. and radioactive):	No
Recycler of hazardous waste:	No
Transporter of hazardous waste:	No
Treater, storer or disposer of HW:	No
Underground injection activity:	No
On-site burner exemption:	No
Furnace exemption:	No
Used oil fuel burner:	No
Used oil processor:	No
User oil refiner:	No
Used oil fuel marketer to burner:	No
Used oil Specification marketer:	No
Used oil transfer facility:	No
Used oil transporter:	No

Hazardous Waste Summary:

Waste code: D001

Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

Violation Status: No violations found

FINDS:

Registry ID: 110058887744

Environmental Interest/Information System

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13
ESE
1/8-1/4
0.210 mi.
1109 ft.

199 PIERCE ST
BIRMINGHAM, MI 48009

EDR US Hist Auto Stat **1015298290**
N/A

Relative:
Lower

Actual:
781 ft.

EDR Historical Auto Stations:

Name:	AUTOMOTIVE ADVISORY PARTNERS LLC
Year:	2009
Address:	199 PIERCE ST

E14 ENE 1/8-1/4 0.212 mi. 1120 ft. | **HOLLYWOOD SHERIDAN ASSOCIATES LLC**
185 OAKLAND AVE
BIRMINGHAM, MI 48009

RCRA NonGen / NLR FINDS | **1014392513 MIK674636881**

Site 1 of 2 in cluster E

Relative: Lower

Actual: 773 ft.

RCRA NonGen / NLR:

Date form received by agency:	06/24/2010
Facility name:	HOLLYWOOD SHERIDAN ASSOCIATES LLC
Facility address:	185 OAKLAND AVE BIRMINGHAM, MI 48009
EPA ID:	MIK674636881
Mailing address:	5700 CROOKS RD TROY, MI 48098
Contact:	JOHN PITRONE
Contact address:	185 OAKLAND AVE BIRMINGHAM, MI 48009
Contact country:	US
Contact telephone:	(248) 879-7777
Contact email:	Not reported
EPA Region:	05
Classification:	Non-Generator
Description:	Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:

Owner/operator name:	HOLLYWOOD SHERIDAN ASSOCIATES LLC
Owner/operator address:	Not reported Not reported
Owner/operator country:	Not reported
Owner/operator telephone:	Not reported
Legal status:	Private
Owner/Operator Type:	Operator
Owner/Op start date:	01/02/1999
Owner/Op end date:	Not reported

Owner/operator name:	HOLLYWOOD SHERIDAN ASSOCIATES LLC
Owner/operator address:	Not reported Not reported
Owner/operator country:	Not reported
Owner/operator telephone:	Not reported
Legal status:	Private
Owner/Operator Type:	Owner
Owner/Op start date:	01/02/1999
Owner/Op end date:	Not reported

Handler Activities Summary:

U.S. importer of hazardous waste:	No
Mixed waste (haz. and radioactive):	No
Recycler of hazardous waste:	No
Transporter of hazardous waste:	No
Treater, storer or disposer of HW:	No
Underground injection activity:	No
On-site burner exemption:	No
Furnace exemption:	No
Used oil fuel burner:	No
Used oil processor:	No
User oil refiner:	No
Used oil fuel marketer to burner:	No

HOLLYWOOD SHERIDAN ASSOCIATES LLC (Continued) **1014392513**

Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Hazardous Waste Summary:
Waste code: D001
Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

Violation Status: No violations found

FINDS:

Registry ID: 110044620372

Environmental Interest/Information System
MS-ENSITE (Mississippi - Tools For Environmental Management And Protection Organizations). Mississippi Department of Environmental Quality (MDEQ) Office of Pollution Control's (OPC) maintains enSite. It is the electronic Environmental Site Information System that that regulates compliance assurance, permitting, activity tracking, and maintenance of a single agency interest-link to definition master file.

E15
ENE
1/8-1/4
0.221 mi.
1167 ft.

180 OAKLAND AVE **EDR US Hist Auto Stat** **1015277420**
BIRMINGHAM, MI 48009 **N/A**

Site 2 of 2 in cluster E

Relative:
Lower

Actual:
776 ft.

EDR Historical Auto Stations:
Name: CLASSIC AUTO EXCHANGE INC
Year: 2004
Address: 180 OAKLAND AVE

16
East
1/8-1/4
0.236 mi.
1244 ft.

FULLER CENTRAL PARK PROPERTIES LLC **RCRA-CESQG** **1016142307**
111 S OLD WOODWARD **FINDS** **MIK478599987**
BIRMINGHAM, MI 48009

Relative:
Higher

Actual:
782 ft.

RCRA-CESQG:
Date form received by agency: 03/12/2013
Facility name: FULLER CENTRAL PARK PROPERTIES LLC
Facility address: 111 S OLD WOODWARD
BIRMINGHAM, MI 48009
EPA ID: MIK478599987
Mailing address: 112 PEABODY ST
BIRMINGHAM, MI 48009
Contact: STEVEN G QUINTAL

FULLER CENTRAL PARK PROPERTIES LLC (Continued) **1016142307**

Contact address: Not reported
Not reported
Contact country: US
Contact telephone: (248) 642-0024
Contact email: STEVE@FULLERCENTRALPARK.COM
EPA Region: 05
Classification: Conditionally Exempt Small Quantity Generator
Description: Handler: generates 100 kg or less of hazardous waste per calendar month, and accumulates 1000 kg or less of hazardous waste at any time; or generates 1 kg or less of acutely hazardous waste per calendar month, and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste; or generates 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste

Owner/Operator Summary:
Owner/operator name: FULLER CENTRAL PARK PROPERTIES LLC
Owner/operator address: Not reported
Not reported
Owner/operator country: Not reported
Owner/operator telephone: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: 06/01/1976
Owner/Op end date: Not reported

Owner/operator name: FULLER CENTRAL PARK PROPERTIES LLC
Owner/operator address: Not reported
Not reported
Owner/operator country: Not reported
Owner/operator telephone: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: 06/01/1976
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No

FULLER CENTRAL PARK PROPERTIES LLC (Continued) **1016142307**

Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Hazardous Waste Summary:
Waste code: D001
Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

Violation Status: No violations found

FINDS:

Registry ID: 110055448608

Environmental Interest/Information System
RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

17
North
1/8-1/4
0.238 mi.
1255 ft.

DAKOTA **RCRA NonGen / NLR** **1007099707**
280 HARMON ST **MIK718658982**
BIRMINGHAM, MI 48009

Relative:
Lower

Actual:
739 ft.

RCRA NonGen / NLR:
Date form received by agency: 06/19/2001
Facility name: DAKOTA
Facility address: 280 HARMON ST
BIRMINGHAM, MI 48009
EPA ID: MIK718658982
Contact: JOE TRIBUZIO
Contact address: 280 HARMON ST
BIRMINGHAM, MI 48009
Contact country: US
Contact telephone: (248) 594-6380
Contact email: Not reported
EPA Region: 05
Classification: Non-Generator
Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:
Owner/operator name: DAKOTA
Owner/operator address: Not reported
Not reported
Owner/operator country: Not reported
Owner/operator telephone: Not reported

DAKOTA (Continued) **1007099707**

Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: 06/19/2001
Owner/Op end date: Not reported

Owner/operator name: DAKOTA
Owner/operator address: Not reported
Not reported
Owner/operator country: Not reported
Owner/operator telephone: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: 06/19/2001
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Hazardous Waste Summary:
Waste code: D001
Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

Violation Status: No violations found

18
SE
1/4-1/2
0.315 mi.
1661 ft.

BROWN STREET OFFICE BUILDING **BEA** **S109094147**
200 EAST BROWN **N/A**
BIRMINGHAM, MI

Relative:
Lower

Actual:
770 ft.

BEA:
Secondary Address: Not reported
BEA Number: 3891
District: Southeast MI
Date Received: 05/02/2008
Submitter Name: SMS & Associates, LLC
Petition Determination: Affirmed
Petition Disclosure: 1

BROWN STREET OFFICE BUILDING (Continued) **S109094147**

Category: No Hazardous Substance(s)
Determination 20107A: No Request
Reviewer: tiernang
Division Assigned: RRD

F19
East
1/4-1/2
0.359 mi.
1895 ft.

CATALYST DEVELOPMENT CO. 8, LLC
34977 WOODWARD AVENUE
OAKLAND (County), MI

INVENTORY **S114029235**
N/A

Site 1 of 3 in cluster F

Relative:
Lower

Actual:
779 ft.

INVENTORY:
Bea Number: 200804000LV
Township: Birmingham
District: Southeast MI
Data Source: BEA
Latitude: 42.54663
Longitude: -83.21171

G20
East
1/4-1/2
0.361 mi.
1907 ft.

SUNOCO #0008-4178
35001 WOODWARD AVE
BIRMINGHAM, MI 48009

LUST **U003320721**
UST **N/A**
BEA
WDS

Site 1 of 2 in cluster G

Relative:
Lower

Actual:
779 ft.

LUST:
Facility ID: 00005935
Source: STATE OF MICHIGAN
Owner Name: Sunoco Inc (R&M)
Owner Address: 1735 Market St 12nd Floor
Owner City,St,Zip: Philadelphia, PA 19103
Owner Contact: Environmental Compliance Officer
Owner Phone: (215) 246-8513
Country: USA
District: Region 1 - SE Michigan District Office
Site Name: Sunoco #0008-4178
Latitude: 42.54698
Longitude: -83.21428
Date of Collection: 01/11/2001
Method of Collection: Address Matching-House Number
Accuracy: 100
Accuracy Value Unit: FEET
Horizontal Data: NAD83
Point Line Area: POINT
Desc Category: Plant Entrance (Freight)

Leak Number: C-0924-96
Release Date: 11/07/1996
Substance Released: Unknown
Release Status: Closed
Release Closed Date: 06/08/2010

UST:
Facility ID: 00005935
Facility Type: CLOSED
Owner Name: SUNOCO INC (R&M)
Owner Address: 1735 MARKET ST 12ND FLOOR

SUNOCO #0008-4178 (Continued) **U003320721**

Owner City,St,Zip:	PHILADELPHIA, PA 19103
Owner Country:	USA
Owner Contact:	Environmental Compliance Officer
Owner Phone:	(215) 246-8513
Contact:	Kathleen McCaney
Contact Phone:	(215) 246-8513
Date of Collection:	01/11/2001
Accuracy:	100
Accuracy Value Unit:	FEET
Horizontal Datum:	NAD83
Source:	STATE OF MICHIGAN
Point Line Area:	POINT
Desc Category:	Plant Entrance (Freight)
Method of Collection:	Address Matching-House Number
Latitude:	42.54698
Longitude:	-83.21428

Tank ID:	1
Tank Status:	**Removed from Ground**
Capacity:	6000
Product:	Diesel,6
Install Date:	05/05/1982
Remove Date:	04/01/1988
Tank Release Detection:	Not reported
Pipe Realease Detection:	Not reported
Piping Material:	Fiberglass reinforced plastic
Piping Type:	Pressure
Construction Material:	Composite(Steel w/Fiberglass),Fiberglass Reinforced plastic
Impressed Device:	No

Tank ID:	2
Tank Status:	**Removed from Ground**
Capacity:	1000
Product:	Used Oil
Install Date:	05/05/1970
Remove Date:	04/01/1988
Tank Release Detection:	Not reported
Pipe Realease Detection:	Not reported
Piping Material:	Bare Steel,Fiberglass reinforced plastic
Piping Type:	Gravity Fed?
Construction Material:	Asphalt Coated or Bare Steel,Composite(Steel w/Fiberglass)
Impressed Device:	No

Tank ID:	3
Tank Status:	**Removed from Ground**
Capacity:	6000
Product:	Gasoline
Install Date:	05/05/1981
Remove Date:	10/01/2003
Tank Release Detection:	Automatic Tank Gauging,Inventory Control,Tank Tightness Testing
Pipe Realease Detection:	Automatic Line Leak Detectors,Line Tightness Testing
Piping Material:	Fiberglass reinforced plastic
Piping Type:	Pressure
Construction Material:	Composite(Steel w/Fiberglass)
Impressed Device:	No

SUNOCO #0008-4178 (Continued) **U003320721**

Tank ID: 4
Tank Status: Removed from Ground
Capacity: 8000
Product: Gasoline
Install Date: 05/05/1982
Remove Date: 10/01/2003
Tank Release Detection: Automatic Tank Gauging,Inventory Control,Tank Tightness Testing
Pipe Realease Detection: Automatic Line Leak Detectors,Line Tightness Testing
Piping Material: Fiberglass reinforced plastic
Piping Type: Pressure
Construction Material: Composite(Steel w/Fiberglass),Fiberglass Reinforced plastic
Impressed Device: No

Tank ID: 5
Tank Status: Removed from Ground
Capacity: 8000
Product: Gasoline
Install Date: 05/05/1982
Remove Date: 10/01/2003
Tank Release Detection: Automatic Tank Gauging,Inventory Control,Tank Tightness Testing
Pipe Realease Detection: Automatic Line Leak Detectors,Line Tightness Testing
Piping Material: Fiberglass reinforced plastic
Piping Type: Pressure
Construction Material: Fiberglass Reinforced plastic
Impressed Device: No

Tank ID: 6
Tank Status: Removed from Ground
Capacity: 1000
Product: Used Oil
Install Date: 04/01/1988
Remove Date: 10/14/1998
Tank Release Detection: Tank Tightness Testing
Pipe Realease Detection: Line Tightness Testing
Piping Material: Fiberglass reinforced plastic
Piping Type: Gravity Fed?
Construction Material: Composite(Steel w/Fiberglass)
Impressed Device: No

BEA:
Secondary Address: Not reported
BEA Number: 2477
District: Southeast MI
Date Received: 07/30/2004
Submitter Name: Birmingham Property, LLC
Petition Determination: No Request
Petition Disclosure: 0
Category: No Hazardous Substance(s)
Determination 20107A: No Request
Reviewer: mitchelf
Division Assigned: Environmental Response Division

WDS:
Site Id: MID087750204

SUNOCO #0008-4178 (Continued) **U003320721**

WMD Id: 397695
Site Specific Name: HORTONS BIRMINGHAM SUNOCO NUMBER 84178
Mailing Address: 1801 MARKET STREET
Mailing City/State/Zip: 19103
Mailing County: Not reported

G21
East
1/4-1/2
0.361 mi.
1907 ft.

SUNOCO GASOLINE STATION (FORMER) **INVENTORY** **S114038915**
35001 WOODWARD AVENUE **N/A**
OAKLAND (County), MI 48009

Site 2 of 2 in cluster G

Relative:
Lower

Actual:
779 ft.

INVENTORY:
Bea Number: 200402477LV
Township: Birmingham
District: Southeast MI
Data Source: BEA
Latitude: Not reported
Longitude: Not reported

F22
East
1/4-1/2
0.374 mi.
1977 ft.

SHELL - HUNTER **INVENTORY** **U003319719**
34977 WOODWARD AVE **LUST** **N/A**
BIRMINGHAM, MI 49007 **UST**

Site 2 of 3 in cluster F

Relative:
Lower

Actual:
778 ft.

INVENTORY:
Bea Number: Not reported
Township: Not reported
District: Southeast MI
Data Source: Part 213
Latitude: 42.53925
Longitude: -83.20683

LUST:
Facility ID: 00002267
Source: STATE OF MICHIGAN
Owner Name: Catalyst Development Co LLC
Owner Address: 100 W Michigan Ave Ste 300
Owner City,St,Zip: Kalamazoo, MI 49007
Owner Contact: Not reported
Owner Phone: (269) 492-6811
Country: USA
District: Region 1 - SE Michigan District Office
Site Name: Shell - Hunter
Latitude: 42.53925
Longitude: -83.20683
Date of Collection: 01/11/2001
Method of Collection: Address Matching-House Number
Accuracy: 100
Accuracy Value Unit: FEET
Horizontal Data: NAD83
Point Line Area: POINT
Desc Category: Plant Entrance (Freight)

Leak Number: C-0274-08

SHELL - HUNTER (Continued) **U003319719**

Release Date: 12/10/2008
Substance Released: Used Oil
Release Status: Open
Release Closed Date: Not reported

Leak Number: C-0480-89
Release Date: 12/08/1989
Substance Released: Not reported
Release Status: Closed
Release Closed Date: 05/23/2000

Leak Number: C-1061-89
Release Date: 12/08/1989
Substance Released: Gasoline
Release Status: Closed
Release Closed Date: 05/23/2000

Leak Number: C-1336-98
Release Date: 12/30/1998
Substance Released: Unknown,Unknown
Release Status: Closed
Release Closed Date: 08/04/1999

UST:
Facility ID: 00002267
Facility Type: CLOSED
Owner Name: CATALYST DEVELOPMENT CO LLC
Owner Address: 100 W MICHIGAN AVE STE 300
Owner City,St,Zip: KALAMAZOO, MI 49007
Owner Country: USA
Owner Contact: Not reported
Owner Phone: (269) 492-6811
Contact: Ms Patti Ownes
Contact Phone: (269) 492-6811
Date of Collection: 01/11/2001
Accuracy: 100
Accuracy Value Unit: FEET
Horizontal Datum: NAD83
Source: STATE OF MICHIGAN
Point Line Area: POINT
Desc Category: Plant Entrance (Freight)
Method of Collection: Address Matching-House Number
Latitude: 42.53925
Longitude: -83.20683

Tank ID: 1
Tank Status: Removed from Ground
Capacity: 8000
Product: Gasoline
Install Date: 09/01/1971
Remove Date: 12/07/1999
Tank Release Detection: Automatic Tank Gauging,Inventory Control
Pipe Realease Detection: Line Tightness Testing
Piping Material: Fiberglass reinforced plastic
Piping Type: Pressure
Construction Material: Fiberglass Reinforced plastic
Impressed Device: No

SHELL - HUNTER (Continued) **U003319719**

Tank ID: 2
Tank Status: Removed from Ground
Capacity: 10000
Product: Gasoline
Install Date: 12/01/1982
Remove Date: 12/07/1999
Tank Release Detection: Automatic Tank Gauging,Inventory Control
Pipe Realease Detection: Line Tightness Testing
Piping Material: Fiberglass reinforced plastic
Piping Type: Pressure
Construction Material: Fiberglass Reinforced plastic
Impressed Device: No

Tank ID: 3
Tank Status: Removed from Ground
Capacity: 10000
Product: Gasoline
Install Date: 12/01/1982
Remove Date: 12/07/1999
Tank Release Detection: Automatic Tank Gauging,Inventory Control
Pipe Realease Detection: Line Tightness Testing
Piping Material: Fiberglass reinforced plastic
Piping Type: Pressure
Construction Material: Fiberglass Reinforced plastic
Impressed Device: No

Tank ID: 4
Tank Status: Removed from Ground
Capacity: 550
Product: Used Oil
Install Date: 04/15/1949
Remove Date: 10/13/1989
Tank Release Detection: Not reported
Pipe Realease Detection: Not reported
Piping Material: Galvanized Steel
Piping Type: Not reported
Construction Material: Asphalt Coated or Bare Steel
Impressed Device: No

Tank ID: 5
Tank Status: Removed from Ground
Capacity: 15000
Product: Gasoline
Install Date: 12/01/1999
Remove Date: 10/29/2003
Tank Release Detection: Automatic Tank Gauging
Pipe Realease Detection: Automatic Line Leak Detectors,Interstitial Monitoring Double Walled Piping
Piping Material: Double Walled,ENVIRON GEOFLEX
Piping Type: Pressure
Construction Material: Fiberglass Reinforced plastic
Impressed Device: No

SHELL - HUNTER (Continued) **U003319719**

Tank ID:	6
Tank Status:	**Removed from Ground**
Capacity:	12000
Product:	Gasoline, Diesel
Install Date:	12/01/1999
Remove Date:	10/29/2003
Tank Release Detection:	Automatic Tank Gauging
Pipe Realease Detection:	Automatic Line Leak Detectors,Interstitial Monitoring Double Walled Piping
Piping Material:	Double Walled,ENVIRON GEOFLEX
Piping Type:	Pressure
Construction Material:	Fiberglass Reinforced plastic
Impressed Device:	No

Tank ID:	9
Tank Status:	**Removed from Ground**
Capacity:	1000
Product:	Used Oil
Install Date:	12/01/1989
Remove Date:	12/07/1999
Tank Release Detection:	Inter Monitoring Double Walled Tank
Pipe Realease Detection:	,GroundWater Monitoring,Interstitial Monitoring/Second Containment,Line Tightness Testing
Piping Material:	Fiberglass reinforced plastic
Piping Type:	Gravity Fed?,Pressure
Construction Material:	Double Walled,Fiberglass Reinforced plastic
Impressed Device:	No

Tank ID:	10
Tank Status:	**Removed from Ground**
Capacity:	Not reported
Product:	Kerosene
Install Date:	Not reported
Remove Date:	12/01/1998
Tank Release Detection:	Not reported
Pipe Realease Detection:	Not reported
Piping Material:	Bare Steel
Piping Type:	Suction: Valve at Tank
Construction Material:	Asphalt Coated or Bare Steel
Impressed Device:	No

Tank ID:	11
Tank Status:	**Removed from Ground**
Capacity:	500
Product:	Used Oil
Install Date:	Not reported
Remove Date:	02/09/2009
Tank Release Detection:	Not reported
Pipe Realease Detection:	Not reported
Piping Material:	Unknown
Piping Type:	Not reported
Construction Material:	Asphalt Coated or Bare Steel
Impressed Device:	No

F23 **CATALYST DEVELOPMENT CO 8 LLC** **SPILLS** **S104912434**
East **34977 WOODWARD AVE** **AUL** **N/A**
1/4-1/2 **BIRMINGHAM, MI 48104** **BEA**
0.374 mi. **WDS**
1977 ft. **Site 3 of 3 in cluster F**

Relative:
Lower

Actual:
778 ft.

PEAS:

Incident Date:	12/23/2000
Office Status:	Not reported
Initials of Incoming Operator:	Not reported
Time Received by DNRE Staff:	Not reported
Time Occur:	Not reported
Date Of PEAS Call:	12/23/2000
Complainant / Company:	Sgt. Henry w/Michigan State Police
Complainant Address:	Unknown
Company Involved:	Foster's Oil, Inc.
DEQ Division Involved:	SWQD/ State Police
Incident Description:	into a storm drain. The Birmingham Fire Department is on the scene.A gas tanker delivering gasoline accidentally pumped 103 gallons of gasoline
Description:	Not reported

AUL:

Status:	Pending
Site Name:	Not reported
Property:	On-site location
Land Use Restriction Type:	RC
Program Type:	Part 213
Program Support Assigned User:	Not reported
Program Support Assigned Date:	Not reported
Legal Description Of Property:	Not reported
Based On The Deq Ref #:	11121309003
MDEQ Reference Number:	RC-RRD-213-09-003
Property Or Description Restricted Area:	Not reported
Lead Division:	RRD
File Name Of Hyperlinked Legal Doc:	Not reported
Mapped Polygons Area In Acres:	0.29999999999999999
Mapped Polygons Area In Square Miles:	Not reported
Date Data Entry Started:	Not reported
Date Data Entry Finished:	Not reported
Individual Or Staff Assoc With The Mapping:	Not reported
Program Used To Map Restricted Features:	Not reported
Date Legal Paperwork Stamped/Filed/Register Of Deeds:	01/12/2009
Commercial I Land Use Restriction:	0
Commercial Ii Land Use Restriction:	0
Commercial Iii Land Use Restriction:	0
Commercial Iv Land Use Restriction:	0
Industrial Land Use Restriction:	0
Residential Land Use Restriction:	1
Recreational Land Use Restriction:	0
Multiple Land-Use Restrictions:	0
Site Specific Restrictions:	0
Groundwater Consumption Restrictions:	0
Groundwater Contact Restrictions:	0
Special Well Construction Requirements:	0
Special Building Restrictions:	0
Excavation And Soil Movement Restrictions:	0
Soil Movement Requirements:	0
There Is A Restriction On All Construction:	0

CATALYST DEVELOPMENT CO 8 LLC (Continued) **S104912434**

Monitoring Well Protected, No Tampering Or Removal: 0
There Is An Exposure Barrier In Place: 0
There Is A Health And Safety Plan: 0
There Is A Permanent Marker On The Site: 0
Map Comments: Not reported
Comment: Gas Station, Birmingham Services Inc

BEA:

Secondary Address: (FORMERLY 120 S. HUNTER STREET)
BEA Number: 1071
District: Southeast MI
Date Received: 02/07/2000
Submitter Name: ANDREW BOJI
Petition Determination: No Request
Petition Disclosure: 0
Category: Same Hazardous Substance(s)
Determination 20107A: No Request
Reviewer: temppm
Division Assigned: Storage Tank Division

Secondary Address: Not reported
BEA Number: 4000
District: Southeast MI
Date Received: 09/12/2008
Submitter Name: Catalyst Development Co. 8, LLC
Petition Determination: No Request
Petition Disclosure: 0
Category: Same Hazardous Substance(s)
Determination 20107A: No Request
Reviewer: tiernang
Division Assigned: Storage Tank Division

Secondary Address: (Formerly 120 Hunter)
BEA Number: 2187
District: Southeast MI
Date Received: 11/05/2003
Submitter Name: Fuller Central Park Properties IV, LLC
Petition Determination: Affirmed
Petition Disclosure: 1
Category: No Hazardous Substance(s)
Determination 20107A: Affirmed
Reviewer: mitchelf
Division Assigned: Storage Tank Division

WDS:

Site Id: MIR000044230
WMD Id: 413573
Site Specific Name: CATALYST DEVELOPMENT CO 8 LLC
Mailing Address: 34977 WOODWARD AVE
Mailing City/State/Zip: 48104
Mailing County: OAKLAND

24
ESE
1/4-1/2
0.390 mi.
2060 ft.

WOODWARD BROWN ASSOCIATES, LLC
34901 WOODWARD AVENUE
OAKLAND (County), MI 48073

INVENTORY **S114029255**
N/A

Relative:
Lower

Actual:
773 ft.

INVENTORY:

Bea Number:	201004572LV
Township:	Birmingham
District:	Southeast MI
Data Source:	BEA
Latitude:	42.54567
Longitude:	-83.21134

H25
North
1/4-1/2
0.391 mi.
2063 ft.

CHINESE RESTAURANT
856 NORTH OLD WOODWARD AVENUE
BIRMINGHAM, MI 48009

Site 1 of 2 in cluster H

BEA **S108236717**
N/A

Relative:
Lower

Actual:
751 ft.

BEA:

Secondary Address:	Not reported
BEA Number:	3364
District:	Southeast MI
Date Received:	11/17/2006
Submitter Name:	Grant Perry Development Company
Petition Determination:	No Request
Petition Disclosure:	0
Category:	No Hazardous Substance(s)
Determination 20107A:	No Request
Reviewer:	mitchelf
Division Assigned:	Storage Tank Division

H26
North
1/4-1/2
0.391 mi.
2063 ft.

CHINESE RESTAURANT
856 NORTH OLD WOODWARD AVENUE
OAKLAND (County), MI 48009

Site 2 of 2 in cluster H

INVENTORY **S114033310**
N/A

Relative:
Lower

Actual:
751 ft.

INVENTORY:

Bea Number:	200603364LV
Township:	Birmingham
District:	Southeast MI
Data Source:	BEA
Latitude:	Not reported
Longitude:	Not reported

I27 ESE 1/4-1/2 0.392 mi. 2069 ft. | **WOODWARD BROWN ASSOCIATES, LLC** | **BEA** | **S110624723**
34901 WOODWARD AVENUE | **N/A**
BIRMINGHAM, MI 48073

Site 1 of 3 in cluster I

Relative: Lower

Actual: 775 ft.

BEA:

Secondary Address:	Not reported
BEA Number:	4572
District:	Southeast MI
Date Received:	09/16/2010
Submitter Name:	Woodward Brown Associates, LLC
Petition Determination:	No Request
Petition Disclosure:	0
Category:	No Hazardous Substance(s)
Determination 20107A:	No Request
Reviewer:	berakr
Division Assigned:	RRD

I28 ESE 1/4-1/2 0.392 mi. 2071 ft. | **WEISS SAMONA** | **US BROWNFIELDS FINDS** | **1016357344**
34901 WOODWARD AVENUE | **N/A**
BIRMINGHAM, MI 48009

Site 2 of 3 in cluster I

Relative: Lower

Actual: 775 ft.

US BROWNFIELDS:

Recipient name:	Oakland County
Grant type:	Assessment
Property name:	WEISS SAMONA
Property #:	Not reported
Parcel size:	.52
Property Description:	The Property was developed as a feed mill in 1915. From at least 1921 to at least 1931 the Property was used as a lumber and coal yard, with up to nine buildings and several areas labeled as lumber piles. By 1944 the northern portion of the Property was developed with a bowling alley and by 1949 the southwest corner of the Property was developed with a hand laundry building. The southern portion of the Property was occupied by a used car lot by 1960. The bowling alley reportedly operated until at least 1973 when it was occupied for retail uses. A commercial strip mall building was constructed by 1974 and occupied the southern portion of the Property until 2005. Since the demolition of the buildings in 2005, the Property has been used as a parking lot.
Latitude:	Not reported
Longitude:	Not reported
HCM label:	Not reported
Map scale:	Not reported
Point of reference:	Not reported
Datum:	Not reported
ACRES property ID:	115761
Start date:	Not reported
Completed date:	Not reported
Acres cleaned up:	Not reported
Cleanup funding:	Not reported
Cleanup funding source:	Not reported
Assessment funding:	2800
Assessment funding source:	US EPA - Brownfields Assessment Cooperative Agreement
Redevelopment funding:	Not reported
Redev. funding source:	Not reported
Redev. funding entity name:	Not reported

WEISS SAMONA (Continued) **1016357344**

Redevelopment start date:	Not reported
Assessment funding entity:	EPA
Cleanup funding entity:	Not reported
Grant type:	H
Accomplishment type:	Phase I Environmental Assessment
Accomplishment count:	0
Cooperative agreement #:	00E92301
Ownership entity:	Private
Current owner:	Not reported
Did owner change:	Not reported
Cleanup required:	Unknown
Video available:	Not reported
Photo available:	Yes
Institutional controls required:	U
IC Category proprietary controls:	Not reported
IC cat. info. devices:	Not reported
IC cat. gov. controls:	Not reported
IC cat. enforcement permit tools:	Not reported
IC in place date:	Not reported
IC in place:	Not reported
State/tribal program date:	Not reported
State/tribal program ID:	Not reported
State/tribal NFA date:	Not reported
Air contaminated:	Not reported
Air cleaned:	Not reported
Asbestos found:	Not reported
Asbestos cleaned:	Not reported
Controled substance found:	Not reported
Controled substance cleaned:	Not reported
Drinking water affected:	Not reported
Drinking water cleaned:	Not reported
Groundwater affected:	Y
Groundwater cleaned:	Not reported
Lead contaminant found:	Y
Lead cleaned up:	Not reported
No media affected:	Not reported
Unknown media affected:	Not reported
Other cleaned up:	Not reported
Other metals found:	Y
Other metals cleaned:	Not reported
Other contaminants found:	Not reported
Other contams found description:	Not reported
PAHs found:	Not reported
PAHs cleaned up:	Not reported
PCBs found:	Not reported
PCBs cleaned up:	Not reported
Petro products found:	Not reported
Petro products cleaned:	Not reported
Sediments found:	Not reported
Sediments cleaned:	Not reported
Soil affected:	Y
Soil cleaned up:	Not reported
Surface water cleaned:	Not reported
VOCs found:	Y
VOCs cleaned:	Not reported
Cleanup other description:	Not reported
Num. of cleanup and re-dev. jobs:	Not reported

WEISS SAMONA (Continued) **1016357344**

Past use greenspace acreage:	Not reported
Past use residential acreage:	Not reported
Past use commercial acreage:	.52
Past use industrial acreage:	Not reported
Future use greenspace acreage:	Not reported
Future use residential acreage:	Not reported
Future use commercial acreage:	Not reported
Future use industrial acreage:	Not reported
Greenspace acreage and type:	Not reported
Superfund Fed. landowner flag:	Not reported
Arsenic cleaned up:	Not reported
Cadmium cleaned up:	Not reported
Chromium cleaned up:	Not reported
Copper cleaned up:	Not reported
Iron cleaned up:	Not reported
mercury cleaned up:	Not reported
nickel cleaned up:	Not reported
No clean up:	Not reported
Pesticides cleaned up:	Not reported
Selenium cleaned up:	Not reported
SVOCs cleaned up:	Not reported
Unknown clean up:	Not reported
Arsenic contaminant found:	Not reported
Cadmium contaminant found:	Not reported
Chromium contaminant found:	Not reported
Copper contaminant found:	Not reported
Iron contaminant found:	Not reported
Mercury contaminant found:	Not reported
Nickel contaminant found:	Not reported
No contaminant found:	Not reported
Pesticides contaminant found:	Not reported
Selenium contaminant found:	Not reported
SVOCs contaminant found:	Not reported
Unknown contaminant found:	Not reported
Future Use: Multistory	Not reported
Media affected Bluiding Material:	Not reported
Media affected indoor air:	Not reported
Building material media cleaned up:	Not reported
Indoor air media cleaned up:	Not reported
Unknown media cleaned up:	Not reported
Past Use: Multistory	Not reported

Recipient name:	Oakland County
Grant type:	Assessment
Property name:	WEISS SAMONA
Property #:	Not reported
Parcel size:	.52
Property Description:	The Property was developed as a feed mill in 1915. From at least 1921 to at least 1931 the Property was used as a lumber and coal yard, with up to nine buildings and several areas labeled as lumber piles. By 1944 the northern portion of the Property was developed with a bowling alley and by 1949 the southwest corner of the Property was developed with a hand laundry building. The southern portion of the Property was occupied by a used car lot by 1960. The bowling alley reportedly operated until at least 1973 when it was occupied for retail uses. A commercial strip mall building was constructed by 1974 and occupied the southern portion of the Property until 2005. Since

WEISS SAMONA (Continued) **1016357344**

	the demolition of the buildings in 2005, the Property has been used as a parking lot.
Latitude:	Not reported
Longitude:	Not reported
HCM label:	Not reported
Map scale:	Not reported
Point of reference:	Not reported
Datum:	Not reported
ACRES property ID:	115761
Start date:	Not reported
Completed date:	Not reported
Acres cleaned up:	Not reported
Cleanup funding:	Not reported
Cleanup funding source:	Not reported
Assessment funding:	5400
Assessment funding source:	US EPA - Brownfields Assessment Cooperative Agreement
Redevelopment funding:	Not reported
Redev. funding source:	Not reported
Redev. funding entity name:	Not reported
Redevelopment start date:	Not reported
Assessment funding entity:	EPA
Cleanup funding entity:	Not reported
Grant type:	H
Accomplishment type:	Phase II Environmental Assessment
Accomplishment count:	0
Cooperative agreement #:	00E92301
Ownership entity:	Private
Current owner:	Not reported
Did owner change:	Not reported
Cleanup required:	Unknown
Video available:	Not reported
Photo available:	Yes
Institutional controls required:	U
IC Category proprietary controls:	Not reported
IC cat. info. devices:	Not reported
IC cat. gov. controls:	Not reported
IC cat. enforcement permit tools:	Not reported
IC in place date:	Not reported
IC in place:	Not reported
State/tribal program date:	Not reported
State/tribal program ID:	Not reported
State/tribal NFA date:	Not reported
Air contaminated:	Not reported
Air cleaned:	Not reported
Asbestos found:	Not reported
Asbestos cleaned:	Not reported
Controled substance found:	Not reported
Controled substance cleaned:	Not reported
Drinking water affected:	Not reported
Drinking water cleaned:	Not reported
Groundwater affected:	Y
Groundwater cleaned:	Not reported
Lead contaminant found:	Y
Lead cleaned up:	Not reported
No media affected:	Not reported
Unknown media affected:	Not reported
Other cleaned up:	Not reported

WEISS SAMONA (Continued) **1016357344**

Other metals found:	Y
Other metals cleaned:	Not reported
Other contaminants found:	Not reported
Other contams found description:	Not reported
PAHs found:	Not reported
PAHs cleaned up:	Not reported
PCBs found:	Not reported
PCBs cleaned up:	Not reported
Petro products found:	Not reported
Petro products cleaned:	Not reported
Sediments found:	Not reported
Sediments cleaned:	Not reported
Soil affected:	Y
Soil cleaned up:	Not reported
Surface water cleaned:	Not reported
VOCs found:	Y
VOCs cleaned:	Not reported
Cleanup other description:	Not reported
Num. of cleanup and re-dev. jobs:	Not reported
Past use greenspace acreage:	Not reported
Past use residential acreage:	Not reported
Past use commercial acreage:	.52
Past use industrial acreage:	Not reported
Future use greenspace acreage:	Not reported
Future use residential acreage:	Not reported
Future use commercial acreage:	Not reported
Future use industrial acreage:	Not reported
Greenspace acreage and type:	Not reported
Superfund Fed. landowner flag:	Not reported
Arsenic cleaned up:	Not reported
Cadmium cleaned up:	Not reported
Chromium cleaned up:	Not reported
Copper cleaned up:	Not reported
Iron cleaned up:	Not reported
mercury cleaned up:	Not reported
nickel cleaned up:	Not reported
No clean up:	Not reported
Pesticides cleaned up:	Not reported
Selenium cleaned up:	Not reported
SVOCs cleaned up:	Not reported
Unknown clean up:	Not reported
Arsenic contaminant found:	Not reported
Cadmium contaminant found:	Not reported
Chromium contaminant found:	Not reported
Copper contaminant found:	Not reported
Iron contaminant found:	Not reported
Mercury contaminant found:	Not reported
Nickel contaminant found:	Not reported
No contaminant found:	Not reported
Pesticides contaminant found:	Not reported
Selenium contaminant found:	Not reported
SVOCs contaminant found:	Not reported
Unknown contaminant found:	Not reported
Future Use: Multistory	Not reported
Media affected Bluiding Material:	Not reported
Media affected indoor air:	Not reported
Building material media cleaned up:	Not reported

WEISS SAMONA (Continued) **1016357344**

Indoor air media cleaned up: Not reported
Unknown media cleaned up: Not reported
Past Use: Multistory Not reported

FINDS:

Registry ID: 110043085050

Environmental Interest/Information System
US EPA Assessment, Cleanup and Redevelopment Exchange System (ACRES) is an federal online database for Brownfields Grantees to electronically submit data directly to EPA.

I29 ESE 1/4-1/2 0.392 mi. 2071 ft. **WOODWARD BROWN ASSOC LLC** **INVENTORY** **S114029254**
34901 WOODWARD **N/A**
BIRMINGHAM, MI 48009

Site 3 of 3 in cluster I

Relative: Lower
Actual: 775 ft.

INVENTORY:
Bea Number: Not reported
Township: Birmingham
District: Southeast MI
Data Source: Part 201
Latitude: 42.54567
Longitude: -83.21134

J30 WSW 1/4-1/2 0.400 mi. 2113 ft. **MOBIL #03-K9Q** **AUL** **S117057666**
1065 WEST MAPLE ROAD **N/A**
BIRMINGHAM, MI 48009

Site 1 of 2 in cluster J

Relative: Lower
Actual: 740 ft.

AUL:
Status: Pending
Site Name: Not reported
Property: on-site
Land Use Restriction Type: RC
Program Type: Part 213
Program Support Assigned User: Not reported
Program Support Assigned Date: Not reported
Legal Description Of Property: Not reported
Based On The Deq Ref #: 11121314091
MDEQ Reference Number: RC-RRD-213-14-091
Property Or Description Restricted Area: Not reported
Lead Division: RD
File Name Of Hyperlinked Legal Doc: Not reported
Mapped Polygons Area In Acres: Not reported
Mapped Polygons Area In Square Miles: Not reported
Date Data Entry Started: Not reported
Date Data Entry Finished: Not reported
Individual Or Staff Assoc With The Mapping: Not reported
Program Used To Map Restricted Features: Not reported
Date Legal Paperwork Stamped/Filed/Register Of Deeds: Not reported
Commercial I Land Use Restriction: 0

MOBIL #03-K9Q (Continued) **S117057666**

Commercial Ii Land Use Restriction:	0
Commercial Iii Land Use Restriction:	0
Commercial Iv Land Use Restriction:	0
Industrial Land Use Restriction:	0
Residential Land Use Restriction:	0
Recreational Land Use Restriction:	0
Multiple Land-Use Restrictions:	0
Site Specific Restrictions:	0
Groundwater Consumption Restrictions:	0
Groundwater Contact Restrictions:	0
Special Well Construction Requirements:	0
Special Building Restrictions:	0
Excavation And Soil Movement Restrictions:	0
Soil Movement Requirements:	0
There Is A Restriction On All Construction:	0
Monitoring Well Protected, No Tampering Or Removal:	0
There Is An Exposure Barrier In Place:	0
There Is A Health And Safety Plan:	0
There Is A Permanent Marker On The Site:	0
Map Comments:	Not reported
Comment:	April 24, 2014 consultant requested DEQ reference #.

J31 **MOBIL #03-K9Q** **INVENTORY** **U004117527**
WSW **1065 W MAPLE RD** **LUST** **N/A**
1/4-1/2 **BIRMINGHAM, MI 48009** **UST**
0.400 mi.
2113 ft. **Site 2 of 2 in cluster J**

Relative:
Lower

Actual:
740 ft.

INVENTORY:

Bea Number:	Not reported
Township:	Not reported
District:	Southeast MI
Data Source:	Part 213
Latitude:	42.54759
Longitude:	-83.20581

LUST:

Facility ID:	00016689
Source:	STATE OF MICHIGAN
Owner Name:	Hannawa & Adams LLC
Owner Address:	1065 E Maple Rd
Owner City,St,Zip:	Birmingham, MI 48009
Owner Contact:	Kyle Hannawa
Owner Phone:	Not reported
Country:	USA
District:	Region 1 - SE Michigan District Office
Site Name:	Mobil SS #03-K9Q
Latitude:	42.54758
Longitude:	-83.20580
Date of Collection:	10/04/2007
Method of Collection:	GPS Code Meas. Standard Positioning Service SA Off
Accuracy:	100
Accuracy Value Unit:	FEET
Horizontal Data:	NAD83
Point Line Area:	POINT
Desc Category:	Plant Entrance (Freight)

MOBIL #03-K9Q (Continued) **U004117527**

Leak Number: C-0322-04
Release Date: 07/15/2004
Substance Released: Gasoline,Gasoline,Gasoline,Used Oil
Release Status: Open
Release Closed Date: Not reported

Leak Number: C-0571-93
Release Date: 05/12/1993
Substance Released: Used Oil,Gasoline
Release Status: Closed
Release Closed Date: 07/31/1996

Leak Number: C-1693-91
Release Date: 08/19/1991
Substance Released: Unknown
Release Status: Closed
Release Closed Date: 07/31/1996

Leak Number: C-1748-91
Release Date: 08/26/1991
Substance Released: Unknown
Release Status: Closed
Release Closed Date: 07/31/1996

UST:
Facility ID: 00016689
Facility Type: ACTIVE
Owner Name: HANNAWA & ADAMS LLC
Owner Address: 1065 E MAPLE RD
Owner City,St,Zip: BIRMINGHAM, MI 48009
Owner Country: USA
Owner Contact: Kyle Hannawa
Owner Phone: Not reported
Contact: Kyle Hannawa
Contact Phone: (248) 755-2509
Date of Collection: 10/04/2007
Accuracy: 100
Accuracy Value Unit: FEET
Horizontal Datum: NAD83
Source: STATE OF MICHIGAN
Point Line Area: POINT
Desc Category: Plant Entrance (Freight)
Method of Collection: GPS Code Meas. Standard Positioning Service SA Off
Latitude: 42.54758
Longitude: -83.20580

Tank ID: 1
Tank Status: Currently In Use
Capacity: 10000
Product: Gasoline
Install Date: 04/21/1984
Remove Date: Not reported
Tank Release Detection: Automatic Tank Gauging
Pipe Realease Detection: Automatic Line Leak Detectors,Line Tightness Testing
Piping Material: Fiberglass reinforced plastic
Piping Type: Pressure
Construction Material: Fiberglass Reinforced plastic
Impressed Device: No

MOBIL #03-K9Q (Continued) **U004117527**

Tank ID:	2
Tank Status:	**Currently In Use**
Capacity:	8000
Product:	Gasoline
Install Date:	04/21/1984
Remove Date:	Not reported
Tank Release Detection:	Automatic Tank Gauging
Pipe Realease Detection:	Automatic Line Leak Detectors,Line Tightness Testing
Piping Material:	Fiberglass reinforced plastic
Piping Type:	Pressure
Construction Material:	Fiberglass Reinforced plastic
Impressed Device:	No

Tank ID:	3
Tank Status:	**Currently In Use**
Capacity:	6000
Product:	Gasoline
Install Date:	04/21/1984
Remove Date:	Not reported
Tank Release Detection:	Automatic Tank Gauging
Pipe Realease Detection:	Automatic Line Leak Detectors,Line Tightness Testing
Piping Material:	Fiberglass reinforced plastic
Piping Type:	Pressure
Construction Material:	Fiberglass Reinforced plastic
Impressed Device:	No

Tank ID:	4
Tank Status:	**Removed from Ground**
Capacity:	1000
Product:	Used Oil
Install Date:	06/01/1984
Remove Date:	06/01/2005
Tank Release Detection:	Automatic Tank Gauging
Pipe Realease Detection:	Automatic Line Leak Detectors,Line Tightness Testing
Piping Material:	Fiberglass reinforced plastic
Piping Type:	Gravity Fed?
Construction Material:	Composite(Steel w/Fiberglass),Epoxy Coated Steel,Fiberglass Reinforced plastic
Impressed Device:	No

K32 **GREEN'S ART SUPPLY** **US BROWNFIELDS** **1016603767**
ESE **400 SOUTH OLD WOODWARD AVENUE** **N/A**
1/4-1/2 **BIRMINGHAM, MI 48009**
0.408 mi.
2156 ft. **Site 1 of 2 in cluster K**

Relative:
Lower

Actual:
767 ft.

US BROWNFIELDS:

Recipient name:	Oakland County Michigan
Grant type:	Assessment
Property name:	GREEN'S ART SUPPLY
Property #:	19-36-205-042
Parcel size:	.58
Property Description:	Original development of the subject property occurred prior to 1921 with four residential dwellings. The former northern dwelling was converted into a vulcanizing operation between 1921 and 1926, which operated at the property until the structure was demolished in 1930.

GREEN'S ART SUPPLY (Continued) **1016603767**

The eastern dwelling was redeveloped as a plumbing supply company between 1921 and 1926, which operated (and included several additions) until the early 1950s when the building was demolished. The central dwelling was demolished in 1930, and the northern and central portions of the subject property were redeveloped with a gasoline filling station and automotive service garage in late 1930. The former western dwelling was demolished between 1931 and 1940, and the area was converted into a parking lot. The northern and central portions of the property were occupied by Sternals Auto Supply/Service until 1957 and Standard Oil Company in at least 1945. The southern warehouse portion of the current building was constructed between 1949 and 1952, and was historically utilized as offices for an Edsel automotive dealership until approximately 1957. The building was redeveloped for retail use in 1958 and the northern portion of the building was expanded between 1963 and 1967 to include the current layout. The property has been occupied by Greens Art Supply since 1958.

Latitude:	42.543816
Longitude:	-83.21211
HCM label:	Address Matching-House Number
Map scale:	Not reported
Point of reference:	Entrance Point of a Facility or Station
Datum:	North American Datum of 1983
ACRES property ID:	170095
Start date:	Not reported
Completed date:	Not reported
Acres cleaned up:	Not reported
Cleanup funding:	Not reported
Cleanup funding source:	Not reported
Assessment funding:	9900
Assessment funding source:	US EPA - Brownfields Assessment Cooperative Agreement
Redevelopment funding:	Not reported
Redev. funding source:	Not reported
Redev. funding entity name:	Not reported
Redevelopment start date:	Not reported
Assessment funding entity:	EPA
Cleanup funding entity:	Not reported
Grant type:	P
Accomplishment type:	Phase II Environmental Assessment
Accomplishment count:	0
Cooperative agreement #:	00E01208
Ownership entity:	Not reported
Current owner:	Not reported
Did owner change:	Not reported
Cleanup required:	No
Video available:	No
Photo available:	Yes
Institutional controls required:	N
IC Category proprietary controls:	Not reported
IC cat. info. devices:	Not reported
IC cat. gov. controls:	Not reported
IC cat. enforcement permit tools:	Not reported
IC in place date:	Not reported
IC in place:	No
State/tribal program date:	Not reported
State/tribal program ID:	Not reported
State/tribal NFA date:	Not reported

GREEN'S ART SUPPLY (Continued) **1016603767**

Air contaminated:	Not reported
Air cleaned:	Not reported
Asbestos found:	Not reported
Asbestos cleaned:	Not reported
Controled substance found:	Not reported
Controled substance cleaned:	Not reported
Drinking water affected:	Not reported
Drinking water cleaned:	Not reported
Groundwater affected:	Not reported
Groundwater cleaned:	Not reported
Lead contaminant found:	Y
Lead cleaned up:	Not reported
No media affected:	Not reported
Unknown media affected:	Not reported
Other cleaned up:	Not reported
Other metals found:	Not reported
Other metals cleaned:	Not reported
Other contaminants found:	Not reported
Other contams found description:	Not reported
PAHs found:	Not reported
PAHs cleaned up:	Not reported
PCBs found:	Not reported
PCBs cleaned up:	Not reported
Petro products found:	Not reported
Petro products cleaned:	Not reported
Sediments found:	Not reported
Sediments cleaned:	Not reported
Soil affected:	Y
Soil cleaned up:	Not reported
Surface water cleaned:	Not reported
VOCs found:	Y
VOCs cleaned:	Not reported
Cleanup other description:	Not reported
Num. of cleanup and re-dev. jobs:	Not reported
Past use greenspace acreage:	Not reported
Past use residential acreage:	Not reported
Past use commercial acreage:	.58
Past use industrial acreage:	Not reported
Future use greenspace acreage:	Not reported
Future use residential acreage:	Not reported
Future use commercial acreage:	Not reported
Future use industrial acreage:	Not reported
Greenspace acreage and type:	Not reported
Superfund Fed. landowner flag:	Not reported
Arsenic cleaned up:	Not reported
Cadmium cleaned up:	Not reported
Chromium cleaned up:	Not reported
Copper cleaned up:	Not reported
Iron cleaned up:	Not reported
mercury cleaned up:	Not reported
nickel cleaned up:	Not reported
No clean up:	Not reported
Pesticides cleaned up:	Not reported
Selenium cleaned up:	Not reported
SVOCs cleaned up:	Not reported
Unknown clean up:	Not reported
Arsenic contaminant found:	Not reported

GREEN'S ART SUPPLY (Continued) **1016603767**

Cadmium contaminant found:	Not reported
Chromium contaminant found:	Not reported
Copper contaminant found:	Not reported
Iron contaminant found:	Not reported
Mercury contaminant found:	Not reported
Nickel contaminant found:	Not reported
No contaminant found:	Not reported
Pesticides contaminant found:	Not reported
Selenium contaminant found:	Not reported
SVOCs contaminant found:	Not reported
Unknown contaminant found:	Not reported
Future Use: Multistory	0
Media affected Bluiding Material:	Not reported
Media affected indoor air:	Not reported
Building material media cleaned up:	Not reported
Indoor air media cleaned up:	Not reported
Unknown media cleaned up:	Not reported
Past Use: Multistory	Not reported

Recipient name:	Oakland County Michigan
Grant type:	Assessment
Property name:	GREEN'S ART SUPPLY
Property #:	19-36-205-042
Parcel size:	.58
Property Description:	Original development of the subject property occurred prior to 1921 with four residential dwellings. The former northern dwelling was converted into a vulcanizing operation between 1921 and 1926, which operated at the property until the structure was demolished in 1930. The eastern dwelling was redeveloped as a plumbing supply company between 1921 and 1926, which operated (and included several additions) until the early 1950s when the building was demolished. The central dwelling was demolished in 1930, and the northern and central portions of the subject property were redeveloped with a gasoline filling station and automotive service garage in late 1930. The former western dwelling was demolished between 1931 and 1940, and the area was converted into a parking lot. The northern and central portions of the property were occupied by Sternals Auto Supply/Service until 1957 and Standard Oil Company in at least 1945. The southern warehouse portion of the current building was constructed between 1949 and 1952, and was historically utilized as offices for an Edsel automotive dealership until approximately 1957. The building was redeveloped for retail use in 1958 and the northern portion of the building was expanded between 1963 and 1967 to include the current layout. The property has been occupied by Greens Art Supply since 1958.
Latitude:	42.543816
Longitude:	-83.21211
HCM label:	Address Matching-House Number
Map scale:	Not reported
Point of reference:	Entrance Point of a Facility or Station
Datum:	North American Datum of 1983
ACRES property ID:	170095
Start date:	Not reported
Completed date:	Not reported
Acres cleaned up:	Not reported
Cleanup funding:	Not reported
Cleanup funding source:	Not reported

GREEN'S ART SUPPLY (Continued) **1016603767**

Assessment funding:	1200
Assessment funding source:	US EPA - Brownfields Assessment Cooperative Agreement
Redevelopment funding:	Not reported
Redev. funding source:	Not reported
Redev. funding entity name:	Not reported
Redevelopment start date:	Not reported
Assessment funding entity:	EPA
Cleanup funding entity:	Not reported
Grant type:	P
Accomplishment type:	Phase I Environmental Assessment
Accomplishment count:	1
Cooperative agreement #:	00E01208
Ownership entity:	Not reported
Current owner:	Not reported
Did owner change:	Not reported
Cleanup required:	No
Video available:	No
Photo available:	Yes
Institutional controls required:	N
IC Category proprietary controls:	Not reported
IC cat. info. devices:	Not reported
IC cat. gov. controls:	Not reported
IC cat. enforcement permit tools:	Not reported
IC in place date:	Not reported
IC in place:	No
State/tribal program date:	Not reported
State/tribal program ID:	Not reported
State/tribal NFA date:	Not reported
Air contaminated:	Not reported
Air cleaned:	Not reported
Asbestos found:	Not reported
Asbestos cleaned:	Not reported
Controled substance found:	Not reported
Controled substance cleaned:	Not reported
Drinking water affected:	Not reported
Drinking water cleaned:	Not reported
Groundwater affected:	Not reported
Groundwater cleaned:	Not reported
Lead contaminant found:	Y
Lead cleaned up:	Not reported
No media affected:	Not reported
Unknown media affected:	Not reported
Other cleaned up:	Not reported
Other metals found:	Not reported
Other metals cleaned:	Not reported
Other contaminants found:	Not reported
Other contams found description:	Not reported
PAHs found:	Not reported
PAHs cleaned up:	Not reported
PCBs found:	Not reported
PCBs cleaned up:	Not reported
Petro products found:	Not reported
Petro products cleaned:	Not reported
Sediments found:	Not reported
Sediments cleaned:	Not reported
Soil affected:	Y
Soil cleaned up:	Not reported

GREEN'S ART SUPPLY (Continued) **1016603767**

Surface water cleaned:	Not reported
VOCs found:	Y
VOCs cleaned:	Not reported
Cleanup other description:	Not reported
Num. of cleanup and re-dev. jobs:	Not reported
Past use greenspace acreage:	Not reported
Past use residential acreage:	Not reported
Past use commercial acreage:	.58
Past use industrial acreage:	Not reported
Future use greenspace acreage:	Not reported
Future use residential acreage:	Not reported
Future use commercial acreage:	Not reported
Future use industrial acreage:	Not reported
Greenspace acreage and type:	Not reported
Superfund Fed. landowner flag:	Not reported
Arsenic cleaned up:	Not reported
Cadmium cleaned up:	Not reported
Chromium cleaned up:	Not reported
Copper cleaned up:	Not reported
Iron cleaned up:	Not reported
mercury cleaned up:	Not reported
nickel cleaned up:	Not reported
No clean up:	Not reported
Pesticides cleaned up:	Not reported
Selenium cleaned up:	Not reported
SVOCs cleaned up:	Not reported
Unknown clean up:	Not reported
Arsenic contaminant found:	Not reported
Cadmium contaminant found:	Not reported
Chromium contaminant found:	Not reported
Copper contaminant found:	Not reported
Iron contaminant found:	Not reported
Mercury contaminant found:	Not reported
Nickel contaminant found:	Not reported
No contaminant found:	Not reported
Pesticides contaminant found:	Not reported
Selenium contaminant found:	Not reported
SVOCs contaminant found:	Not reported
Unknown contaminant found:	Not reported
Future Use: Multistory	0
Media affected Bluiding Material:	Not reported
Media affected indoor air:	Not reported
Building material media cleaned up:	Not reported
Indoor air media cleaned up:	Not reported
Unknown media cleaned up:	Not reported
Past Use: Multistory	Not reported

K33 **GREEN'S ART SUPPLY** **INVENTORY** **S116710702**
ESE **400 SOUTH OLD WOODWARD** **N/A**
1/4-1/2 **OAKLAND (County), MI 48009**
0.408 mi.
2156 ft. **Site 2 of 2 in cluster K**

Relative:
Lower

Actual:
767 ft.

INVENTORY:

Bea Number:	201406069LV
Township:	Birmingham
District:	Southeast MI
Data Source:	BEA

GREEN'S ART SUPPLY (Continued) **S116710702**

Latitude: Not reported
Longitude: Not reported

L34 **JAX KAR WASH #048** **INVENTORY** **U003319644**
ESE **34745 WOODWARD** **LUST** **N/A**
1/4-1/2 **BIRMINGHAM, MI 48011** **UST**
0.416 mi. **BEA**
2195 ft. **Site 1 of 2 in cluster L** **WDS**

Relative:
Lower

Actual:
771 ft.

INVENTORY:

Bea Number:	Not reported
Township:	Not reported
District:	Southeast MI
Data Source:	Part 213
Latitude:	42.53949
Longitude:	-83.20706

LUST:

Facility ID:	00001952
Source:	STATE OF MICHIGAN
Owner Name:	Jax Kar Wash #048
Owner Address:	34745 Woodward
Owner City,St,Zip:	Birmingham, MI 48011
Owner Contact:	Not reported
Owner Phone:	Not reported
Country:	USA
District:	Region 1 - SE Michigan District Office
Site Name:	Jax Kar Wash #048
Latitude:	42.53949
Longitude:	-83.20706
Date of Collection:	01/11/2001
Method of Collection:	Address Matching-House Number
Accuracy:	100
Accuracy Value Unit:	FEET
Horizontal Data:	NAD83
Point Line Area:	POINT
Desc Category:	Plant Entrance (Freight)
Leak Number:	C-0859-00
Release Date:	10/27/2000
Substance Released:	Unknown
Release Status:	Open
Release Closed Date:	Not reported

UST:

Facility ID:	00001952
Facility Type:	CLOSED
Owner Name:	JAX KAR WASH #048
Owner Address:	34745 WOODWARD
Owner City,St,Zip:	BIRMINGHAM, MI 48011
Owner Country:	USA
Owner Contact:	Not reported
Owner Phone:	Not reported
Contact:	Abdeem Shakoor
Contact Phone:	(781) 231-9300
Date of Collection:	01/11/2001
Accuracy:	100
Accuracy Value Unit:	FEET

JAX KAR WASH #048 (Continued) **U003319644**

Horizontal Datum: NAD83
Source: STATE OF MICHIGAN
Point Line Area: POINT
Desc Category: Plant Entrance (Freight)
Method of Collection: Address Matching-House Number
Latitude: 42.53949
Longitude: -83.20706

Tank ID: 1
Tank Status: Removed from Ground
Capacity: 10000
Product: Gasoline
Install Date: 01/01/1966
Remove Date: 10/27/2000
Tank Release Detection: Not reported
Pipe Realease Detection: Not reported
Piping Material: Galvanized Steel
Piping Type: Not reported
Construction Material: Asphalt Coated or Bare Steel
Impressed Device: No

Tank ID: 2
Tank Status: Removed from Ground
Capacity: 10000
Product: Gasoline
Install Date: 01/01/1966
Remove Date: 10/27/2000
Tank Release Detection: Not reported
Pipe Realease Detection: Not reported
Piping Material: Galvanized Steel
Piping Type: Not reported
Construction Material: Asphalt Coated or Bare Steel
Impressed Device: No

BEA:
Secondary Address: Not reported
BEA Number: 1459
District: Southeast MI
Date Received: 08/08/2001
Submitter Name: BMW CAR WASH, L.L.C.
Petition Determination: No Request
Petition Disclosure: 0
Category: Same Hazardous Substance(s)
Determination 20107A: No Request
Reviewer: cokt
Division Assigned: Storage Tank Division

WDS:
Site Id: MIG000026887
WMD Id: 429618
Site Specific Name: WASH DEPOT
Mailing Address: 34745 WOODWARD AVE
Mailing City/State/Zip: 48009
Mailing County: OAKLAND

L35 ESE 1/4-1/2 0.416 mi. 2195 ft. | **JAX KAR WASH**
34745 WOODWARD AVENUE
OAKLAND (County), MI 48009 | **INVENTORY** | **S114035933**
N/A

Site 2 of 2 in cluster L

Relative: Lower

Actual: 771 ft.

INVENTORY:

Bea Number:	200101459LV
Township:	Birmingham
District:	Southeast MI
Data Source:	BEA
Latitude:	Not reported
Longitude:	Not reported

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36 ESE 1/4-1/2 0.449 mi. 2372 ft. | **SPEEDWAY LLC**
34750 WOODWARD AVE
BIRMINGHAM, MI 48009 | **RCRA-CESQG**
FINDS
LUST
UST | **1000844604**
MID985666387

Relative: Lower

Actual: 768 ft.

RCRA-CESQG:

Date form received by agency:	08/20/2012
Facility name:	SPEEDWAY LLC
Facility address:	34750 WOODWARD AVE BIRMINGHAM, MI 48009
EPA ID:	MID985666387
Mailing address:	PO BOX 1500 SPRINGFIELD, OH 45501
Contact:	CHARLES A BESSE
Contact address:	Not reported Not reported
Contact country:	US
Contact telephone:	(937) 863-6272
Contact email:	CABESSE@SPEEDWAY.COM
EPA Region:	05
Classification:	Conditionally Exempt Small Quantity Generator
Description:	Handler: generates 100 kg or less of hazardous waste per calendar month, and accumulates 1000 kg or less of hazardous waste at any time; or generates 1 kg or less of acutely hazardous waste per calendar month, and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste; or generates 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste

Owner/Operator Summary:

Owner/operator name:	SPEEDWAY LLC
Owner/operator address:	Not reported Not reported
Owner/operator country:	Not reported
Owner/operator telephone:	Not reported
Legal status:	Private
Owner/Operator Type:	Operator

SPEEDWAY LLC (Continued) **1000844604**

Owner/Op start date: 06/10/1999
Owner/Op end date: Not reported

Owner/operator name: SPEEDWAY LLC
Owner/operator address: Not reported
Not reported
Owner/operator country: Not reported
Owner/operator telephone: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: 06/10/1999
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Historical Generators:
Date form received by agency: 06/03/2005
Site name: SPEEDWAY SUPERAMERICA LLC
Classification: Conditionally Exempt Small Quantity Generator

Date form received by agency: 09/17/1998
Site name: SPEEDWAY SUPERAMERICA LLC
Classification: Not a generator, verified

Date form received by agency: 09/02/1993
Site name: SPEEDWAY SUPERAMERICA LLC
Classification: Conditionally Exempt Small Quantity Generator

Hazardous Waste Summary:
Waste code: D001
Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

Waste code: D001
Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKY-MARTENS

SPEEDWAY LLC (Continued) **1000844604**

CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

Waste code: D001
Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

Waste code: D001
Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

Violation Status: No violations found

FINDS:

Registry ID: 110003685968

Environmental Interest/Information System
RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

LUST:

Facility ID:	00016370
Source:	STATE OF MICHIGAN
Owner Name:	Speedway LLC
Owner Address:	PO Box 1500
Owner City,St,Zip:	Springfield, OH 45501
Owner Contact:	Not reported
Owner Phone:	(937) 864-3000
Country:	USA
District:	Region 1 - SE Michigan District Office
Site Name:	Total #2528
Latitude:	42.54488
Longitude:	-83.20977
Date of Collection:	04/06/2007
Method of Collection:	GPS Code Meas. Standard Positioning Service SA Off
Accuracy:	100
Accuracy Value Unit:	FEET
Horizontal Data:	NAD83

SPEEDWAY LLC (Continued) **1000844604**

Point Line Area: POINT
Desc Category: Plant Entrance (Freight)

Leak Number: C-1633-91
Release Date: 08/27/1991
Substance Released: Unknown
Release Status: Closed
Release Closed Date: 02/09/1996

UST:
Facility ID: 00016370
Facility Type: ACTIVE
Owner Name: SPEEDWAY LLC
Owner Address: PO BOX 1500
Owner City,St,Zip: SPRINGFIELD, OH 45501
Owner Country: USA
Owner Contact: Not reported
Owner Phone: (937) 864-3000
Contact: Toby Rickabaugh
Contact Phone: (937) 864-3000
Date of Collection: 04/06/2007
Accuracy: 100
Accuracy Value Unit: FEET
Horizontal Datum: NAD83
Source: STATE OF MICHIGAN
Point Line Area: POINT
Desc Category: Plant Entrance (Freight)
Method of Collection: GPS Code Meas. Standard Positioning Service SA Off
Latitude: 42.54488
Longitude: -83.20977

Tank ID: 1
Tank Status: Removed from Ground
Capacity: 6000
Product: Gasoline
Install Date: 04/21/1972
Remove Date: 03/02/1992
Tank Release Detection: Not reported
Pipe Realease Detection: Not reported
Piping Material: Galvanized Steel
Piping Type: Not reported
Construction Material: Asphalt Coated or Bare Steel
Impressed Device: No

Tank ID: 2
Tank Status: Removed from Ground
Capacity: 12000
Product: Gasoline
Install Date: 04/21/1974
Remove Date: 03/01/1992
Tank Release Detection: Not reported
Pipe Realease Detection: Not reported
Piping Material: Galvanized Steel
Piping Type: Not reported
Construction Material: Asphalt Coated or Bare Steel
Impressed Device: No

SPEEDWAY LLC (Continued) **1000844604**

Tank ID:	3
Tank Status:	**Removed from Ground**
Capacity:	12000
Product:	Diesel
Install Date:	04/21/1974
Remove Date:	03/01/1992
Tank Release Detection:	Not reported
Pipe Realease Detection:	Not reported
Piping Material:	Galvanized Steel
Piping Type:	Not reported
Construction Material:	Asphalt Coated or Bare Steel
Impressed Device:	No

Tank ID:	4
Tank Status:	**Removed from Ground**
Capacity:	1000
Product:	FUEL OIL
Install Date:	04/22/1959
Remove Date:	03/01/1992
Tank Release Detection:	Not reported
Pipe Realease Detection:	Not reported
Piping Material:	COPPER,Galvanized Steel
Piping Type:	Not reported
Construction Material:	Asphalt Coated or Bare Steel
Impressed Device:	No

Tank ID:	5
Tank Status:	**Removed from Ground**
Capacity:	550
Product:	Used Oil
Install Date:	04/22/1959
Remove Date:	03/01/1992
Tank Release Detection:	Not reported
Pipe Realease Detection:	Not reported
Piping Material:	Galvanized Steel
Piping Type:	Not reported
Construction Material:	Asphalt Coated or Bare Steel
Impressed Device:	No

Tank ID:	6
Tank Status:	**Currently In Use**
Capacity:	12000
Product:	Gasoline
Install Date:	05/01/1992
Remove Date:	Not reported
Tank Release Detection:	Automatic Tank Gauging
Pipe Realease Detection:	Automatic Line Leak Detectors, Line Tightness Testing
Piping Material:	Fiberglass reinforced plastic
Piping Type:	Pressure
Construction Material:	Cathodically Protected Steel
Impressed Device:	No

Tank ID: 7

SPEEDWAY LLC (Continued) **1000844604**

Tank Status:	**Currently In Use**
Capacity:	10000
Product:	Gasoline
Install Date:	05/01/1992
Remove Date:	Not reported
Tank Release Detection:	Automatic Tank Gauging
Pipe Realease Detection:	Automatic Line Leak Detectors, Line Tightness Testing
Piping Material:	Fiberglass reinforced plastic
Piping Type:	Pressure
Construction Material:	Cathodically Protected Steel
Impressed Device:	No

Tank ID:	8
Tank Status:	**Currently In Use**
Capacity:	10000
Product:	Gasoline
Install Date:	05/01/1992
Remove Date:	Not reported
Tank Release Detection:	Automatic Tank Gauging
Pipe Realease Detection:	Automatic Line Leak Detectors, Line Tightness Testing
Piping Material:	Fiberglass reinforced plastic
Piping Type:	Pressure
Construction Material:	Cathodically Protected Steel
Impressed Device:	No

Tank ID:	9
Tank Status:	**Currently In Use**
Capacity:	8000
Product:	Diesel
Install Date:	05/01/1992
Remove Date:	Not reported
Tank Release Detection:	Automatic Tank Gauging
Pipe Realease Detection:	Automatic Line Leak Detectors, Line Tightness Testing
Piping Material:	Fiberglass reinforced plastic
Piping Type:	Pressure
Construction Material:	Cathodically Protected Steel
Impressed Device:	No

M37 **SIMON LAND DEVELOPMENT GROUP LLC** **INVENTORY** **U003320634**
North **35975 WOODWARD AVE** **LUST** **N/A**
1/4-1/2 **BIRMINGHAM, MI 48084** **UST**
0.464 mi. **BEA**
2451 ft. **Site 1 of 2 in cluster M** **WDS**

Relative:
Lower

Actual:
747 ft.

INVENTORY:

Bea Number:	Not reported
Township:	Not reported
District:	Southeast MI
Data Source:	Part 213
Latitude:	42.55355
Longitude:	-83.21936

LUST:

Facility ID:	00005681
Source:	STATE OF MICHIGAN

SIMON LAND DEVELOPMENT GROUP LLC (Continued) **U003320634**

Owner Name:	Simon Land Development Group LLC
Owner Address:	1826 Northwood Dr
Owner City,St,Zip:	Troy, MI 48084
Owner Contact:	Fawzi Simon
Owner Phone:	(248) 688-9625
Country:	USA
District:	Region 1 - SE Michigan District Office
Site Name:	Amoco #5791
Latitude:	42.55354
Longitude:	-83.21935
Date of Collection:	01/11/2001
Method of Collection:	Address Matching-House Number
Accuracy:	100
Accuracy Value Unit:	FEET
Horizontal Data:	NAD83
Point Line Area:	POINT
Desc Category:	Plant Entrance (Freight)
Leak Number:	C-0008-89
Release Date:	01/13/1989
Substance Released:	Not reported
Release Status:	Open
Release Closed Date:	Not reported

UST:

Facility ID:	00005681
Facility Type:	CLOSED
Owner Name:	SIMON LAND DEVELOPMENT GROUP LLC
Owner Address:	1826 NORTHWOOD DR
Owner City,St,Zip:	TROY, MI 48084
Owner Country:	USA
Owner Contact:	Fawzi Simon
Owner Phone:	(248) 688-9625
Contact:	Faiz Simon
Contact Phone:	(313) 292-5500
Date of Collection:	01/11/2001
Accuracy:	100
Accuracy Value Unit:	FEET
Horizontal Datum:	NAD83
Source:	STATE OF MICHIGAN
Point Line Area:	POINT
Desc Category:	Plant Entrance (Freight)
Method of Collection:	Address Matching-House Number
Latitude:	42.55354
Longitude:	-83.21935
Tank ID:	1
Tank Status:	**Removed from Ground**
Capacity:	6000
Product:	Diesel
Install Date:	04/26/1962
Remove Date:	02/09/1989
Tank Release Detection:	Not reported
Pipe Realease Detection:	Not reported
Piping Material:	Galvanized Steel
Piping Type:	Not reported
Construction Material:	Asphalt Coated or Bare Steel,Lined Interier
Impressed Device:	No

SIMON LAND DEVELOPMENT GROUP LLC (Continued) **U003320634**

Tank ID: 2
Tank Status: Removed from Ground
Capacity: 6000
Product: Gasoline
Install Date: 04/26/1962
Remove Date: 12/01/1988
Tank Release Detection: Not reported
Pipe Realease Detection: Not reported
Piping Material: Galvanized Steel
Piping Type: Not reported
Construction Material: Asphalt Coated or Bare Steel,Lined Interier
Impressed Device: No

Tank ID: 3
Tank Status: Removed from Ground
Capacity: 6000
Product: Gasoline
Install Date: 04/26/1962
Remove Date: 12/01/1988
Tank Release Detection: Not reported
Pipe Realease Detection: Not reported
Piping Material: Galvanized Steel
Piping Type: Not reported
Construction Material: Asphalt Coated or Bare Steel,Lined Interier
Impressed Device: No

Tank ID: 4
Tank Status: Removed from Ground
Capacity: 6000
Product: Gasoline
Install Date: 04/26/1962
Remove Date: 12/01/1988
Tank Release Detection: Not reported
Pipe Realease Detection: Not reported
Piping Material: Galvanized Steel
Piping Type: Not reported
Construction Material: Asphalt Coated or Bare Steel,Lined Interier
Impressed Device: No

Tank ID: 5
Tank Status: Removed from Ground
Capacity: 8000
Product: Gasoline
Install Date: 04/26/1970
Remove Date: 12/01/1988
Tank Release Detection: Not reported
Pipe Realease Detection: Not reported
Piping Material: Galvanized Steel
Piping Type: Not reported
Construction Material: Asphalt Coated or Bare Steel,Lined Interier
Impressed Device: No

Tank ID: 6

SIMON LAND DEVELOPMENT GROUP LLC (Continued) **U003320634**

Tank Status:	**Removed from Ground**
Capacity:	560
Product:	Used Oil
Install Date:	04/27/1959
Remove Date:	11/10/1989
Tank Release Detection:	Not reported
Pipe Realease Detection:	Not reported
Piping Material:	Galvanized Steel
Piping Type:	Not reported
Construction Material:	Asphalt Coated or Bare Steel
Impressed Device:	No

Tank ID:	7
Tank Status:	**Removed from Ground**
Capacity:	12000
Product:	Gasoline
Install Date:	04/26/1986
Remove Date:	10/11/2007
Tank Release Detection:	Automatic Tank Gauging
Pipe Realease Detection:	Automatic Line Leak Detectors
Piping Material:	Fiberglass reinforced plastic
Piping Type:	Pressure
Construction Material:	Cathodically Protected Steel
Impressed Device:	No

Tank ID:	8
Tank Status:	**Removed from Ground**
Capacity:	12000
Product:	Gasoline
Install Date:	04/26/1986
Remove Date:	10/11/2007
Tank Release Detection:	Automatic Tank Gauging
Pipe Realease Detection:	Automatic Line Leak Detectors
Piping Material:	Fiberglass reinforced plastic
Piping Type:	Pressure
Construction Material:	Cathodically Protected Steel
Impressed Device:	No

Tank ID:	9
Tank Status:	**Removed from Ground**
Capacity:	12000
Product:	Gasoline
Install Date:	04/26/1986
Remove Date:	10/11/2007
Tank Release Detection:	Automatic Tank Gauging
Pipe Realease Detection:	Automatic Line Leak Detectors
Piping Material:	Fiberglass reinforced plastic
Piping Type:	Pressure
Construction Material:	Cathodically Protected Steel
Impressed Device:	No

Tank ID:	10
Tank Status:	**Removed from Ground**

SIMON LAND DEVELOPMENT GROUP LLC (Continued) **U003320634**

Capacity:	560
Product:	Used Oil
Install Date:	11/10/1989
Remove Date:	11/01/2007
Tank Release Detection:	Automatic Tank Gauging
Pipe Realease Detection:	Automatic Line Leak Detectors
Piping Material:	Fiberglass reinforced plastic,Vent.
Piping Type:	Not reported
Construction Material:	Cathodically Protected Steel
Impressed Device:	No

BEA:

Secondary Address:	Not reported
BEA Number:	3735
District:	Southeast MI
Date Received:	11/21/2007
Submitter Name:	35975 Woodward, LLC
Petition Determination:	No Request
Petition Disclosure:	0
Category:	No Hazardous Substance(s)
Determination 20107A:	No Request
Reviewer:	mitchelf
Division Assigned:	Storage Tank Division

Secondary Address:	Not reported
BEA Number:	3161
District:	Southeast MI
Date Received:	05/31/2006
Submitter Name:	Simon Land Development Group, LLC
Petition Determination:	No Request
Petition Disclosure:	0
Category:	Same Hazardous Substance(s)
Determination 20107A:	No Request
Reviewer:	schlaufj
Division Assigned:	Storage Tank Division

WDS:

Site Id:	MID985606458
WMD Id:	404537
Site Specific Name:	A & G AUTO CARE
Mailing Address:	35975 WOODWARD AVE
Mailing City/State/Zip:	48009
Mailing County:	OAKLAND

M38 **GASOLINE STATION** **INVENTORY** **S114035253**
North **35975 WOODWARD AVENUE** **N/A**
1/4-1/2 **OAKLAND (County), MI 48009**
0.464 mi.
2451 ft. **Site 2 of 2 in cluster M**

Relative:
Lower

Actual:
747 ft.

INVENTORY:

Bea Number:	200703735LV
Township:	Birmingham
District:	Southeast MI
Data Source:	BEA
Latitude:	Not reported
Longitude:	Not reported

39 SE 1/4-1/2 0.466 mi. 2463 ft.

ESTATE MOTORS
464 S WOODWARD AVE
BIRMINGHAM, MI 99999

LUST **U003330063**
WDS **N/A**

Relative: Lower

Actual: 765 ft.

LUST:

Facility ID:	00015180
Source:	STATE OF MICHIGAN
Owner Name:	OWNER ADDRESS UNKNOWN
Owner Address:	Not Recorded
Owner City,St,Zip:	Not Recorded, XX 99999
Owner Contact:	Not reported
Owner Phone:	Not reported
Country:	USA
District:	Region 1 - SE Michigan District Office
Site Name:	Estate Motors
Latitude:	42.54384
Longitude:	-83.21181
Date of Collection:	01/11/2001
Method of Collection:	Address Matching-House Number
Accuracy:	100
Accuracy Value Unit:	FEET
Horizontal Data:	NAD83
Point Line Area:	POINT
Desc Category:	Plant Entrance (Freight)
Leak Number:	C-1669-91
Release Date:	08/09/1991
Substance Released:	Unknown
Release Status:	Closed
Release Closed Date:	01/06/1993
Leak Number:	C-2071-92
Release Date:	11/20/1992
Substance Released:	Gasoline
Release Status:	Closed
Release Closed Date:	06/30/1994

WDS:

Site Id:	MID040571135
WMD Id:	395465
Site Specific Name:	ESTATE MOTORS LTD
Mailing Address:	464 S OLD WOODWARD AVE
Mailing City/State/Zip:	48009
Mailing County:	OAKLAND

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40 North 1/4-1/2 0.472 mi. 2490 ft.

GHAFARI PROPERTIES INC
36101 WOODWARD AVE
BIRMINGHAM, MI 48009

INVENTORY **U003426133**
LUST **N/A**
UST

Relative: Lower

Actual: 757 ft.

INVENTORY:

Bea Number:	Not reported
Township:	Not reported
District:	Southeast MI
Data Source:	Part 213
Latitude:	42.5543
Longitude:	-83.21976

GHAFARI PROPERTIES INC (Continued) **U003426133**

LUST:

Facility ID:	00034940
Source:	STATE OF MICHIGAN
Owner Name:	Ghafari Properties LLC
Owner Address:	36101 Woodward Ave
Owner City,St,Zip:	Birmingham, MI 48009
Owner Contact:	Not reported
Owner Phone:	(248) 647-0020
Country:	USA
District:	Region 1 - SE Michigan District Office
Site Name:	Mobil #03-kxn
Latitude:	42.55429
Longitude:	-83.21976
Date of Collection:	01/05/2007
Method of Collection:	GPS Code Meas. Standard Positioning Service SA Off
Accuracy:	100
Accuracy Value Unit:	FEET
Horizontal Data:	NAD83
Point Line Area:	POINT
Desc Category:	Plant Entrance (Freight)
Leak Number:	C-0276-89
Release Date:	06/29/1989
Substance Released:	Not reported
Release Status:	Closed
Release Closed Date:	06/12/1996
Leak Number:	C-0301-90
Release Date:	02/21/1990
Substance Released:	Not reported
Release Status:	Closed
Release Closed Date:	04/04/1996
Leak Number:	C-0323-04
Release Date:	07/15/2004
Substance Released:	Gasoline,Gasoline,Gasoline,Gasoline
Release Status:	Closed
Release Closed Date:	01/02/2013

UST:

Facility ID:	00034940
Facility Type:	ACTIVE
Owner Name:	GHAFARI PROPERTIES LLC
Owner Address:	36101 WOODWARD AVE
Owner City,St,Zip:	BIRMINGHAM, MI 48009
Owner Country:	USA
Owner Contact:	Not reported
Owner Phone:	(248) 647-0020
Contact:	Sejaan Ghafari
Contact Phone:	(248) 647-0020
Date of Collection:	01/05/2007
Accuracy:	100
Accuracy Value Unit:	FEET
Horizontal Datum:	NAD83
Source:	STATE OF MICHIGAN
Point Line Area:	POINT
Desc Category:	Plant Entrance (Freight)

GHAFARI PROPERTIES INC (Continued) **U003426133**

Method of Collection: GPS Code Meas. Standard Positioning Service SA Off
Latitude: 42.55429
Longitude: -83.21976

Tank ID: 1
Tank Status: Removed from Ground
Capacity: 12000
Product: Gasoline
Install Date: Not reported
Remove Date: 09/13/1990
Tank Release Detection: Not reported
Pipe Realease Detection: Not reported
Piping Material: Fiberglass reinforced plastic
Piping Type: Not reported
Construction Material: Fiberglass Reinforced plastic
Impressed Device: No

Tank ID: 2
Tank Status: Removed from Ground
Capacity: 10000
Product: Gasoline
Install Date: Not reported
Remove Date: 09/13/1990
Tank Release Detection: Not reported
Pipe Realease Detection: Not reported
Piping Material: Fiberglass reinforced plastic
Piping Type: Not reported
Construction Material: Fiberglass Reinforced plastic
Impressed Device: No

Tank ID: 3
Tank Status: Removed from Ground
Capacity: 6000
Product: Gasoline
Install Date: Not reported
Remove Date: 09/13/1990
Tank Release Detection: Not reported
Pipe Realease Detection: Not reported
Piping Material: Fiberglass reinforced plastic
Piping Type: Not reported
Construction Material: Fiberglass Reinforced plastic
Impressed Device: No

Tank ID: 4
Tank Status: Currently In Use
Capacity: 10000
Product: Gasoline
Install Date: 09/13/1990
Remove Date: Not reported
Tank Release Detection: Automatic Tank Gauging
Pipe Realease Detection: Automatic Line Leak Detectors, Line Tightness Testing
Piping Material: Double Walled, Flexible Piping
Piping Type: Pressure, Pressure, Pressure
Construction Material: Fiberglass Reinforced Plastic

GHAFARI PROPERTIES INC (Continued) **U003426133**

Impressed Device: No

Tank ID: 5
Tank Status: Currently In Use
Capacity: 10000
Product: Gasoline
Install Date: 09/13/1990
Remove Date: Not reported
Tank Release Detection: Automatic Tank Gauging
Pipe Realease Detection: Automatic Line Leak Detectors, Line Tightness Testing
Piping Material: Fiberglass Reinforced Plastic
Piping Type: Pressure
Construction Material: Lined Interior, Double Walled
Impressed Device: No

Tank ID: 6
Tank Status: Currently In Use
Capacity: 10000
Product: Gasoline
Install Date: 09/13/1990
Remove Date: Not reported
Tank Release Detection: Automatic Tank Gauging
Pipe Realease Detection: Automatic Line Leak Detectors, Line Tightness Testing
Piping Material: Double Walled, Flexible Piping
Piping Type: Pressure
Construction Material: Fiberglass Reinforced Plastic
Impressed Device: No

Tank ID: 7
Tank Status: Currently In Use
Capacity: 10000
Product: Gasoline
Install Date: 09/13/1990
Remove Date: Not reported
Tank Release Detection: Automatic Tank Gauging
Pipe Realease Detection: Automatic Line Leak Detectors, Line Tightness Testing
Piping Material: Double Walled, Flexible Piping
Piping Type: Gravity Fed?, Pressure
Construction Material: Fiberglass Reinforced Plastic
Impressed Device: No

Tank ID: 8
Tank Status: Currently In Use
Capacity: 6000
Product: Water
Install Date: 11/22/2011
Remove Date: Not reported
Tank Release Detection: Not reported
Pipe Realease Detection: Automatic Line Leak Detectors
Piping Material: Double Walled, Flexible Piping
Piping Type: Not reported
Construction Material: Fiberglass Reinforced Plastic, Double Walled
Impressed Device: No

Count: 0 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
		NO SITES FOUND			

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 12/16/2014
Date Data Arrived at EDR: 01/08/2015
Date Made Active in Reports: 02/09/2015
Number of Days to Update: 32

Source: EPA
Telephone: N/A
Last EDR Contact: 01/08/2015
Next Scheduled EDR Contact: 04/20/2015
Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 7
Telephone: 913-551-7247

EPA Region 4
Telephone 404-562-8033

EPA Region 8
Telephone: 303-312-6774

EPA Region 5
Telephone 312-886-6686

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 12/16/2014
Date Data Arrived at EDR: 01/08/2015
Date Made Active in Reports: 02/09/2015
Number of Days to Update: 32

Source: EPA
Telephone: N/A
Last EDR Contact: 01/08/2015
Next Scheduled EDR Contact: 04/20/2015
Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991
Date Data Arrived at EDR: 02/02/1994
Date Made Active in Reports: 03/30/1994
Number of Days to Update: 56

Source: EPA
Telephone: 202-564-4267
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

Federal Delisted NPL site list

DELISTED NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 12/16/2014	Source: EPA
Date Data Arrived at EDR: 01/08/2015	Telephone: N/A
Date Made Active in Reports: 02/09/2015	Last EDR Contact: 01/08/2015
Number of Days to Update: 32	Next Scheduled EDR Contact: 04/20/2015
	Data Release Frequency: Quarterly

Federal CERCLIS list

CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System

CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 10/25/2013	Source: EPA
Date Data Arrived at EDR: 11/11/2013	Telephone: 703-412-9810
Date Made Active in Reports: 02/13/2014	Last EDR Contact: 02/27/2015
Number of Days to Update: 94	Next Scheduled EDR Contact: 06/08/2015
	Data Release Frequency: Quarterly

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 07/21/2014	Source: Environmental Protection Agency
Date Data Arrived at EDR: 10/07/2014	Telephone: 703-603-8704
Date Made Active in Reports: 10/20/2014	Last EDR Contact: 01/09/2015
Number of Days to Update: 13	Next Scheduled EDR Contact: 04/20/2015
	Data Release Frequency: Varies

Federal CERCLIS NFRAP site List

CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned

Archived sites are sites that have been removed and archived from the inventory of CERCLIS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

Date of Government Version: 10/25/2013	Source: EPA
Date Data Arrived at EDR: 11/11/2013	Telephone: 703-412-9810
Date Made Active in Reports: 02/13/2014	Last EDR Contact: 02/27/2015
Number of Days to Update: 94	Next Scheduled EDR Contact: 06/08/2015
	Data Release Frequency: Quarterly

Federal RCRA CORRACTS facilities list

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 12/09/2014
Date Data Arrived at EDR: 12/29/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 31

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 12/29/2014
Next Scheduled EDR Contact: 04/13/2015
Data Release Frequency: Quarterly

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 12/09/2014
Date Data Arrived at EDR: 12/29/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 31

Source: Environmental Protection Agency
Telephone: 312-886-6186
Last EDR Contact: 12/29/2014
Next Scheduled EDR Contact: 04/13/2015
Data Release Frequency: Quarterly

Federal RCRA generators list

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 12/09/2014
Date Data Arrived at EDR: 12/29/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 31

Source: Environmental Protection Agency
Telephone: 312-886-6186
Last EDR Contact: 12/29/2014
Next Scheduled EDR Contact: 04/13/2015
Data Release Frequency: Quarterly

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 12/09/2014
Date Data Arrived at EDR: 12/29/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 31

Source: Environmental Protection Agency
Telephone: 312-886-6186
Last EDR Contact: 12/29/2014
Next Scheduled EDR Contact: 04/13/2015
Data Release Frequency: Quarterly

RCRA-CESQG: RCRA - Conditionally Exempt Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 12/09/2014
Date Data Arrived at EDR: 12/29/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 31

Source: Environmental Protection Agency
Telephone: 312-886-6186
Last EDR Contact: 12/29/2014
Next Scheduled EDR Contact: 04/13/2015
Data Release Frequency: Varies

Federal institutional controls / engineering controls registries

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 09/18/2014
Date Data Arrived at EDR: 09/19/2014
Date Made Active in Reports: 10/20/2014
Number of Days to Update: 31

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 02/26/2015
Next Scheduled EDR Contact: 06/15/2015
Data Release Frequency: Varies

US INST CONTROL: Sites with Institutional Controls

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 09/18/2014
Date Data Arrived at EDR: 09/19/2014
Date Made Active in Reports: 10/20/2014
Number of Days to Update: 31

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 02/26/2015
Next Scheduled EDR Contact: 06/15/2015
Data Release Frequency: Varies

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 12/03/2014
Date Data Arrived at EDR: 12/12/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 48

Source: Department of the Navy
Telephone: 843-820-7326
Last EDR Contact: 02/16/2015
Next Scheduled EDR Contact: 06/01/2015
Data Release Frequency: Varies

Federal ERNS list

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 09/29/2014
Date Data Arrived at EDR: 09/30/2014
Date Made Active in Reports: 11/06/2014
Number of Days to Update: 37

Source: National Response Center, United States Coast Guard
Telephone: 202-267-2180
Last EDR Contact: 12/29/2014
Next Scheduled EDR Contact: 04/13/2015
Data Release Frequency: Annually

State- and tribal - equivalent CERCLIS

SHWS: This state does not maintain a SHWS list. See the Federal CERCLIS list and Federal NPL list.

This state does not maintain a SHWS list. See the Federal CERCLIS list and Federal NPL list.

Date of Government Version: N/A
Date Data Arrived at EDR: 10/31/2013
Date Made Active in Reports: 11/20/2013
Number of Days to Update: 20

Source: Dept of Environmental Quality
Telephone: 517-284-5103
Last EDR Contact: 01/26/2015
Next Scheduled EDR Contact: 05/11/2015
Data Release Frequency: No Update Planned

State and tribal landfill and/or solid waste disposal site lists

SWF/LF: Solid Waste Facilities Database
Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 12/29/2014
Date Data Arrived at EDR: 12/30/2014
Date Made Active in Reports: 01/20/2015
Number of Days to Update: 21

Source: Dept of Environmental Quality
Telephone: 517-335-4035
Last EDR Contact: 12/30/2014
Next Scheduled EDR Contact: 04/13/2015
Data Release Frequency: Semi-Annually

State and tribal leaking storage tank lists

LUST: Leaking Underground Storage Tank Sites
Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.

Date of Government Version: 12/02/2014
Date Data Arrived at EDR: 12/04/2014
Date Made Active in Reports: 01/20/2015
Number of Days to Update: 47

Source: Dept of Environmental Quality
Telephone: 517-373-9837
Last EDR Contact: 02/16/2015
Next Scheduled EDR Contact: 06/01/2015
Data Release Frequency: Annually

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 01/08/2015
Date Data Arrived at EDR: 01/08/2015
Date Made Active in Reports: 02/09/2015
Number of Days to Update: 32

Source: Environmental Protection Agency
Telephone: 415-972-3372
Last EDR Contact: 01/08/2015
Next Scheduled EDR Contact: 05/11/2015
Data Release Frequency: Quarterly

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 09/23/2014
Date Data Arrived at EDR: 11/25/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 65

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 01/26/2015
Next Scheduled EDR Contact: 05/11/2015
Data Release Frequency: Varies

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 10/06/2014
Date Data Arrived at EDR: 10/29/2014
Date Made Active in Reports: 11/17/2014
Number of Days to Update: 19

Source: EPA Region 6
Telephone: 214-665-6597
Last EDR Contact: 01/26/2015
Next Scheduled EDR Contact: 05/11/2015
Data Release Frequency: Varies

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land
Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 11/03/2014
Date Data Arrived at EDR: 11/05/2014
Date Made Active in Reports: 11/17/2014
Number of Days to Update: 12

Source: EPA, Region 5
Telephone: 312-886-7439
Last EDR Contact: 01/26/2015
Next Scheduled EDR Contact: 05/11/2015
Data Release Frequency: Varies

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 11/10/2014
Date Data Arrived at EDR: 11/14/2014
Date Made Active in Reports: 02/09/2015
Number of Days to Update: 87

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 01/26/2015
Next Scheduled EDR Contact: 05/11/2015
Data Release Frequency: Quarterly

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 11/04/2014
Date Data Arrived at EDR: 11/07/2014
Date Made Active in Reports: 11/17/2014
Number of Days to Update: 10

Source: EPA Region 8
Telephone: 303-312-6271
Last EDR Contact: 01/26/2015
Next Scheduled EDR Contact: 05/11/2015
Data Release Frequency: Quarterly

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land
A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 02/01/2013
Date Data Arrived at EDR: 05/01/2013
Date Made Active in Reports: 11/01/2013
Number of Days to Update: 184

Source: EPA Region 1
Telephone: 617-918-1313
Last EDR Contact: 01/30/2015
Next Scheduled EDR Contact: 05/11/2015
Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 07/30/2014
Date Data Arrived at EDR: 08/12/2014
Date Made Active in Reports: 08/22/2014
Number of Days to Update: 10

Source: EPA Region 4
Telephone: 404-562-8677
Last EDR Contact: 01/26/2015
Next Scheduled EDR Contact: 05/11/2015
Data Release Frequency: Semi-Annually

State and tribal registered storage tank lists

UST: Underground Storage Tank Facility List
Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program.

Date of Government Version: 12/02/2014
Date Data Arrived at EDR: 12/04/2014
Date Made Active in Reports: 01/19/2015
Number of Days to Update: 46

Source: Dept of Environmental Quality
Telephone: 517-335-4035
Last EDR Contact: 02/16/2015
Next Scheduled EDR Contact: 06/01/2015
Data Release Frequency: Annually

UST 2: Underground Storage Tank Listing
A listing of underground storage tank site locations that have unknown owner information.

Date of Government Version: 01/28/2015
Date Data Arrived at EDR: 01/29/2015
Date Made Active in Reports: 02/20/2015
Number of Days to Update: 22

Source: Dept of Environmental Quality
Telephone: 517-335-7211
Last EDR Contact: 01/19/2015
Next Scheduled EDR Contact: 05/04/2015
Data Release Frequency: Annually

AST: Aboveground Tanks
Registered Aboveground Storage Tanks.

Date of Government Version: 12/11/2014
Date Data Arrived at EDR: 12/12/2014
Date Made Active in Reports: 01/19/2015
Number of Days to Update: 38

Source: Dept of Environmental Quality
Telephone: 517-373-8168
Last EDR Contact: 02/27/2015
Next Scheduled EDR Contact: 06/01/2015
Data Release Frequency: No Update Planned

INDIAN UST R1: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 02/01/2013
Date Data Arrived at EDR: 05/01/2013
Date Made Active in Reports: 01/27/2014
Number of Days to Update: 271

Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 01/30/2015
Next Scheduled EDR Contact: 05/11/2015
Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 07/30/2014
Date Data Arrived at EDR: 08/12/2014
Date Made Active in Reports: 08/22/2014
Number of Days to Update: 10

Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 01/26/2015
Next Scheduled EDR Contact: 05/11/2015
Data Release Frequency: Semi-Annually

INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 11/03/2014
Date Data Arrived at EDR: 11/05/2014
Date Made Active in Reports: 11/17/2014
Number of Days to Update: 12

Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 01/26/2015
Next Scheduled EDR Contact: 05/11/2015
Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 10/06/2014
Date Data Arrived at EDR: 10/29/2014
Date Made Active in Reports: 11/06/2014
Number of Days to Update: 8

Source: EPA Region 6
Telephone: 214-665-7591
Last EDR Contact: 01/26/2015
Next Scheduled EDR Contact: 05/11/2015
Data Release Frequency: Semi-Annually

INDIAN UST R7: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 09/23/2014
Date Data Arrived at EDR: 11/25/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 65

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 01/26/2015
Next Scheduled EDR Contact: 05/11/2015
Data Release Frequency: Varies

INDIAN UST R8: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 11/04/2014
Date Data Arrived at EDR: 11/07/2014
Date Made Active in Reports: 11/17/2014
Number of Days to Update: 10

Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 01/26/2015
Next Scheduled EDR Contact: 05/11/2015
Data Release Frequency: Quarterly

INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 11/13/2014
Date Data Arrived at EDR: 11/18/2014
Date Made Active in Reports: 02/09/2015
Number of Days to Update: 83

Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 01/26/2015
Next Scheduled EDR Contact: 05/11/2015
Data Release Frequency: Quarterly

INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 11/10/2014
Date Data Arrived at EDR: 11/14/2014
Date Made Active in Reports: 02/09/2015
Number of Days to Update: 87

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 01/26/2015
Next Scheduled EDR Contact: 05/11/2015
Data Release Frequency: Quarterly

FEMA UST: Underground Storage Tank Listing

A listing of all FEMA owned underground storage tanks.

Date of Government Version: 01/01/2010
Date Data Arrived at EDR: 02/16/2010
Date Made Active in Reports: 04/12/2010
Number of Days to Update: 55

Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 01/12/2015
Next Scheduled EDR Contact: 04/27/2015
Data Release Frequency: Varies

State and tribal institutional control / engineering control registries

AUL: Engineering and Institutional Controls

A listing of sites with institutional and/or engineering controls in place.

Date of Government Version: 11/23/2014
Date Data Arrived at EDR: 12/01/2014
Date Made Active in Reports: 01/20/2015
Number of Days to Update: 50

Source: Dept of Environmental Quality
Telephone: 517-373-4828
Last EDR Contact: 03/03/2015
Next Scheduled EDR Contact: 06/15/2015
Data Release Frequency: Varies

State and tribal voluntary cleanup sites

INDIAN VCP R1: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 09/29/2014
Date Data Arrived at EDR: 10/01/2014
Date Made Active in Reports: 11/06/2014
Number of Days to Update: 36

Source: EPA, Region 1
Telephone: 617-918-1102
Last EDR Contact: 12/31/2014
Next Scheduled EDR Contact: 04/13/2015
Data Release Frequency: Varies

INDIAN VCP R7: Voluntary Cleanup Priority Lisitng

A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008
Date Data Arrived at EDR: 04/22/2008
Date Made Active in Reports: 05/19/2008
Number of Days to Update: 27

Source: EPA, Region 7
Telephone: 913-551-7365
Last EDR Contact: 04/20/2009
Next Scheduled EDR Contact: 07/20/2009
Data Release Frequency: Varies

State and tribal Brownfields sites

BROWNFIELDS: Brownfields and USTfield Site Database
All state funded Part 201 and 213 sites, as well as LUST sites that have been redeveloped by private entities using the BEA process. Be aware that this is not a list of all of the potential brownfield sites in Michigan.

Date of Government Version: 07/27/2012
Date Data Arrived at EDR: 07/31/2012
Date Made Active in Reports: 09/20/2012
Number of Days to Update: 51

Source: Dept of Environmental Quality
Telephone: 517-373-4805
Last EDR Contact: 01/26/2015
Next Scheduled EDR Contact: 01/22/2015
Data Release Frequency: Varies

BROWNFIELDS 2: Brownfields Building and Land Site Locations
A listing of brownfield building and land site locations. The listing is a collaborative effort of Michigan Economic Development Corporation, Michigan Economic Developers Association, Detrot Edison, Detroit Area Commercial Board of Realtors

Date of Government Version: 04/09/2007
Date Data Arrived at EDR: 04/10/2007
Date Made Active in Reports: 05/01/2007
Number of Days to Update: 21

Source: Economic Development Corporation
Telephone: 888-522-0103
Last EDR Contact: 02/26/2015
Next Scheduled EDR Contact: 06/15/2015
Data Release Frequency: Varies

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites
Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 12/22/2014
Date Data Arrived at EDR: 12/22/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 38

Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 12/22/2014
Next Scheduled EDR Contact: 04/06/2015
Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations
A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009
Date Data Arrived at EDR: 05/07/2009
Date Made Active in Reports: 09/21/2009
Number of Days to Update: 137

Source: EPA, Region 9
Telephone: 415-947-4219
Last EDR Contact: 01/26/2015
Next Scheduled EDR Contact: 05/11/2015
Data Release Frequency: No Update Planned

ODI: Open Dump Inventory
An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

HIST LF: Inactive Solid Waste Facilities
The database contains historical information and is no longer updated.

Date of Government Version: 03/01/1997
Date Data Arrived at EDR: 02/28/2003
Date Made Active in Reports: 03/06/2003
Number of Days to Update: 6

Source: Dept of Environmental Quality
Telephone: 517-335-4034
Last EDR Contact: 02/28/2003
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

SWRCY: Recycling Facilities
A listing of recycling center locations.

Date of Government Version: 07/11/2014
Date Data Arrived at EDR: 07/11/2014
Date Made Active in Reports: 08/11/2014
Number of Days to Update: 31

Source: Dept of Environmental Quality
Telephone: 517-241-5719
Last EDR Contact: 12/29/2014
Next Scheduled EDR Contact: 04/13/2015
Data Release Frequency: Varies

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands
Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52

Source: Environmental Protection Agency
Telephone: 703-308-8245
Last EDR Contact: 02/02/2015
Next Scheduled EDR Contact: 05/18/2015
Data Release Frequency: Varies

Local Lists of Hazardous waste / Contaminated Sites

US CDL: Clandestine Drug Labs
A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 11/10/2014
Date Data Arrived at EDR: 12/01/2014
Date Made Active in Reports: 02/09/2015
Number of Days to Update: 70

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 03/03/2015
Next Scheduled EDR Contact: 06/15/2015
Data Release Frequency: Quarterly

INVENTORY: Inventory of Facilities

The Inventory of Facilities has three data sources: Facilities under Part 201, Environmental Remediation, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA) identified through state funded or private party response activities (Projects); Facilities under Part 213, Leaking Underground Storage Tanks of the NREPA; and Facilities identified through submittals of Baseline Environmental Assessments (BEA) submitted pursuant to Part 201 or Part 213 of the NREPA. The Part 201 Projects Inventory does not include all of the facilities that are subject to regulation under Part 201 because owners are not required to inform the Department of Environmental Quality (DEQ) about the facilities and can pursue cleanup independently. Facilities that are not known to DEQ are not on the Inventory, nor are locations with releases that resulted in low environmental impact. Part 213 facilities listed here may have more than one release; a list of releases for which corrective actions have been completed and list of releases for which corrective action has not been completed is located on the Leaking Underground Storage Tanks Site Search webpage. The DEQ may or may not have reviewed and concurred with the conclusion that the corrective actions described in a closure report meets criteria. A BEA is a document that new or prospective property owners/operations disclose to the DEQ identifying the property as a facility pursuant to Part 201 and Part 213. The Inventory of BEA Facilities overlaps in part with the Part 201 Projects facilities and Part 213 facilities. There may be more than one BEA for each facility.

Date of Government Version: 01/27/2015
Date Data Arrived at EDR: 01/28/2015
Date Made Active in Reports: 02/20/2015
Number of Days to Update: 23

Source: Department of Environmental Quality
Telephone: 517-284-5136
Last EDR Contact: 01/28/2015
Next Scheduled EDR Contact: 05/11/2015
Data Release Frequency: Quarterly

PART 201: Part 201 Site List

A Part 201 Listed site is a location that has been evaluated and scored by the DEQ using the Part 201 scoring model. The location is or includes a "facility" as defined by Part 201, where there has been a release of a hazardous substance(s) in excess of the Part 201 residential criteria, and/or where corrective actions have not been completed under Part 201 to meet the applicable cleanup criteria for unrestricted residential use. The Part 201 List does not include all of the sites of contamination that are subject to regulation under Part 201 because owners are not required to inform the DEQ about the sites and can pursue cleanup independently. Sites of environmental contamination that are not known to DEQ are not on the list, nor are sites with releases that resulted in low environmental impact.

Date of Government Version: 10/01/2013
Date Data Arrived at EDR: 10/03/2014
Date Made Active in Reports: 10/03/2014
Number of Days to Update: 0

Source: Department of Environmental Quality
Telephone: 517-284-5103
Last EDR Contact: 01/26/2015
Next Scheduled EDR Contact: 05/11/2015
Data Release Frequency: No Update Planned

DEL PART 201: Delisted List of Contaminated Sites

A deleted site has been removed from the Part 201 List because information known to the DEQ at the time of the evaluation does not support inclusion on the Part 201 List. This designation is often applied to sites where changes in cleanup criteria resulted in a determination that the site no longer exceeds any applicable cleanup criterion. A delisted site has been removed from the Part 201 List because response actions have reduced the levels of contaminants to concentrations which meet or are below the criteria for unrestricted residential use.

Date of Government Version: 08/01/2013
Date Data Arrived at EDR: 08/01/2013
Date Made Active in Reports: 09/11/2013
Number of Days to Update: 41

Source: Dept of Environmental Quality
Telephone: 517-373-9541
Last EDR Contact: 01/26/2015
Next Scheduled EDR Contact: 05/11/2015
Data Release Frequency: Varies

CDL: Clandestine Drug Lab Listing

A listing of clandestine drug lab locations.

Date of Government Version: 10/20/2008
Date Data Arrived at EDR: 11/18/2008
Date Made Active in Reports: 11/21/2008
Number of Days to Update: 3

Source: Department of Community Health
Telephone: 517-373-3740
Last EDR Contact: 01/26/2015
Next Scheduled EDR Contact: 05/11/2015
Data Release Frequency: Varies

US HIST CDL: National Clandestine Laboratory Register

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 11/10/2014
Date Data Arrived at EDR: 12/01/2014
Date Made Active in Reports: 02/09/2015
Number of Days to Update: 70

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 03/03/2015
Next Scheduled EDR Contact: 06/15/2015
Data Release Frequency: No Update Planned

Local Land Records

LIENS 2: CERCLA Lien Information

A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 02/18/2014
Date Data Arrived at EDR: 03/18/2014
Date Made Active in Reports: 04/24/2014
Number of Days to Update: 37

Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 01/30/2015
Next Scheduled EDR Contact: 05/11/2015
Data Release Frequency: Varies

LIENS: Lien List

An Environmental Lien is a charge, security, or encumbrance upon title to a property to secure the payment of a cost, damage, debt, obligation, or duty arising out of response actions, cleanup, or other remediation of hazardous substances or petroleum products upon a property, including (but not limited to) liens imposed pursuant to CERCLA 42 USC * 9607(1) and similar state or local laws. In other words: a lien placed upon a property's title due to an environmental condition

Date of Government Version: 12/12/2014
Date Data Arrived at EDR: 01/21/2015
Date Made Active in Reports: 02/20/2015
Number of Days to Update: 30

Source: Dept of Environmental Quality
Telephone: 517-241-7603
Last EDR Contact: 01/19/2015
Next Scheduled EDR Contact: 05/04/2015
Data Release Frequency: Varies

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 09/30/2014
Date Data Arrived at EDR: 10/01/2014
Date Made Active in Reports: 11/06/2014
Number of Days to Update: 36

Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 12/30/2014
Next Scheduled EDR Contact: 04/13/2015
Data Release Frequency: Annually

PEAS: Pollution Emergency Alerting System

Environmental pollution emergencies reported to the Department of Environmental Quality such as tanker accidents, pipeline breaks, and release of reportable quantities of hazardous substances.

Date of Government Version: 11/30/2014
Date Data Arrived at EDR: 12/12/2014
Date Made Active in Reports: 01/20/2015
Number of Days to Update: 39

Source: Dept of Environmental Quality
Telephone: 517-373-8427
Last EDR Contact: 12/05/2014
Next Scheduled EDR Contact: 03/23/2015
Data Release Frequency: Quarterly

Other Ascertainable Records

RCRA NonGen / NLR: RCRA - Non Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 12/09/2014
Date Data Arrived at EDR: 12/29/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 31

Source: Environmental Protection Agency
Telephone: 312-886-6186
Last EDR Contact: 12/29/2014
Next Scheduled EDR Contact: 04/13/2015
Data Release Frequency: Varies

DOT OPS: Incident and Accident Data

Department of Transporation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 07/31/2012
Date Data Arrived at EDR: 08/07/2012
Date Made Active in Reports: 09/18/2012
Number of Days to Update: 42

Source: Department of Transporation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 02/03/2015
Next Scheduled EDR Contact: 05/18/2015
Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 11/10/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 62

Source: USGS
Telephone: 888-275-8747
Last EDR Contact: 01/15/2015
Next Scheduled EDR Contact: 04/27/2015
Data Release Frequency: Semi-Annually

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 06/06/2014
Date Data Arrived at EDR: 09/10/2014
Date Made Active in Reports: 09/18/2014
Number of Days to Update: 8

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 12/12/2014
Next Scheduled EDR Contact: 03/23/2015
Data Release Frequency: Varies

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 12/31/2013
Date Data Arrived at EDR: 01/24/2014
Date Made Active in Reports: 02/24/2014
Number of Days to Update: 31

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 12/24/2014
Next Scheduled EDR Contact: 04/13/2015
Data Release Frequency: Varies

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 11/25/2013
Date Data Arrived at EDR: 12/12/2013
Date Made Active in Reports: 02/24/2014
Number of Days to Update: 74

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 12/12/2014
Next Scheduled EDR Contact: 03/23/2015
Data Release Frequency: Annually

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 09/14/2010
Date Data Arrived at EDR: 10/07/2011
Date Made Active in Reports: 03/01/2012
Number of Days to Update: 146

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 02/27/2015
Next Scheduled EDR Contact: 06/08/2015
Data Release Frequency: Varies

US MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 12/30/2014
Date Data Arrived at EDR: 12/31/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 29

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 12/30/2014
Next Scheduled EDR Contact: 03/16/2015
Data Release Frequency: Semi-Annually

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2011
Date Data Arrived at EDR: 07/31/2013
Date Made Active in Reports: 09/13/2013
Number of Days to Update: 44

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 01/29/2015
Next Scheduled EDR Contact: 06/08/2015
Data Release Frequency: Annually

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2012
Date Data Arrived at EDR: 01/15/2015
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 14

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 12/22/2014
Next Scheduled EDR Contact: 04/06/2015
Data Release Frequency: Every 4 Years

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 02/23/2015
Next Scheduled EDR Contact: 06/08/2015
Data Release Frequency: Quarterly

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA
Telephone: 202-566-1667
Last EDR Contact: 02/23/2015
Next Scheduled EDR Contact: 06/08/2015
Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing

A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing

A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2008
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/2009
Date Data Arrived at EDR: 12/10/2010
Date Made Active in Reports: 02/25/2011
Number of Days to Update: 77

Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 01/26/2015
Next Scheduled EDR Contact: 05/11/2015
Data Release Frequency: Annually

ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 07/31/2014
Date Data Arrived at EDR: 10/29/2014
Date Made Active in Reports: 11/06/2014
Number of Days to Update: 8

Source: Environmental Protection Agency
Telephone: 202-564-5088
Last EDR Contact: 01/09/2015
Next Scheduled EDR Contact: 04/27/2015
Data Release Frequency: Quarterly

PADS: PCB Activity Database System

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 07/01/2014
Date Data Arrived at EDR: 10/15/2014
Date Made Active in Reports: 11/17/2014
Number of Days to Update: 33

Source: EPA
Telephone: 202-566-0500
Last EDR Contact: 01/16/2015
Next Scheduled EDR Contact: 04/27/2015
Data Release Frequency: Annually

MLTS: Material Licensing Tracking System

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 12/29/2014
Date Data Arrived at EDR: 01/08/2015
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 21

Source: Nuclear Regulatory Commission
Telephone: 301-415-7169
Last EDR Contact: 12/04/2014
Next Scheduled EDR Contact: 03/23/2015
Data Release Frequency: Quarterly

RADINFO: Radiation Information Database

The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 10/07/2014
Date Data Arrived at EDR: 10/08/2014
Date Made Active in Reports: 10/20/2014
Number of Days to Update: 12

Source: Environmental Protection Agency
Telephone: 202-343-9775
Last EDR Contact: 02/27/2015
Next Scheduled EDR Contact: 04/20/2015
Data Release Frequency: Quarterly

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 08/16/2014
Date Data Arrived at EDR: 09/10/2014
Date Made Active in Reports: 10/20/2014
Number of Days to Update: 40

Source: EPA
Telephone: (312) 353-2000
Last EDR Contact: 02/27/2015
Next Scheduled EDR Contact: 03/23/2015
Data Release Frequency: Quarterly

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995
Date Data Arrived at EDR: 07/03/1995
Date Made Active in Reports: 08/07/1995
Number of Days to Update: 35

Source: EPA
Telephone: 202-564-4104
Last EDR Contact: 06/02/2008
Next Scheduled EDR Contact: 09/01/2008
Data Release Frequency: No Update Planned

RMP: Risk Management Plans

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 08/01/2014
Date Data Arrived at EDR: 08/12/2014
Date Made Active in Reports: 11/06/2014
Number of Days to Update: 86

Source: Environmental Protection Agency
Telephone: 202-564-8600
Last EDR Contact: 01/26/2015
Next Scheduled EDR Contact: 05/11/2015
Data Release Frequency: Varies

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2011
Date Data Arrived at EDR: 02/26/2013
Date Made Active in Reports: 04/19/2013
Number of Days to Update: 52

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 02/24/2015
Next Scheduled EDR Contact: 06/08/2015
Data Release Frequency: Biennially

UIC: Underground Injection Wells Database

A listing of underground injection well locations. The UIC Program is responsible for regulating the construction, operation, permitting, and closure of injection wells that place fluids underground for storage or disposal.

Date of Government Version: 01/30/2015
Date Data Arrived at EDR: 01/30/2015
Date Made Active in Reports: 02/20/2015
Number of Days to Update: 21

Source: Dept of Environmental Quality
Telephone: 517-241-1515
Last EDR Contact: 01/26/2015
Next Scheduled EDR Contact: 05/11/2015
Data Release Frequency: Varies

DRYCLEANERS: Drycleaning Establishments

A listing of drycleaning facilities in Michigan.

Date of Government Version: 01/21/2015
Date Data Arrived at EDR: 01/22/2015
Date Made Active in Reports: 02/20/2015
Number of Days to Update: 29

Source: Dept of Environmental Quality
Telephone: 517-335-4586
Last EDR Contact: 01/19/2015
Next Scheduled EDR Contact: 05/04/2015
Data Release Frequency: Annually

NPDES: List of Active NPDES Permits

General information regarding NPDES (National Pollutant Discharge Elimination System) permits and NPDES Storm Water permits.

Date of Government Version: 01/06/2015
Date Data Arrived at EDR: 01/08/2015
Date Made Active in Reports: 01/20/2015
Number of Days to Update: 12

Source: Dept of Environmental Quality
Telephone: 517-241-1300
Last EDR Contact: 01/08/2015
Next Scheduled EDR Contact: 04/20/2015
Data Release Frequency: Varies

AIRS: Permit and Emissions Inventory Data

Permit and emissions inventory data.

Date of Government Version: 09/26/2014
Date Data Arrived at EDR: 09/26/2014
Date Made Active in Reports: 11/19/2014
Number of Days to Update: 54

Source: Dept of Environmental Quality
Telephone: 517-373-7074
Last EDR Contact: 12/18/2014
Next Scheduled EDR Contact: 04/06/2015
Data Release Frequency: Varies

BEA: Baseline Environmental Assessment Database

A BEA is a document that new or prospective property owners/operations disclose to the DEQ identifying the property as a facility pursuant to Part 201 and Part 213. The Inventory of BEA Facilities overlaps in part with the Part 201 Projects facilities and Part 213 facilities. There may be more than one BEA for each facility.

Date of Government Version: 08/21/2013
Date Data Arrived at EDR: 08/23/2013
Date Made Active in Reports: 09/12/2013
Number of Days to Update: 20

Source: Dept of Environmental Quality
Telephone: 517-373-9541
Last EDR Contact: 02/16/2015
Next Scheduled EDR Contact: 06/01/2015
Data Release Frequency: No Update Planned

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 12/08/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 34

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 01/15/2015
Next Scheduled EDR Contact: 04/27/2015
Data Release Frequency: Semi-Annually

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 03/07/2011
Date Data Arrived at EDR: 03/09/2011
Date Made Active in Reports: 05/02/2011
Number of Days to Update: 54

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 02/18/2015
Next Scheduled EDR Contact: 06/01/2015
Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List

A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 07/01/2014
Date Data Arrived at EDR: 09/10/2014
Date Made Active in Reports: 10/20/2014
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: N/A
Last EDR Contact: 12/12/2014
Next Scheduled EDR Contact: 03/23/2015
Data Release Frequency: Varies

US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 11/19/2014
Date Data Arrived at EDR: 11/21/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 69

Source: Environmental Protection Agency
Telephone: 202-566-1917
Last EDR Contact: 02/16/2015
Next Scheduled EDR Contact: 06/01/2015
Data Release Frequency: Quarterly

PCB TRANSFORMER: PCB Transformer Registration Database

The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 02/01/2011
Date Data Arrived at EDR: 10/19/2011
Date Made Active in Reports: 01/10/2012
Number of Days to Update: 83

Source: Environmental Protection Agency
Telephone: 202-566-0517
Last EDR Contact: 01/30/2015
Next Scheduled EDR Contact: 05/11/2015
Data Release Frequency: Varies

Financial Assurance 1: Financial Assurance Information Listing

Financial assurance information.

Date of Government Version: 01/09/2015
Date Data Arrived at EDR: 01/16/2015
Date Made Active in Reports: 02/20/2015
Number of Days to Update: 35

Source: Dept of Environmental Quality
Telephone: 517-335-6610
Last EDR Contact: 01/05/2015
Next Scheduled EDR Contact: 04/20/2015
Data Release Frequency: Varies

WDS: Waste Data System

The Waste Data System (WDS) tracks activities at facilities regulated by the Solid Waste, Scrap Tire, Hazardous Waste, and Liquid Industrial Waste programs.

Date of Government Version: 12/08/2014
Date Data Arrived at EDR: 12/08/2014
Date Made Active in Reports: 01/20/2015
Number of Days to Update: 43

Source: Dept of Environmental Quality
Telephone: 517-284-6562
Last EDR Contact: 02/23/2015
Next Scheduled EDR Contact: 06/08/2015
Data Release Frequency: Quarterly

COAL ASH: Coal Ash Disposal Sites

Coal fired power plants in Southeast Michigan that have coal ash handling on site.

Date of Government Version: 10/15/2014
Date Data Arrived at EDR: 10/16/2014
Date Made Active in Reports: 11/26/2014
Number of Days to Update: 41

Source: Dept of Environmental Quality
Telephone: 586-753-3754
Last EDR Contact: 01/05/2015
Next Scheduled EDR Contact: 04/20/2015
Data Release Frequency: Varies

EPA WATCH LIST: EPA WATCH LIST

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013
Date Data Arrived at EDR: 03/21/2014
Date Made Active in Reports: 06/17/2014
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 617-520-3000
Last EDR Contact: 02/09/2015
Next Scheduled EDR Contact: 05/25/2015
Data Release Frequency: Quarterly

PRP: Potentially Responsible Parties

A listing of verified Potentially Responsible Parties

Date of Government Version: 10/25/2013
Date Data Arrived at EDR: 10/17/2014
Date Made Active in Reports: 10/20/2014
Number of Days to Update: 3

Source: EPA
Telephone: 202-564-6023
Last EDR Contact: 02/13/2015
Next Scheduled EDR Contact: 05/25/2015
Data Release Frequency: Quarterly

2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 11/11/2011
Date Data Arrived at EDR: 05/18/2012
Date Made Active in Reports: 05/25/2012
Number of Days to Update: 7

Source: Environmental Protection Agency
Telephone: 703-308-4044
Last EDR Contact: 02/13/2015
Next Scheduled EDR Contact: 05/25/2015
Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites
A listing of former lead smelter site locations.

Date of Government Version: 11/25/2014
Date Data Arrived at EDR: 11/26/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 64

Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 01/05/2015
Next Scheduled EDR Contact: 04/20/2015
Data Release Frequency: Varies

LEAD SMELTER 2: Lead Smelter Sites
A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

Date of Government Version: 04/05/2001
Date Data Arrived at EDR: 10/27/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 36

Source: American Journal of Public Health
Telephone: 703-305-6451
Last EDR Contact: 12/02/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

FEDLAND: Federal and Indian Lands
Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 02/06/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 339

Source: U.S. Geological Survey
Telephone: 888-275-8747
Last EDR Contact: 01/15/2015
Next Scheduled EDR Contact: 04/27/2015
Data Release Frequency: N/A

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)
The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 10/16/2014
Date Data Arrived at EDR: 10/31/2014
Date Made Active in Reports: 11/17/2014
Number of Days to Update: 17

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 02/06/2015
Next Scheduled EDR Contact: 04/13/2015
Data Release Frequency: Annually

US AIRS MINOR: Air Facility System Data
A listing of minor source facilities.

Date of Government Version: 10/16/2014
Date Data Arrived at EDR: 10/31/2014
Date Made Active in Reports: 11/17/2014
Number of Days to Update: 17

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 02/06/2015
Next Scheduled EDR Contact: 04/13/2015
Data Release Frequency: Annually

Financial Assurance 2: Financial Assurance Information Listing

A listing of financial assurance information for solid waste facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 01/05/2011
Date Data Arrived at EDR: 01/07/2011
Date Made Active in Reports: 02/14/2011
Number of Days to Update: 38

Source: Dept of Environmental Quality
Telephone: 517-335-4034
Last EDR Contact: 12/29/2014
Next Scheduled EDR Contact: 04/13/2015
Data Release Frequency: Varies

COAL ASH DOE: Sleam-Electric Plan Operation Data

A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 08/07/2009
Date Made Active in Reports: 10/22/2009
Number of Days to Update: 76

Source: Department of Energy
Telephone: 202-586-8719
Last EDR Contact: 01/15/2015
Next Scheduled EDR Contact: 04/27/2015
Data Release Frequency: Varies

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: EDR Proprietary Manufactured Gas Plants

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

EDR US Hist Auto Stat: EDR Exclusive Historic Gas Stations

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR US Hist Cleaners: EDR Exclusive Historic Dry Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LUST: Recovered Government Archive Leaking Underground Storage Tank
The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Environmental Quality in Michigan.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 12/24/2013
Number of Days to Update: 176

Source: Department of Environmental Quality
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

RGA LF: Recovered Government Archive Solid Waste Facilities List
The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Environmental Quality in Michigan.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/13/2014
Number of Days to Update: 196

Source: Department of Environmental Quality
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

RGA PART 201: Recovered Government Archive State Hazardous Waste Facilities List
The EDR Recovered Government Archive State Hazardous Waste database provides a list of SHWS incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Environmental Quality in Michigan.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 12/24/2013
Number of Days to Update: 176

Source: Department of Environmental Quality
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data
Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 07/30/2013
Date Data Arrived at EDR: 08/19/2013
Date Made Active in Reports: 10/03/2013
Number of Days to Update: 45

Source: Department of Energy & Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 11/17/2014
Next Scheduled EDR Contact: 03/02/2015
Data Release Frequency: No Update Planned

NJ MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2011
Date Data Arrived at EDR: 07/19/2012
Date Made Active in Reports: 08/28/2012
Number of Days to Update: 40

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 01/12/2015
Next Scheduled EDR Contact: 04/27/2015
Data Release Frequency: Annually

NY MANIFEST: Facility and Manifest Data
Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 01/01/2015
Date Data Arrived at EDR: 02/04/2015
Date Made Active in Reports: 02/27/2015
Number of Days to Update: 23

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 02/04/2015
Next Scheduled EDR Contact: 05/18/2015
Data Release Frequency: Annually

PA MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2013
Date Data Arrived at EDR: 07/21/2014
Date Made Active in Reports: 08/25/2014
Number of Days to Update: 35

Source: Department of Environmental Protection
Telephone: 717-783-8990
Last EDR Contact: 01/19/2015
Next Scheduled EDR Contact: 05/04/2015
Data Release Frequency: Annually

RI MANIFEST: Manifest information
Hazardous waste manifest information

Date of Government Version: 12/31/2013
Date Data Arrived at EDR: 07/15/2014
Date Made Active in Reports: 08/13/2014
Number of Days to Update: 29

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 02/23/2015
Next Scheduled EDR Contact: 06/08/2015
Data Release Frequency: Annually

WI MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2013
Date Data Arrived at EDR: 06/20/2014
Date Made Active in Reports: 08/07/2014
Number of Days to Update: 48

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 12/12/2014
Next Scheduled EDR Contact: 03/30/2015
Data Release Frequency: Annually

Oil/Gas Pipelines: This data was obtained by EDR from the USGS in 1994. It is referred to by USGS as GeoData Digital Line Graphs from 1:100,000-Scale Maps. It was extracted from the transportation category including some oil, but primarily gas pipelines.

Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:
Source: American Hospital Association, Inc.
Telephone: 312-280-5991
The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing
Source: Centers for Medicare & Medicaid Services
Telephone: 410-786-3000
A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes
Source: National Institutes of Health
Telephone: 301-594-6248
Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Day Care Centers, Group & Family Homes
Source: Bureau of REgulatory Services
Telephone: 517-373-8300

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 2003 & 2011 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetlands Inventory
Source: Department of Natural Resources
Telephone: 517-241-2254

Scanned Digital USGS 7.5' Topographic Map (DRG)
Source: United States Geologic Survey
A digital raster graphic (DRG) is a scanned image of a U.S. Geological Survey topographic map. The map images are made by scanning published paper maps on high-resolution scanners. The raster image is georeferenced and fit to the Universal Transverse Mercator (UTM) projection.

STREET AND ADDRESS INFORMATION

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GEOCHECK ®- PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

191 N. CHESTER
191 N. CHESTER
BIRMINGHAM, MI 48009

TARGET PROPERTY COORDINATES

Latitude (North):	42.5472 - 42˚ 32' 49.92''
Longitude (West):	83.2187 - 83˚ 13' 7.32''
Universal Tranverse Mercator:	Zone 17
UTM X (Meters):	317826.1
UTM Y (Meters):	4712705.5
Elevation:	782 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	42083-E2 BIRMINGHAM, MI
Most Recent Revision:	1981

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principal investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

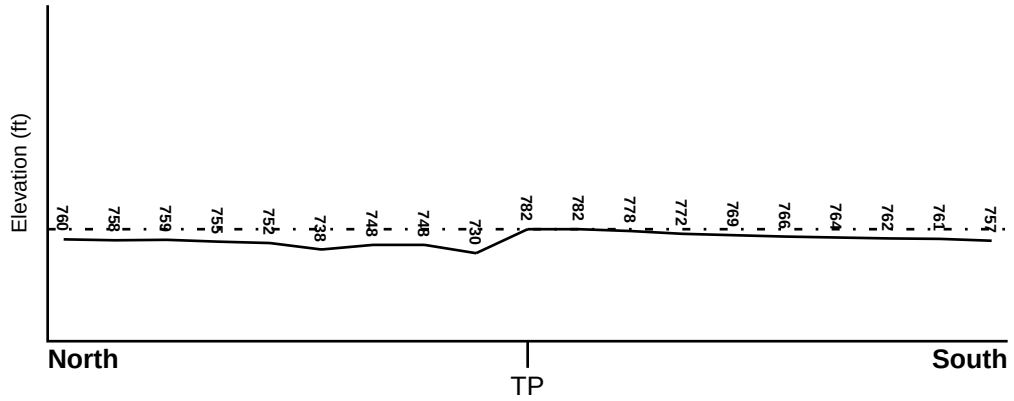
TOPOGRAPHIC INFORMATION

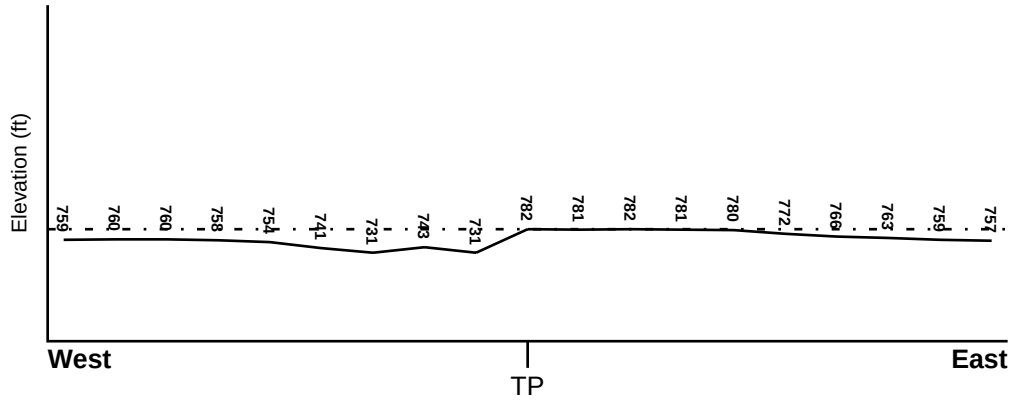
Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General NW

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES





Target Property Elevation: 782 ft.

0 1/2 1 Miles

Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

Target Property County	FEMA Flood Electronic Data
OAKLAND, MI	YES - refer to the Overview Map and Detail Map

Flood Plain Panel at Target Property: 26125C - FEMA DFIRM Flood data

Additional Panels in search area: Not Reported

NATIONAL WETLAND INVENTORY

NWI Quad at Target Property	NWI Electronic Data Coverage
BIRMINGHAM	YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Site-Specific Hydrogeological Data*:

Search Radius: 1.25 miles
Status: Not found

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

MAP ID	LOCATION FROM TP	GENERAL DIRECTION GROUNDWATER FLOW
Not Reported		

* ©1996 Site−specific hydrogeological data gathered by CERCLIS Alerts, Inc., Bainbridge Island, WA. All rights reserved. All of the information and opinions presented are those of the cited EPA report(s), which were completed under a Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS) investigation.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

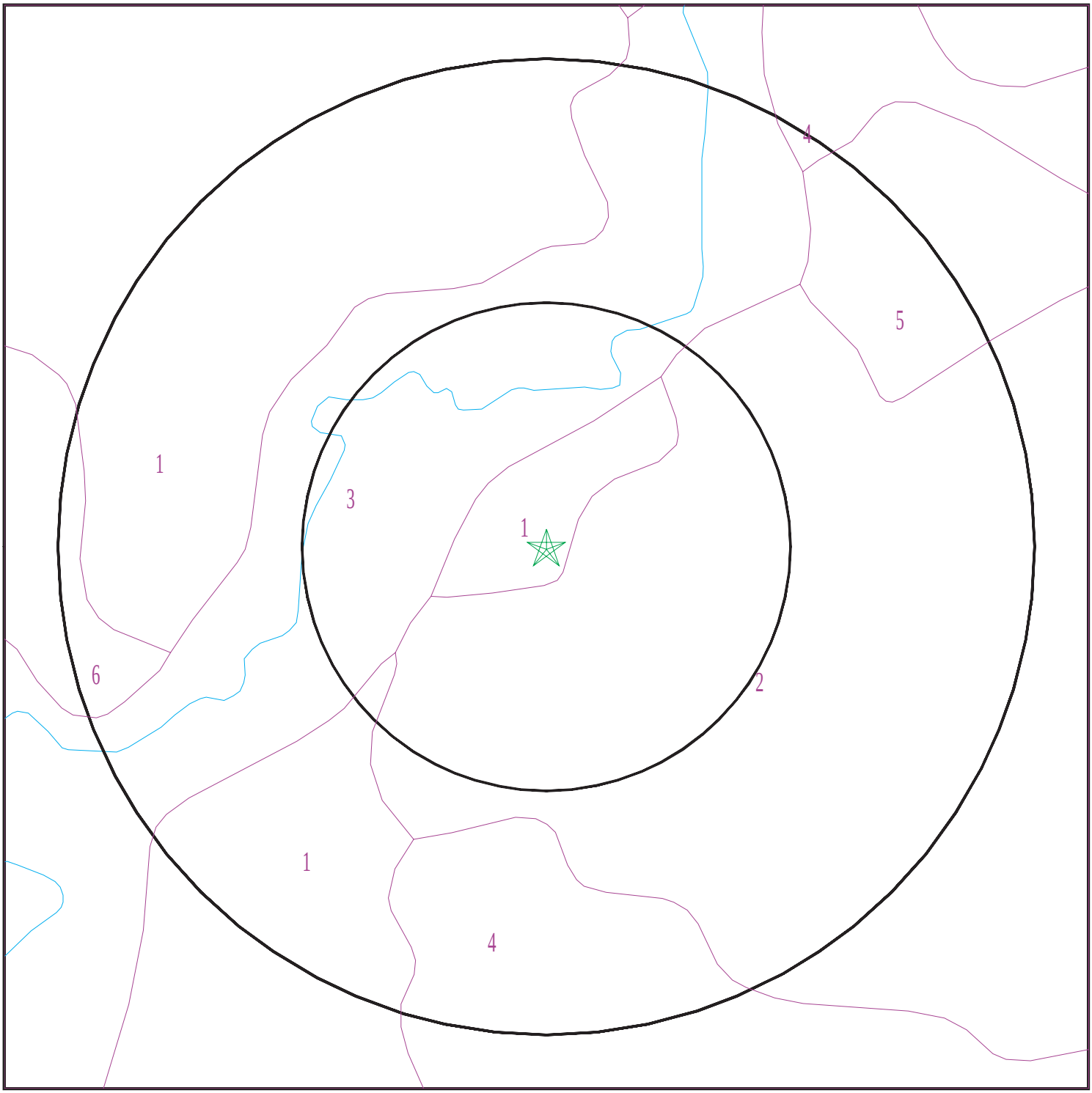
Era:	Paleozoic
System:	Devonian
Series:	Upper Devonian
Code:	D3 *(decoded above as Era, System & Series)*

GEOLOGIC AGE IDENTIFICATION

Category: Stratified Sequence

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

SSURGO SOIL MAP - 4225651.2s



Target Property
SSURGO Soil
Water

0 1/16 1/8 1/4 Miles

N

SITE NAME: 191 N. Chester ADDRESS: 191 N. Chester Birmingham MI 48009 LAT/LONG: 42.5472 / 83.2187	CLIENT: Performance Environmental CONTACT: Julie Pratt INQUIRY #: 4225651.2s DATE: March 05, 2015 3:58 pm

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GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. The following information is based on Soil Conservation Service SSURGO data.

Soil Map ID: 1

Soil Component Name: Urban land

Soil Surface Texture:
Hydrologic Group: Not reported

Soil Drainage Class:
Hydric Status: Unknown

Corrosion Potential - Uncoated Steel: Not Reported

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

No Layer Information available.

Soil Map ID: 2

Soil Component Name: Urban land

Soil Surface Texture:
Hydrologic Group: Not reported

Soil Drainage Class:
Hydric Status: Unknown

Corrosion Potential - Uncoated Steel: Not Reported

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

No Layer Information available.

Soil Map ID: 3

Soil Component Name: Cohoctah

Soil Surface Texture: fine sandy loam

Hydrologic Group: Class B/D - Drained/undrained hydrology class of soils that can be drained and are classified.

Soil Drainage Class: Poorly drained

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Hydric Status: Partially hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	11 inches	fine sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42 Min: 14	Max: 7.8 Min: 6.1
2	11 inches	48 inches	sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42 Min: 14	Max: 8.4 Min: 6.1
3	48 inches	59 inches	gravelly sand	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand.	Max: 141 Min: 141	Max: 8.4 Min: 7.4

Soil Map ID: 4

Soil Component Name: Urban land

Soil Surface Texture: fine sandy loam

Hydrologic Group: Class B/D - Drained/undrained hydrology class of soils that can be drained and are classified.

Soil Drainage Class:
Hydric Status: Partially hydric

Corrosion Potential - Uncoated Steel: Not Reported

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 46 inches

No Layer Information available.

Soil Map ID: 5

Soil Component Name:	Urban land
Soil Surface Texture:	fine sandy loam
Hydrologic Group:	Class B/D - Drained/undrained hydrology class of soils that can be drained and are classified.
Soil Drainage Class:	
Hydric Status: Unknown	
Corrosion Potential - Uncoated Steel:	Not Reported
Depth to Bedrock Min:	> 0 inches
Depth to Watertable Min:	> 130 inches

No Layer Information available.

Soil Map ID: 6

Soil Component Name:	Urban land
Soil Surface Texture:	fine sandy loam
Hydrologic Group:	Class B/D - Drained/undrained hydrology class of soils that can be drained and are classified.
Soil Drainage Class:	
Hydric Status: Partially hydric	
Corrosion Potential - Uncoated Steel:	Not Reported
Depth to Bedrock Min:	> 0 inches
Depth to Watertable Min:	> 46 inches

No Layer Information available.

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

WELL SEARCH DISTANCE INFORMATION

DATABASE	SEARCH DISTANCE (miles)
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
1	USGS40000482179	1/4 - 1/2 Mile WSW
3	USGS40000482170	1/4 - 1/2 Mile WSW
13	USGS40000482207	1/2 - 1 Mile NNW

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

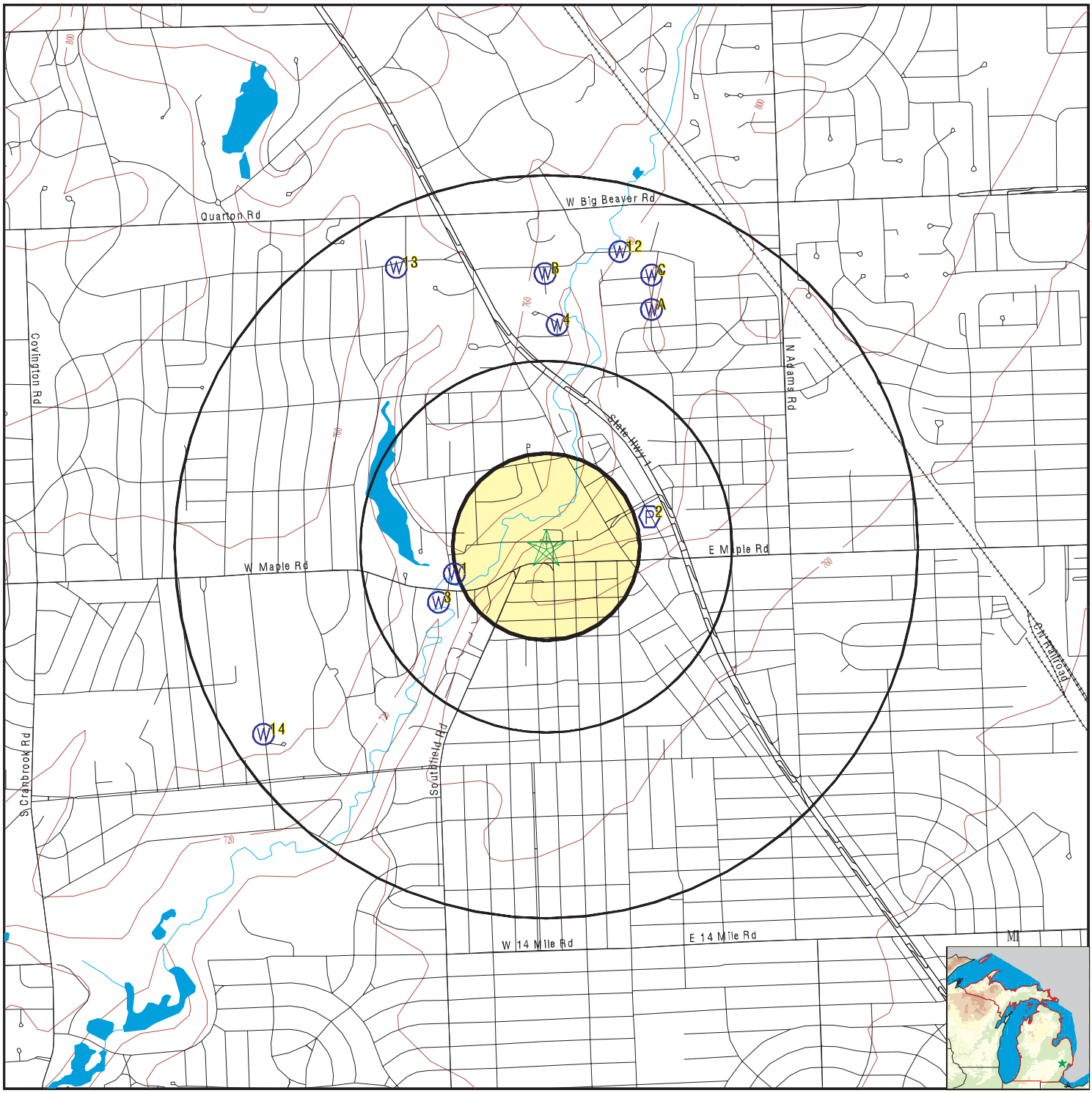
MAP ID	WELL ID	LOCATION FROM TP
2	MI2080663	1/4 - 1/2 Mile ENE

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
4	MI3000000095906	1/2 - 1 Mile North
A5	MI3000000095936	1/2 - 1 Mile NNE
B6	MI3000000096235	1/2 - 1 Mile North
A7	MI3000000096148	1/2 - 1 Mile NNE
B8	MI3000000096406	1/2 - 1 Mile North
B9	MI3000000096414	1/2 - 1 Mile North
C10	MI3000000096323	1/2 - 1 Mile NNE
C11	MI3000000096345	1/2 - 1 Mile NNE
12	MI3000000096524	1/2 - 1 Mile NNE
14	MI3000000092595	1/2 - 1 Mile WSW

PHYSICAL SETTING SOURCE MAP - 4225651.2s



County Boundary
Major Roads
Contour Lines
Earthquake epicenter, Richter 5 or greater
Water Wells
Public Water Supply Wells
Cluster of Multiple Icons

0 1/4 1/2 1 Miles

Groundwater Flow Direction
GI Indeterminate Groundwater Flow at Location
GV Groundwater Flow Varies at Location
HD Closest Hydrogeological Data
Oil, gas or related wells

N

SITE NAME: 191 N. Chester	CLIENT: Performance Environmental
ADDRESS: 191 N. Chester Birmingham MI 48009	CONTACT: Julie Pratt
	INQUIRY #: 4225651.2s
LAT/LONG: 42.5472 / 83.2187	DATE: March 05, 2015 3:58 pm

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Map ID Direction Distance Elevation	Database	EDR ID Number
1 **WSW** **1/4 - 1/2 Mile** **Lower**	**FED USGS**	**USGS40000482179**

Org. Identifier:	USGS-MI		
Formal name:	USGS Michigan Water Science Center		
Monloc Identifier:	USGS-423246083132501		
Monloc name:	02N 10E 36BBBA 01		
Monloc type:	Well		
Monloc desc:	Not Reported		
Huc code:	04090004	Drainagearea value:	Not Reported
Drainagearea Units:	Not Reported	Contrib drainagearea:	Not Reported
Contrib drainagearea units:	Not Reported	Latitude:	42.5461456
Longitude:	-83.2235418	Sourcemap scale:	Not Reported
Horiz Acc measure:	5	Horiz Acc measure units:	seconds
Horiz Collection method:	Interpolated from map		
Horiz coord refsys:	NAD83	Vert measure val:	725
Vert measure units:	feet	Vertacc measure val:	10
Vert accmeasure units:	feet		
Vertcollection method:	Interpolated from topographic map		
Vert coord refsys:	NGVD29	Countrycode:	US
Aquifername:	Sand and gravel aquifers (glaciated regions)		
Formation type:	Pleistocene Series		
Aquifer type:	Not Reported		
Construction date:	19210101	Welldepth:	96
Welldepth units:	ft	Wellholedepth:	Not Reported
Wellholedepth units:	Not Reported		

Ground-water levels, Number of Measurements: 1

Date	Feet below Surface	Feet to Sealevel
1921-01-01	20.00	

---

2 **ENE** **1/4 - 1/2 Mile** **Lower**	**FRDS PWS**	**MI2080663**

PWS ID:	MI2080663		
Date Initiated:	7706	Date Deactivated:	Not Reported
PWS Name:	HUNTER & OAK SHELL SERVICE 980 N HUNTER BLVD BIRMINGHAM 48012		
Addressee / Facility:	System Owner/Responsible Party LARRY TROY S		
Facility Latitude:	42 32 54	Facility Longitude:	083 12 48
City Served:	Not Reported		
Treatment Class:	Untreated	Population:	00000035

Violations information not reported.

Map ID Direction Distance Elevation	Database	EDR ID Number
3 **WSW** **1/4 - 1/2 Mile** **Lower**	**FED USGS**	**USGS40000482170**

Org. Identifier:	USGS-MI		
Formal name:	USGS Michigan Water Science Center		
Monloc Identifier:	USGS-423242083132801		
Monloc name:	02N 10E 36BBBC 01		
Monloc type:	Well		
Monloc desc:	Not Reported		
Huc code:	04090004	Drainagearea value:	Not Reported
Drainagearea Units:	Not Reported	Contrib drainagearea:	Not Reported
Contrib drainagearea units:	Not Reported	Latitude:	42.5450345
Longitude:	-83.2243751	Sourcemap scale:	Not Reported
Horiz Acc measure:	5	Horiz Acc measure units:	seconds
Horiz Collection method:	Interpolated from map		
Horiz coord refsys:	NAD83	Vert measure val:	725
Vert measure units:	feet	Vertacc measure val:	10
Vert accmeasure units:	feet		
Vertcollection method:	Interpolated from topographic map		
Vert coord refsys:	NGVD29	Countrycode:	US
Aquifername:	Not Reported		
Formation type:	Not Reported		
Aquifer type:	Not Reported		
Construction date:	Not Reported	Welldepth:	207
Welldepth units:	ft	Wellholedepth:	Not Reported
Wellholedepth units:	Not Reported		

Ground-water levels, Number of Measurements: 0

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4 **North** **1/2 - 1 Mile** **Lower**	**MI WELLS**	**MI3000000095906**

Wellid:	63000004238	Import id:	63028025002
County:	Oakland	Township:	Bloomfield
Town range:	02N 10E	Section:	25
Owner name:	SCOTT J SELIGMAN TR		
Well addr:	73 JUDY		
Well depth:	150		
Well type:	Household		
Wssn:	0		
Well num:	Not Reported	Driller id:	131
Const date:	1967-12-26 00:00:00.000	Case type:	Unknown
Case dia:	4		
Case depth:	146		
Screen frm:	146		
Screen to:	150		
Swl:	10		
Test depth:	144		
Test hours:	3		
Test rate:	40	Test methd:	Unknown
Grouted:	0	Pmp cpcity:	0
Latitude:	42.55586365		
Longitude:	-83.21811452		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Methd coll:	Address Matching-House Number		
Elevation:	748		
Elev methd:	Topographoc Map Interpolation	Depth flag:	Not Reported
Elev flag:	Not Reported		
Swl flag:	Not Reported		
Elev dem:	748	Elev dif:	0
Elev miv:	748	Aq code:	Drift Well
Aq flag:	Not Reported		
Pct aq:	31		
Pct aq d:	31	Pct aq r:	0
Pct maq:	0	Pct maq d:	0
Pct maq r:	0	Pct cm:	27
Pct cm d:	27	Pct cm r:	0
Pct pcm:	43	Pct pcm d:	43
Pct pcm r:	0	Pct na:	0
Pct na d:	0	Pct na r:	0
Pct flag:	Not Reported	Rock top:	-1
D r type:	Not Reported	Spc cpcity:	0
A thicknes:	40	A pct aq:	100
A pct maq:	0	A pct pcm:	0
A pct cm:	0	A pct na:	0
A thickns2:	140	A pct aq2:	29
A pct maq2:	0	A pct pcm2:	46
A pct cm2:	26	A pct na2:	0
A hit swl:	F	A hit top:	F
A hit rock:	F	A sc lith1:	Sand
A sc lmod1:	Fine	A sc lmaq1:	AQ
A sc lpct1:	100	A sc lith2:	Not Reported
A sc lmod2:	Not Reported	A sc lmaq2:	Not Reported
A sc lpct2:	0	Pct aq 1:	30
Pct maq 1:	0	Pct cm 1:	70
Pct pcm 1:	0	Pct na 1:	0
Pct aq 2:	0	Pct maq 2:	0
Pct cm 2:	100	Pct pcm 2:	0
Pct na 2:	0	Pct aq 3:	0
Pct maq 3:	0	Pct cm 3:	30
Pct pcm 3:	70	Pct na 3:	0
Pct aq 4:	0	Pct maq 4:	0
Pct cm 4:	0	Pct pcm 4:	100
Pct na 4:	0	Pct aq 5:	0
Pct maq 5:	0	Pct cm 5:	0
Pct pcm 5:	100	Pct na 5:	0
Pct aq 6:	60	Pct maq 6:	0
Pct cm 6:	0	Pct pcm 6:	40
Pct na 6:	0	Pct aq 7:	100
Pct maq 7:	0	Pct cm 7:	0
Pct pcm 7:	0	Pct na 7:	0
Pct aq 8:	0	Pct maq 8:	0
Pct cm 8:	0	Pct pcm 8:	0
Pct na 8:	0	Pct aq 9:	0
Pct maq 9:	0	Pct cm 9:	0
Pct pcm 9:	0	Pct na 9:	0
Pct aq 10:	0	Pct maq 10:	0
Pct cm 10:	0	Pct pcm 10:	0
Pct na 10:	0	Pct aq 11:	0
Pct maq 11:	0	Pct cm 11:	0
Pct pcm 11:	0	Pct na 11:	0
Pct aq 12:	0	Pct maq 12:	0
Pct cm 12:	0	Pct pcm 12:	0
Pct na 12:	0	Pct aq 13:	0
Pct maq 13:	0	Pct cm 13:	0
Pct pcm 13:	0	Pct na 13:	0

Within sec:	Y	Loc match:	Y
Aq code 1:	D		
Hit swl:	F		
Athk2:	140		
Horiz Conduct:	7.1488		
Vert Conduct:	.00035		
T2:	1000.8326		
D50plek:	243.77624		

A5
NNE **MI WELLS** **MI3000000095936**
1/2 - 1 Mile
Higher

Wellid:	63000004244	Import id:	63028025008
County:	Oakland	Township:	Bloomfield
Town range:	02N 10E	Section:	25
Owner name:	DR SAMIR M RAGHEB		
Well addr:	1130 OXFORD		
Well depth:	116		
Well type:	Household		
Wssn:	0		
Well num:	Not Reported	Driller id:	25
Const date:	1969-02-05 00:00:00.000	Case type:	Unknown
Case dia:	6		
Case depth:	113.3		
Screen frm:	111		
Screen to:	116		
Swl:	48		
Test depth:	100		
Test hours:	5		
Test rate:	55	Test methd:	Unknown
Grouted:	0	Pmp cpcity:	0
Latitude:	42.55599085		
Longitude:	-83.21317482		
Methd coll:	Address Matching-House Number		
Elevation:	748		
Elev methd:	Topographoc Map Interpolation	Depth flag:	Not Reported
Elev flag:	ELEV_DIF > 20 feet -- Abs(Elevation feet DEM_Elevation) > 20 feet		
Swl flag:	Not Reported		
Elev dem:	777	Elev dif:	29
Elev miv:	748	Aq code:	Drift Well
Aq flag:	Not Reported		
Pct aq:	20		
Pct aq d:	20	Pct aq r:	0
Pct maq:	0	Pct maq d:	0
Pct maq r:	0	Pct cm:	43
Pct cm d:	43	Pct cm r:	0
Pct pcm:	37	Pct pcm d:	37
Pct pcm r:	0	Pct na:	0
Pct na d:	0	Pct na r:	0
Pct flag:	Not Reported	Rock top:	-1
D r type:	Not Reported	Spc cpcity:	0
A thicknes:	6	A pct aq:	100
A pct maq:	0	A pct pcm:	0
A pct cm:	0	A pct na:	0
A thickns2:	68	A pct aq2:	9

A pct maq2:	0	A pct pcm2:	35
A pct cm2:	56	A pct na2:	0
A hit swl:	F	A hit top:	F
A hit rock:	F	A sc lith1:	Sand
A sc lmod1:	Fine To Medium	A sc lmaq1:	AQ
A sc lpct1:	80	A sc lith2:	Gravel
A sc lmod2:	Not Reported	A sc lmaq2:	AQ
A sc lpct2:	20	Pct aq 1:	85
Pct maq 1:	0	Pct cm 1:	0
Pct pcm 1:	15	Pct na 1:	0
Pct aq 2:	0	Pct maq 2:	0
Pct cm 2:	20	Pct pcm 2:	80
Pct na 2:	0	Pct aq 3:	0
Pct maq 3:	0	Pct cm 3:	100
Pct pcm 3:	0	Pct na 3:	0
Pct aq 4:	0	Pct maq 4:	0
Pct cm 4:	100	Pct pcm 4:	0
Pct na 4:	0	Pct aq 5:	0
Pct maq 5:	0	Pct cm 5:	30
Pct pcm 5:	70	Pct na 5:	0
Pct aq 6:	0	Pct maq 6:	0
Pct cm 6:	0	Pct pcm 6:	0
Pct na 6:	0	Pct aq 7:	0
Pct maq 7:	0	Pct cm 7:	0
Pct pcm 7:	0	Pct na 7:	0
Pct aq 8:	0	Pct maq 8:	0
Pct cm 8:	0	Pct pcm 8:	0
Pct na 8:	0	Pct aq 9:	0
Pct maq 9:	0	Pct cm 9:	0
Pct pcm 9:	0	Pct na 9:	0
Pct aq 10:	0	Pct maq 10:	0
Pct cm 10:	0	Pct pcm 10:	0
Pct na 10:	0	Pct aq 11:	0
Pct maq 11:	0	Pct cm 11:	0
Pct pcm 11:	0	Pct na 11:	0
Pct aq 12:	0	Pct maq 12:	0
Pct cm 12:	0	Pct pcm 12:	0
Pct na 12:	0	Pct aq 13:	0
Pct maq 13:	0	Pct cm 13:	0
Pct pcm 13:	0	Pct na 13:	0
Within sec:	Y	Loc match:	Y
Aq code 1:	D		
Hit swl:	F		
Athk2:	68		
Horiz Conduct:	1.50359		
Vert Conduct:	.00018		
T2:	102.2438		
D50plek:	13.77063		

B6
North
1/2 - 1 Mile
Lower

MI WELLS **MI3000000096235**

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Wellid:	63000004241	Import id:	63028025005
County:	Oakland	Township:	Bloomfield
Town range:	02N 10E	Section:	25
Owner name:	RICHARD J PERRY		
Well addr:	94 MANOR CT		
Well depth:	70		
Well type:	Household		
Wssn:	0		
Well num:	Not Reported	Driller id:	25
Const date:	1984-06-03 00:00:00.000	Case type:	Unknown
Case dia:	4		
Case depth:	68.5		
Screen frm:	68.5		
Screen to:	70		
Swl:	0		
Test depth:	30		
Test hours:	1.5		
Test rate:	20	Test methd:	Unknown
Grouted:	0	Pmp cpcity:	0
Latitude:	42.55732465		
Longitude:	-83.21866952		
Methd coll:	Address Matching-House Number		
Elevation:	748		
Elev methd:	Topographoc Map Interpolation	Depth flag:	Not Reported
Elev flag:	Not Reported		
Swl flag:	SWL = 0		
Elev dem:	751	Elev dif:	3
Elev miv:	748	Aq code:	Drift Well
Aq flag:	Not Reported		
Pct aq:	3		
Pct aq d:	3	Pct aq r:	0
Pct maq:	0	Pct maq d:	0
Pct maq r:	0	Pct cm:	81
Pct cm d:	81	Pct cm r:	0
Pct pcm:	16	Pct pcm d:	16
Pct pcm r:	0	Pct na:	0
Pct na d:	0	Pct na r:	0
Pct flag:	Not Reported	Rock top:	-1
D r type:	Not Reported	Spc cpcity:	0
A thicknes:	3	A pct aq:	80
A pct maq:	0	A pct pcm:	0
A pct cm:	20	A pct na:	0
A thickns2:	70	A pct aq2:	3
A pct maq2:	0	A pct pcm2:	16
A pct cm2:	81	A pct na2:	0
A hit swl:	F	A hit top:	F
A hit rock:	F	A sc lith1:	Sand & Gravel
A sc lmod1:	Not Reported	A sc lmaq1:	AQ
A sc lpct1:	67	A sc lith2:	Clay
A sc lmod2:	Not Reported	A sc lmaq2:	CM
A sc lpct2:	33	Pct aq 1:	0
Pct maq 1:	0	Pct cm 1:	100
Pct pcm 1:	0	Pct na 1:	0
Pct aq 2:	0	Pct maq 2:	0
Pct cm 2:	100	Pct pcm 2:	0
Pct na 2:	0	Pct aq 3:	0
Pct maq 3:	0	Pct cm 3:	45
Pct pcm 3:	55	Pct na 3:	0
Pct aq 4:	0	Pct maq 4:	0
Pct cm 4:	0	Pct pcm 4:	0
Pct na 4:	0	Pct aq 5:	0
Pct maq 5:	0	Pct cm 5:	0
Pct pcm 5:	0	Pct na 5:	0

Pct aq 6:	0	Pct maq 6:	0
Pct cm 6:	0	Pct pcm 6:	0
Pct na 6:	0	Pct aq 7:	0
Pct maq 7:	0	Pct cm 7:	0
Pct pcm 7:	0	Pct na 7:	0
Pct aq 8:	0	Pct maq 8:	0
Pct cm 8:	0	Pct pcm 8:	0
Pct na 8:	0	Pct aq 9:	0
Pct maq 9:	0	Pct cm 9:	0
Pct pcm 9:	0	Pct na 9:	0
Pct aq 10:	0	Pct maq 10:	0
Pct cm 10:	0	Pct pcm 10:	0
Pct na 10:	0	Pct aq 11:	0
Pct maq 11:	0	Pct cm 11:	0
Pct pcm 11:	0	Pct na 11:	0
Pct aq 12:	0	Pct maq 12:	0
Pct cm 12:	0	Pct pcm 12:	0
Pct na 12:	0	Pct aq 13:	0
Pct maq 13:	0	Pct cm 13:	0
Pct pcm 13:	0	Pct na 13:	0
Within sec:	Y	Loc match:	Y
Aq code 1:	D		
Hit swl:	F		
Athk2:	70		
Horiz Conduct:	.02907		
Vert Conduct:	.00012		
T2:	2.0347		
D50plek:	.37006		

A7
NNE **MI WELLS** **MI3000000096148**
1/2 - 1 Mile
Higher

Wellid:	63000004243	Import id:	63028025007
County:	Oakland	Township:	Bloomfield
Town range:	02N 10E	Section:	25
Owner name:	ANDREW P TRESTRAIL		
Well addr:	1250 OXFORD		
Well depth:	118		
Well type:	Household		
Wssn:	0		
Well num:	Not Reported	Driller id:	414
Const date:	1988-03-16 00:00:00.000	Case type:	Steel-black
Case dia:	4		
Case depth:	118		
Screen frm:	113		
Screen to:	118		
Swl:	34		
Test depth:	52		
Test hours:	4		
Test rate:	35	Test methd:	Unknown
Grouted:	1	Pmp cpcity:	0
Latitude:	42.55690875		
Longitude:	-83.21311792		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Methd coll:	Address Matching-House Number		
Elevation:	748		
Elev methd:	Topographoc Map Interpolation	Depth flag:	Not Reported
Elev flag:	ELEV_DIF > 20 feet -- Abs(Elevation feet DEM_Elevation) > 20 feet		
Swl flag:	Not Reported		
Elev dem:	781	Elev dif:	33
Elev miv:	748	Aq code:	Drift Well
Aq flag:	Not Reported		
Pct aq:	45		
Pct aq d:	45	Pct aq r:	0
Pct maq:	0	Pct maq d:	0
Pct maq r:	0	Pct cm:	42
Pct cm d:	42	Pct cm r:	0
Pct pcm:	13	Pct pcm d:	13
Pct pcm r:	0	Pct na:	0
Pct na d:	0	Pct na r:	0
Pct flag:	Not Reported	Rock top:	-1
D r type:	Not Reported	Spc cpcity:	0
A thicknes:	16	A pct aq:	100
A pct maq:	0	A pct pcm:	0
A pct cm:	0	A pct na:	0
A thickns2:	84	A pct aq2:	24
A pct maq2:	0	A pct pcm2:	18
A pct cm2:	58	A pct na2:	0
A hit swl:	F	A hit top:	F
A hit rock:	F	A sc lith1:	Sand
A sc lmod1:	Wet/Moist	A sc lmaq1:	AQ
A sc lpct1:	100	A sc lith2:	Not Reported
A sc lmod2:	Not Reported	A sc lmaq2:	Not Reported
A sc lpct2:	0	Pct aq 1:	100
Pct maq 1:	0	Pct cm 1:	0
Pct pcm 1:	0	Pct na 1:	0
Pct aq 2:	65	Pct maq 2:	0
Pct cm 2:	35	Pct pcm 2:	0
Pct na 2:	0	Pct aq 3:	0
Pct maq 3:	0	Pct cm 3:	100
Pct pcm 3:	0	Pct na 3:	0
Pct aq 4:	20	Pct maq 4:	0
Pct cm 4:	80	Pct pcm 4:	0
Pct na 4:	0	Pct aq 5:	0
Pct maq 5:	0	Pct cm 5:	35
Pct pcm 5:	65	Pct na 5:	0
Pct aq 6:	0	Pct maq 6:	0
Pct cm 6:	0	Pct pcm 6:	0
Pct na 6:	0	Pct aq 7:	0
Pct maq 7:	0	Pct cm 7:	0
Pct pcm 7:	0	Pct na 7:	0
Pct aq 8:	0	Pct maq 8:	0
Pct cm 8:	0	Pct pcm 8:	0
Pct na 8:	0	Pct aq 9:	0
Pct maq 9:	0	Pct cm 9:	0
Pct pcm 9:	0	Pct na 9:	0
Pct aq 10:	0	Pct maq 10:	0
Pct cm 10:	0	Pct pcm 10:	0
Pct na 10:	0	Pct aq 11:	0
Pct maq 11:	0	Pct cm 11:	0
Pct pcm 11:	0	Pct na 11:	0
Pct aq 12:	0	Pct maq 12:	0
Pct cm 12:	0	Pct pcm 12:	0
Pct na 12:	0	Pct aq 13:	0
Pct maq 13:	0	Pct cm 13:	0
Pct pcm 13:	0	Pct na 13:	0

Within sec:	Y	Loc match:	Y
Aq code 1:	D		
Hit swl:	F		
Athk2:	84		
Horiz Conduct:	2.57327		
Vert Conduct:	.00017		
T2:	216.1549		
D50plek:	34.39996		

B8
North **MI WELLS** **MI3000000096406**
1/2 - 1 Mile
Lower

Wellid:	63000004239	Import id:	63028025003
County:	Oakland	Township:	Bloomfield
Town range:	02N 10E	Section:	25
Owner name:	STEPHEN E GLAZEK		
Well addr:	85 MANOR RD		
Well depth:	98		
Well type:	Household		
Wssn:	0		
Well num:	Not Reported	Driller id:	25
Const date:	1967-05-24 00:00:00.000	Case type:	Unknown
Case dia:	4		
Case depth:	95.9		
Screen frm:	93		
Screen to:	98		
Swl:	14		
Test depth:	88		
Test hours:	5		
Test rate:	12	Test methd:	Unknown
Grouted:	0	Pmp cpcity:	0
Latitude:	42.55809805		
Longitude:	-83.21941132		
Methd coll:	Address Matching-House Number		
Elevation:	748		
Elev methd:	Topographoc Map Interpolation	Depth flag:	Not Reported
Elev flag:	Not Reported		
Swl flag:	Not Reported		
Elev dem:	758	Elev dif:	10
Elev miv:	748	Aq code:	Drift Well
Aq flag:	Not Reported		
Pct aq:	23		
Pct aq d:	23	Pct aq r:	0
Pct maq:	0	Pct maq d:	0
Pct maq r:	0	Pct cm:	57
Pct cm d:	57	Pct cm r:	0
Pct pcm:	11	Pct pcm d:	11
Pct pcm r:	0	Pct na:	0
Pct na d:	0	Pct na r:	0
Pct flag:	Not Reported	Rock top:	-1
D r type:	Not Reported	Spc cpcity:	0
A thicknes:	30	A pct aq:	70
A pct maq:	0	A pct pcm:	0
A pct cm:	10	A pct na:	20
A thickns2:	84	A pct aq2:	27

A pct maq2:	0	A pct pcm2:	13
A pct cm2:	52	A pct na2:	7
A hit swl:	F	A hit top:	F
A hit rock:	F	A sc lith1:	Sand & Gravel
A sc lmod1:	Not Reported	A sc lmaq1:	AQ
A sc lpct1:	80	A sc lith2:	Clay
A sc lmod2:	Not Reported	A sc lmaq2:	CM
A sc lpct2:	20	Pct aq 1:	0
Pct maq 1:	0	Pct cm 1:	90
Pct pcm 1:	0	Pct na 1:	10
Pct aq 2:	0	Pct maq 2:	0
Pct cm 2:	100	Pct pcm 2:	0
Pct na 2:	0	Pct aq 3:	10
Pct maq 3:	0	Pct cm 3:	75
Pct pcm 3:	15	Pct na 3:	0
Pct aq 4:	50	Pct maq 4:	0
Pct cm 4:	10	Pct pcm 4:	40
Pct na 4:	0	Pct aq 5:	0
Pct maq 5:	0	Pct cm 5:	0
Pct pcm 5:	0	Pct na 5:	0
Pct aq 6:	0	Pct maq 6:	0
Pct cm 6:	0	Pct pcm 6:	0
Pct na 6:	0	Pct aq 7:	0
Pct maq 7:	0	Pct cm 7:	0
Pct pcm 7:	0	Pct na 7:	0
Pct aq 8:	0	Pct maq 8:	0
Pct cm 8:	0	Pct pcm 8:	0
Pct na 8:	0	Pct aq 9:	0
Pct maq 9:	0	Pct cm 9:	0
Pct pcm 9:	0	Pct na 9:	0
Pct aq 10:	0	Pct maq 10:	0
Pct cm 10:	0	Pct pcm 10:	0
Pct na 10:	0	Pct aq 11:	0
Pct maq 11:	0	Pct cm 11:	0
Pct pcm 11:	0	Pct na 11:	0
Pct aq 12:	0	Pct maq 12:	0
Pct cm 12:	0	Pct pcm 12:	0
Pct na 12:	0	Pct aq 13:	0
Pct maq 13:	0	Pct cm 13:	0
Pct pcm 13:	0	Pct na 13:	0
Within sec:	Y	Loc match:	Y
Aq code 1:	Not Reported		
Hit swl:	Not Reported		
Athk2:	0		
Horiz Conduct:	0		
Vert Conduct:	0		
T2:	0		
D50plek:	0		

B9
North
1/2 - 1 Mile
Lower

MI WELLS **MI3000000096414**

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Wellid:	63000004240	Import id:	63028025004
County:	Oakland	Township:	Bloomfield
Town range:	02N 10E	Section:	25
Owner name:	SHERYL RYAN		
Well addr:	86 MANOR RD		
Well depth:	255		
Well type:	Household		
Wssn:	0		
Well num:	Not Reported	Driller id:	25
Const date:	1979-01-08 00:00:00.000	Case type:	Unknown
Case dia:	4		
Case depth:	203.8		
Screen frm:	0		
Screen to:	0		
Swl:	25		
Test depth:	150		
Test hours:	9		
Test rate:	11	Test methd:	Unknown
Grouted:	0	Pmp cpcity:	0
Latitude:	42.55813405		
Longitude:	-83.21818952		
Methd coll:	Address Matching-House Number		
Elevation:	748		
Elev methd:	Topographoc Map Interpolation	Depth flag:	Not Reported
Elev flag:	Not Reported		
Swl flag:	Not Reported		
Elev dem:	748	Elev dif:	0
Elev miv:	748	Aq code:	Rock Well
Aq flag:	Not Reported		
Pct aq:	27		
Pct aq d:	9	Pct aq r:	68
Pct maq:	0	Pct maq d:	0
Pct maq r:	0	Pct cm:	64
Pct cm d:	78	Pct cm r:	32
Pct pcm:	9	Pct pcm d:	13
Pct pcm r:	0	Pct na:	0
Pct na d:	0	Pct na r:	0
Pct flag:	Not Reported	Rock top:	179
D r type:	Not Reported	Spc cpcity:	0
A thicknes:	0	A pct aq:	0
A pct maq:	0	A pct pcm:	0
A pct cm:	0	A pct na:	0
A thickns2:	0	A pct aq2:	0
A pct maq2:	0	A pct pcm2:	0
A pct cm2:	0	A pct na2:	0
A hit swl:	F	A hit top:	F
A hit rock:	F	A sc lith1:	Not Reported
A sc lmod1:	Not Reported	A sc lmaq1:	Not Reported
A sc lpct1:	0	A sc lith2:	Not Reported
A sc lmod2:	Not Reported	A sc lmaq2:	Not Reported
A sc lpct2:	0	Pct aq 1:	0
Pct maq 1:	0	Pct cm 1:	100
Pct pcm 1:	0	Pct na 1:	0
Pct aq 2:	0	Pct maq 2:	0
Pct cm 2:	100	Pct pcm 2:	0
Pct na 2:	0	Pct aq 3:	0
Pct maq 3:	0	Pct cm 3:	100
Pct pcm 3:	0	Pct na 3:	0
Pct aq 4:	15	Pct maq 4:	0
Pct cm 4:	85	Pct pcm 4:	0
Pct na 4:	0	Pct aq 5:	30
Pct maq 5:	0	Pct cm 5:	70
Pct pcm 5:	0	Pct na 5:	0

Pct aq 6:	0	Pct maq 6:	0
Pct cm 6:	100	Pct pcm 6:	0
Pct na 6:	0	Pct aq 7:	24
Pct maq 7:	0	Pct cm 7:	76
Pct pcm 7:	0	Pct na 7:	0
Pct aq 8:	0	Pct maq 8:	0
Pct cm 8:	0	Pct pcm 8:	0
Pct na 8:	0	Pct aq 9:	0
Pct maq 9:	0	Pct cm 9:	0
Pct pcm 9:	0	Pct na 9:	0
Pct aq 10:	0	Pct maq 10:	0
Pct cm 10:	0	Pct pcm 10:	0
Pct na 10:	0	Pct aq 11:	0
Pct maq 11:	0	Pct cm 11:	0
Pct pcm 11:	0	Pct na 11:	0
Pct aq 12:	0	Pct maq 12:	0
Pct cm 12:	0	Pct pcm 12:	0
Pct na 12:	0	Pct aq 13:	0
Pct maq 13:	0	Pct cm 13:	0
Pct pcm 13:	0	Pct na 13:	0
Within sec:	Y	Loc match:	Y
Aq code 1:	R		
Hit swl:	F		
Athk2:	0		
Horiz Conduct:	.56644		
Vert Conduct:	.00019		
T2:	90.06332		
D50plek:	28.58307		

C10
NNE
1/2 - 1 Mile
Higher

MI WELLS **MI3000000096323**

Wellid:	63000004237	Import id:	63028025001
County:	Oakland	Township:	Bloomfield
Town range:	02N 10E	Section:	25
Owner name:	THOMAS A HILBORN		
Well addr:	290 HARROW		
Well depth:	147		
Well type:	Household		
Wssn:	0		
Well num:	Not Reported	Driller id:	25
Const date:	1976-03-01 00:00:00.000	Case type:	Unknown
Case dia:	6		
Case depth:	136		
Screen frm:	136		
Screen to:	147		
Swl:	24		
Test depth:	133		
Test hours:	3		
Test rate:	20	Test methd:	Unknown
Grouted:	0	Pmp cpcity:	0
Latitude:	42.55772835		
Longitude:	-83.21330562		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Methd coll:	Address Matching-House Number		
Elevation:	748		
Elev methd:	Topographoc Map Interpolation	Depth flag:	Not Reported
Elev flag:	ELEV_DIF > 20 feet -- Abs(Elevation feet DEM_Elevation) > 20 feet		
Swl flag:	Not Reported		
Elev dem:	777	Elev dif:	29
Elev miv:	748	Aq code:	Drift Well
Aq flag:	Not Reported		
Pct aq:	13		
Pct aq d:	13	Pct aq r:	0
Pct maq:	0	Pct maq d:	0
Pct maq r:	0	Pct cm:	76
Pct cm d:	76	Pct cm r:	0
Pct pcm:	8	Pct pcm d:	8
Pct pcm r:	0	Pct na:	0
Pct na d:	0	Pct na r:	0
Pct flag:	Not Reported	Rock top:	-1
D r type:	Not Reported	Spc cpcity:	0
A thicknes:	11	A pct aq:	100
A pct maq:	0	A pct pcm:	0
A pct cm:	0	A pct na:	0
A thickns2:	123	A pct aq2:	15
A pct maq2:	0	A pct pcm2:	10
A pct cm2:	75	A pct na2:	0
A hit swl:	F	A hit top:	F
A hit rock:	F	A sc lith1:	Sand
A sc lmod1:	Fine	A sc lmaq1:	AQ
A sc lpct1:	64	A sc lith2:	Sand
A sc lmod2:	Very Fine	A sc lmaq2:	AQ
A sc lpct2:	36	Pct aq 1:	0
Pct maq 1:	0	Pct cm 1:	75
Pct pcm 1:	0	Pct na 1:	25
Pct aq 2:	0	Pct maq 2:	0
Pct cm 2:	100	Pct pcm 2:	0
Pct na 2:	0	Pct aq 3:	0
Pct maq 3:	0	Pct cm 3:	100
Pct pcm 3:	0	Pct na 3:	0
Pct aq 4:	40	Pct maq 4:	0
Pct cm 4:	60	Pct pcm 4:	0
Pct na 4:	0	Pct aq 5:	0
Pct maq 5:	0	Pct cm 5:	100
Pct pcm 5:	0	Pct na 5:	0
Pct aq 6:	0	Pct maq 6:	0
Pct cm 6:	96	Pct pcm 6:	4
Pct na 6:	0	Pct aq 7:	0
Pct maq 7:	0	Pct cm 7:	0
Pct pcm 7:	0	Pct na 7:	0
Pct aq 8:	0	Pct maq 8:	0
Pct cm 8:	0	Pct pcm 8:	0
Pct na 8:	0	Pct aq 9:	0
Pct maq 9:	0	Pct cm 9:	0
Pct pcm 9:	0	Pct na 9:	0
Pct aq 10:	0	Pct maq 10:	0
Pct cm 10:	0	Pct pcm 10:	0
Pct na 10:	0	Pct aq 11:	0
Pct maq 11:	0	Pct cm 11:	0
Pct pcm 11:	0	Pct na 11:	0
Pct aq 12:	0	Pct maq 12:	0
Pct cm 12:	0	Pct pcm 12:	0
Pct na 12:	0	Pct aq 13:	0
Pct maq 13:	0	Pct cm 13:	0
Pct pcm 13:	0	Pct na 13:	0

Within sec:	Y	Loc match:	Y
Aq code 1:	D		
Hit swl:	F		
Athk2:	123		
Horiz Conduct:	.11019		
Vert Conduct:	.0002		
T2:	13.5536		
D50plek:	3.7634		

C11
NNE **MI WELLS** **MI3000000096345**
1/2 - 1 Mile
Higher

Wellid:	63000004245	Import id:	63028025009
County:	Oakland	Township:	Bloomfield
Town range:	02N 10E	Section:	25
Owner name:	BETTIANN ALESSANDRI		
Well addr:	1360 OXFORD		
Well depth:	124		
Well type:	Household		
Wssn:	0		
Well num:	Not Reported	Driller id:	414
Const date:	1997-05-10 00:00:00.000	Case type:	Steel-black
Case dia:	5		
Case depth:	116		
Screen frm:	116		
Screen to:	124		
Swl:	25		
Test depth:	110		
Test hours:	2		
Test rate:	12	Test methd:	Unknown
Grouted:	1	Pmp cpcity:	0
Latitude:	42.55785745		
Longitude:	-83.21296502		
Methd coll:	Address Matching-House Number		
Elevation:	748		
Elev methd:	Topographoc Map Interpolation	Depth flag:	Not Reported
Elev flag:	ELEV_DIF > 20 feet -- Abs(Elevation feet DEM_Elevation) > 20 feet		
Swl flag:	Not Reported		
Elev dem:	781	Elev dif:	33
Elev miv:	748	Aq code:	Drift Well
Aq flag:	Not Reported		
Pct aq:	11		
Pct aq d:	11	Pct aq r:	0
Pct maq:	0	Pct maq d:	0
Pct maq r:	0	Pct cm:	32
Pct cm d:	32	Pct cm r:	0
Pct pcm:	17	Pct pcm d:	17
Pct pcm r:	0	Pct na:	0
Pct na d:	0	Pct na r:	0
Pct flag:	Not Reported	Rock top:	-1
D r type:	Not Reported	Spc cpcity:	0
A thicknes:	46	A pct aq:	30
A pct maq:	0	A pct pcm:	0
A pct cm:	0	A pct na:	70
A thickns2:	99	A pct aq2:	14

A pct maq2:	0	A pct pcm2:	21
A pct cm2:	32	A pct na2:	32
A hit swl:	F	A hit top:	F
A hit rock:	F	A sc lith1:	Sand
A sc lmod1:	Fine	A sc lmaq1:	AQ
A sc lpct1:	100	A sc lith2:	Not Reported
A sc lmod2:	Not Reported	A sc lmaq2:	Not Reported
A sc lpct2:	0	Pct aq 1:	0
Pct maq 1:	0	Pct cm 1:	15
Pct pcm 1:	0	Pct na 1:	85
Pct aq 2:	0	Pct maq 2:	0
Pct cm 2:	100	Pct pcm 2:	0
Pct na 2:	0	Pct aq 3:	0
Pct maq 3:	0	Pct cm 3:	85
Pct pcm 3:	15	Pct na 3:	0
Pct aq 4:	0	Pct maq 4:	0
Pct cm 4:	0	Pct pcm 4:	90
Pct na 4:	10	Pct aq 5:	0
Pct maq 5:	0	Pct cm 5:	0
Pct pcm 5:	0	Pct na 5:	100
Pct aq 6:	0	Pct maq 6:	0
Pct cm 6:	0	Pct pcm 6:	0
Pct na 6:	0	Pct aq 7:	0
Pct maq 7:	0	Pct cm 7:	0
Pct pcm 7:	0	Pct na 7:	0
Pct aq 8:	0	Pct maq 8:	0
Pct cm 8:	0	Pct pcm 8:	0
Pct na 8:	0	Pct aq 9:	0
Pct maq 9:	0	Pct cm 9:	0
Pct pcm 9:	0	Pct na 9:	0
Pct aq 10:	0	Pct maq 10:	0
Pct cm 10:	0	Pct pcm 10:	0
Pct na 10:	0	Pct aq 11:	0
Pct maq 11:	0	Pct cm 11:	0
Pct pcm 11:	0	Pct na 11:	0
Pct aq 12:	0	Pct maq 12:	0
Pct cm 12:	0	Pct pcm 12:	0
Pct na 12:	0	Pct aq 13:	0
Pct maq 13:	0	Pct cm 13:	0
Pct pcm 13:	0	Pct na 13:	0
Within sec:	Y	Loc match:	Y
Aq code 1:	Not Reported		
Hit swl:	Not Reported		
Athk2:	0		
Horiz Conduct:	0		
Vert Conduct:	0		
T2:	0		
D50plek:	0		

12
NNE
1/2 - 1 Mile
Lower

MI WELLS **MI3000000096524**

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Wellid:	63000004242	Import id:	63028025006
County:	Oakland	Township:	Bloomfield
Town range:	02N 10E	Section:	25
Owner name:	MASAT IZU		
Well addr:	265 MANOR RD		
Well depth:	94		
Well type:	Household		
Wssn:	0		
Well num:	Not Reported	Driller id:	25
Const date:	1976-05-21 00:00:00.000	Case type:	Unknown
Case dia:	6		
Case depth:	87.7		
Screen frm:	88		
Screen to:	93		
Swl:	18		
Test depth:	50		
Test hours:	4		
Test rate:	80	Test methd:	Unknown
Grouted:	0	Pmp cpcity:	0
Latitude:	42.55870845		
Longitude:	-83.21481572		
Methd coll:	Address Matching-House Number		
Elevation:	748		
Elev methd:	Topographoc Map Interpolation	Depth flag:	Not Reported
Elev flag:	Not Reported		
Swl flag:	Not Reported		
Elev dem:	751	Elev dif:	3
Elev miv:	748	Aq code:	Drift Well
Aq flag:	Not Reported		
Pct aq:	19		
Pct aq d:	19	Pct aq r:	0
Pct maq:	0	Pct maq d:	0
Pct maq r:	0	Pct cm:	39
Pct cm d:	39	Pct cm r:	0
Pct pcm:	32	Pct pcm d:	32
Pct pcm r:	0	Pct na:	0
Pct na d:	0	Pct na r:	0
Pct flag:	Not Reported	Rock top:	-1
D r type:	Not Reported	Spc cpcity:	0
A thicknes:	15	A pct aq:	47
A pct maq:	0	A pct pcm:	0
A pct cm:	0	A pct na:	53
A thickns2:	75	A pct aq2:	9
A pct maq2:	0	A pct pcm2:	31
A pct cm2:	49	A pct na2:	11
A hit swl:	F	A hit top:	F
A hit rock:	F	A sc lith1:	Lithology Unknown
A sc lmod1:	Not Reported	A sc lmaq1:	NA
A sc lpct1:	100	A sc lith2:	Not Reported
A sc lmod2:	Not Reported	A sc lmaq2:	Not Reported
A sc lpct2:	0	Pct aq 1:	55
Pct maq 1:	0	Pct cm 1:	0
Pct pcm 1:	45	Pct na 1:	0
Pct aq 2:	0	Pct maq 2:	0
Pct cm 2:	0	Pct pcm 2:	100
Pct na 2:	0	Pct aq 3:	0
Pct maq 3:	0	Pct cm 3:	95
Pct pcm 3:	5	Pct na 3:	0
Pct aq 4:	10	Pct maq 4:	0
Pct cm 4:	90	Pct pcm 4:	0
Pct na 4:	0	Pct aq 5:	0
Pct maq 5:	0	Pct cm 5:	0
Pct pcm 5:	0	Pct na 5:	0

Pct aq 6:	0	Pct maq 6:	0
Pct cm 6:	0	Pct pcm 6:	0
Pct na 6:	0	Pct aq 7:	0
Pct maq 7:	0	Pct cm 7:	0
Pct pcm 7:	0	Pct na 7:	0
Pct aq 8:	0	Pct maq 8:	0
Pct cm 8:	0	Pct pcm 8:	0
Pct na 8:	0	Pct aq 9:	0
Pct maq 9:	0	Pct cm 9:	0
Pct pcm 9:	0	Pct na 9:	0
Pct aq 10:	0	Pct maq 10:	0
Pct cm 10:	0	Pct pcm 10:	0
Pct na 10:	0	Pct aq 11:	0
Pct maq 11:	0	Pct cm 11:	0
Pct pcm 11:	0	Pct na 11:	0
Pct aq 12:	0	Pct maq 12:	0
Pct cm 12:	0	Pct pcm 12:	0
Pct na 12:	0	Pct aq 13:	0
Pct maq 13:	0	Pct cm 13:	0
Pct pcm 13:	0	Pct na 13:	0
Within sec:	Y	Loc match:	Y
Aq code 1:	Not Reported		
Hit swl:	Not Reported		
Athk2:	0		
Horiz Conduct:	0		
Vert Conduct:	0		
T2:	0		
D50plek:	0		

13
NNW
1/2 - 1 Mile
Lower

FED USGS **USGS40000482207**

Org. Identifier:	USGS-MI		
Formal name:	USGS Michigan Water Science Center		
Monloc Identifier:	USGS-423329083133601		
Monloc name:	02N 10E 26AADA 01		
Monloc type:	Well		
Monloc desc:	Not Reported		
Huc code:	04090004	Drainagearea value:	Not Reported
Drainagearea Units:	Not Reported	Contrib drainagearea:	Not Reported
Contrib drainagearea units:	Not Reported	Latitude:	42.5580898
Longitude:	-83.2265978	Sourcemap scale:	Not Reported
Horiz Acc measure:	5	Horiz Acc measure units:	seconds
Horiz Collection method:	Interpolated from map		
Horiz coord refsys:	NAD83	Vert measure val:	745
Vert measure units:	feet	Vertacc measure val:	10
Vert accmeasure units:	feet		
Vertcollection method:	Interpolated from topographic map		
Vert coord refsys:	NGVD29	Countrycode:	US
Aquifername:	Sand and gravel aquifers (glaciated regions)		
Formation type:	Pleistocene Series		

Aquifer type:	Not Reported		
Construction date:	19290101	Welldepth:	81
Welldepth units:	ft	Wellholedepth:	Not Reported
Wellholedepth units:	Not Reported		

Ground-water levels, Number of Measurements: 1

Date	Feet below Surface	Feet to Sealevel
1929-03-01	6.00	

14
WSW **MI WELLS** **MI3000000092595**
1/2 - 1 Mile
Lower

Wellid:	63000004316	Import id:	63028035001
County:	Oakland	Township:	Bloomfield
Town range:	02N 10E	Section:	35
Owner name:	RICHARD M & LYDIA G WALLACE		
Well addr:	860 PLEASANT		
Well depth:	103		
Well type:	Irrigation		
Wssn:	0		
Well num:	Not Reported	Driller id:	25
Const date:	1970-03-24 00:00:00.000	Case type:	Unknown
Case dia:	4		
Case depth:	97		
Screen frm:	98		
Screen to:	103		
Swl:	20		
Test depth:	95		
Test hours:	4		
Test rate:	10	Test methd:	Unknown
Grouted:	0	Pmp cpcity:	0
Latitude:	42.53988755		
Longitude:	-83.23359602		
Methd coll:	Address Matching-House Number		
Elevation:	735		
Elev methd:	Topographoc Map Interpolation	Depth flag:	Not Reported
Elev flag:	Not Reported		
Swl flag:	Not Reported		
Elev dem:	741	Elev dif:	6
Elev miv:	735	Aq code:	Drift Well
Aq flag:	Not Reported		
Pct aq:	7		
Pct aq d:	7	Pct aq r:	0
Pct maq:	0	Pct maq d:	0
Pct maq r:	0	Pct cm:	54
Pct cm d:	54	Pct cm r:	0
Pct pcm:	20	Pct pcm d:	20
Pct pcm r:	0	Pct na:	3
Pct na d:	3	Pct na r:	0
Pct flag:	Not Reported	Rock top:	-1
D r type:	Not Reported	Spc cpcity:	0
A thicknes:	21	A pct aq:	24
A pct maq:	0	A pct pcm:	0
A pct cm:	0	A pct na:	76
A thickns2:	83	A pct aq2:	7

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

A pct maq2:	0	A pct pcm2:	22
A pct cm2:	52	A pct na2:	19
A hit swl:	F	A hit top:	F
A hit rock:	F	A sc lith1:	Sand & Gravel
A sc lmod1:	W/Silt	A sc lmaq1:	AQ
A sc lpct1:	100	A sc lith2:	Not Reported
A sc lmod2:	Not Reported	A sc lmaq2:	Not Reported
A sc lpct2:	0	Pct aq 1:	5
Pct maq 1:	0	Pct cm 1:	65
Pct pcm 1:	15	Pct na 1:	15
Pct aq 2:	0	Pct maq 2:	0
Pct cm 2:	100	Pct pcm 2:	0
Pct na 2:	0	Pct aq 3:	0
Pct maq 3:	0	Pct cm 3:	100
Pct pcm 3:	0	Pct na 3:	0
Pct aq 4:	5	Pct maq 4:	0
Pct cm 4:	15	Pct pcm 4:	80
Pct na 4:	0	Pct aq 5:	10
Pct maq 5:	0	Pct cm 5:	0
Pct pcm 5:	10	Pct na 5:	80
Pct aq 6:	0	Pct maq 6:	0
Pct cm 6:	0	Pct pcm 6:	0
Pct na 6:	0	Pct aq 7:	0
Pct maq 7:	0	Pct cm 7:	0
Pct pcm 7:	0	Pct na 7:	0
Pct aq 8:	0	Pct maq 8:	0
Pct cm 8:	0	Pct pcm 8:	0
Pct na 8:	0	Pct aq 9:	0
Pct maq 9:	0	Pct cm 9:	0
Pct pcm 9:	0	Pct na 9:	0
Pct aq 10:	0	Pct maq 10:	0
Pct cm 10:	0	Pct pcm 10:	0
Pct na 10:	0	Pct aq 11:	0
Pct maq 11:	0	Pct cm 11:	0
Pct pcm 11:	0	Pct na 11:	0
Pct aq 12:	0	Pct maq 12:	0
Pct cm 12:	0	Pct pcm 12:	0
Pct na 12:	0	Pct aq 13:	0
Pct maq 13:	0	Pct cm 13:	0
Pct pcm 13:	0	Pct na 13:	0
Within sec:	Y	Loc match:	Y
Aq code 1:	Not Reported		
Hit swl:	Not Reported		
Athk2:	0		
Horiz Conduct:	0		
Vert Conduct:	0		
T2:	0		
D50plek:	0		

AREA RADON INFORMATION

State Database: MI Radon

Radon Test Results

Zipcode	Test Date	LT Sign	Result
48009	4/21/2007		1.5
48009	1/14/2008		1.5
48009	7/14/2004		1.5
48009	4/7/2006		1.5
48009	4/12/2002		1.4
48009	7/29/2004		1.4
48009	7/27/2009		1.5
48009	10/19/2009		1.5
48009	5/29/2001		1.4
48009	1/29/2009		1.4
48009	4/7/2006		1.4
48009	12/4/2006		1.4
48009	5/28/2003		1.3
48009	1/24/2009		1.3
48009	1/6/1997		1.2
48009	8/22/2002		1.2
48009	5/24/2002		1.2
48009	3/26/2004		1.2
48009	3/26/2004		1.2
48009	3/26/2004		1.2
48009	2/8/2005		1.2
48009	10/13/1995		1.1
48009	7/1/1998		1.1
48009	5/10/2002		1.1
48009	5/31/2002		1.1
48009	2/24/2003		1.1
48009	1/27/2009		1.2
48009	1/24/2009		1.2
48009	2/17/2009		1.2
48009	2/14/2009		1.2
48009	2/2/2009		1.1
48009	3/22/2004		1.1
48009	3/7/2008		1.1
48009	6/8/2002		1.0
48009	2/2/2009		1.1
48009	7/3/1995		1.0
48009	2/26/1999		1.0
48009	2/16/2005		1.9
48009	2/2/2006		1.9
48009	11/15/2001		1.9
48009	4/20/1998		1.9
48009	3/11/2003		1.8
48009	10/13/2008		1.9
48009	10/27/2000		1.9
48009	2/27/2009		1.9
48009	4/3/2009		1.9
48009			

AREA RADON INFORMATION

	1/13/1996		1.8
48009	2/21/1995		1.8
48009	11/20/2007		1.8
48009	10/13/1995		1.7
48009	7/29/2003		1.7
48009	4/29/2002		1.7
48009	10/31/2002		1.7
48009	1/18/2003		1.7
48009	1/28/2003		1.7
48009	11/22/2003		1.6
48009	12/30/2003		1.6
48009	2/7/2009		1.7
48009	1/29/2009		1.7
48009	5/11/2007	<	0.3
48009	5/7/2005		0.5
48009	3/8/2004		0.5
48009	1/29/2004	<	0.3
48009	1/12/2004	<	0.3
48009	4/7/2006	<	0.3
48009	6/2/2004	<	0.3
48009	3/21/2007		0.5
48009	8/30/1999		0.5
48009	11/16/2004	<	0.3
48009	3/18/1994		0.5
48009	3/18/1994		0.5
48009	9/26/1998	<	0.3
48009	2/18/1999	<	0.3
48009	1/22/2008	<	0.3
48009	5/20/2003	<	0.3
48009	5/10/2002	<	0.3
48009	5/23/2002	<	0.3
48009	4/15/2002	<	0.3
48009	1/15/2007	<	0.3
48009	1/20/1998		0.8
48009	7/3/1995		0.8
48009	3/15/2004		0.7
48009	3/19/2003		0.8
48009	3/29/2004		0.8
48009	4/17/2004		0.6
48009	3/24/2006		0.8
48009	10/9/2004		0.9
48009	2/9/2004		0.9
48009	2/21/2004		0.9
48009	11/10/2006		0.9
48009	1/21/2008		0.6
48009	1/15/2008		0.6
48009	1/29/2009		0.6
48009	3/13/2009		0.7
48009	2/20/2009		0.6
48009	1/24/2009		0.8
48009	2/7/2009		0.8
48009	1/24/2009		0.6
48009	2/3/2009		0.9
48009	7/1/1998		0.7
48009	3/19/2003		0.6
48009	4/13/2002		0.6
48009			

AREA RADON INFORMATION

	4/1/2002		0.6
48009	1/26/2009		0.9
48009	4/24/2002		0.5
48009	4/22/2003		0.6
48009	1/26/2009		2.6
48009	1/22/2009		2.8
48009	1/7/2002		2.5
48009	11/23/2007		2.4
48009	11/9/2007		2.4
48009	9/28/1999		2.4
48009	10/30/2006		2.2
48009	3/23/2009		2.4
48009	1/26/2009		2.3
48009	12/3/1994		2.2
48009	4/23/2002		2.2
48009	4/29/2002		2.2
48009	2/7/2003		2.2
48009	1/8/2007		2.3
48009	2/25/2002		2.1
48009	12/2/2002		2.7
48009	11/14/2003		2.6
48009	6/10/2002		2.7
48009	1/13/2006		2.6
48009	10/31/2009		3.0
48009	1/3/2004		2.8
48009	11/3/2007		2.7
48009	11/7/2007		3.8
48009	7/28/2008		3.6
48009	5/21/2004		3.5
48009	4/28/2003		3.5
48009	1/2/2010		3.5
48009	9/8/2009		3.5
48009	11/6/2008		3.4
48009	2/25/2004		3.2
48009	4/9/2004		3.3
48009	11/10/2007		3.2
48009	1/24/2009	<	0.3
48009	11/11/2003		3.7
48009	1/25/2010	<	0.3
48009	1/4/1997		3.8
48009	1/14/2002		3.8
48009	6/9/2003		3.8
48009	11/22/1997		3.6
48009	7/16/2007		5.6
48009	7/16/1999		5.5
48009	1/24/2009		5.9
48009	6/12/2004		4.7
48009	10/20/2008		5.0
48009	9/29/2007		5.0
48009	3/13/2002		4.6
48009	5/27/2002		4.6
48009	6/9/2008		6.7
48009	7/6/2007		7.7
48009	4/12/2002		2.0
48009	5/8/2002		2.0
48009	9/17/2001		22.4
48009			

AREA RADON INFORMATION

	3/5/2009	14.4
48009	2/7/2009	12.6
48009	5/27/2002	8.0
48009	6/24/2002	10.8
48009	7/24/1999	8.6
48009	1/24/2009	2.1
48009	11/7/2008	4.2
48009	10/10/2006	4.2
48009	8/19/2008	4.1
48009	2/1/2008	4.5
48009	10/23/2007	4.5

Federal EPA Radon Zone for OAKLAND County: 2

Note: Zone 1 indoor average level > 4 pCi/L.
: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
: Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for Zip Code: 48009

Number of sites tested: 5

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	Not Reported	Not Reported	Not Reported	Not Reported
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	1.780 pCi/L	100%	0%	0%

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)
Source: United States Geologic Survey
EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Scanned Digital USGS 7.5' Topographic Map (DRG)
Source: United States Geologic Survey
A digital raster graphic (DRG) is a scanned image of a U.S. Geological Survey topographic map. The map images are made by scanning published paper maps on high-resolution scanners. The raster image is georeferenced and fit to the Universal Transverse Mercator (UTM) projection.

HYDROLOGIC INFORMATION

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 2003 & 2011 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetlands Inventory
Source: Department of Natural Resources
Telephone: 517-241-2254

HYDROGEOLOGIC INFORMATION

AQUIFLOW[R] Information System
Source: EDR proprietary database of groundwater flow information
EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit
Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Services
The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Services (NRCS)
Telephone: 800-672-5559
SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Services, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)
This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

OTHER STATE DATABASE INFORMATION

RADON

State Database: MI Radon
Source: Department of Environmental Quality
Telephone: 517-335-9551
Radon Test Results

Michigan Radon Test Results
Source: Department of Environmental Quality
Telephone: 517-335-8037
These results are from test kits distributed by the local health departments and used by Michigan residents. There is no way of knowing whether the devices were used properly, whether there are duplicates (or repeat verification) test (i.e., more than one sample per home), etc.

Area Radon Information
Source: USGS
Telephone: 703-356-4020
The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones
Source: EPA
Telephone: 703-356-4020
Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Airport Landing Facilities: Private and public use landing facilities
Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater
Source: Department of Commerce, National Oceanic and Atmospheric Administration

Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary faultlines, prepared in 1975 by the United State Geological Survey

PHYSICAL SETTING SOURCE RECORDS SEARCHED

STREET AND ADDRESS INFORMATION

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Appendix 5
Local Documentation

OAKLAND COUNTY MICHIGAN
HEALTH DIVISION

OAKLAND COUNTY EXECUTIVE L. BROOKS PATTERSON

Kathleen Forzley, Manager
(248) 858-1280 | health@oakgov.com

March 19, 2015

JULIE PRATT
PERFORMANCE ENVIRONMENTAL SERVICES INC
30553 WIXOM ROAD SUITE 500
WIXOM MI 48393

RE: FOIA REQUEST
191 N CHESTER
BIRMINGHAM, OAKLAND COUNTY, MI
PARCEL #: 19-25-356-023

Dear Ms. Pratt:

Your request is approved in part and denied in part. Per your request and a review of our records, the Oakland County Health Division (OCHD) has no information regarding on-site sewage disposal permits, well logs, or water well permits for the captioned property. This Division does not maintain files for LUSTs, ASTs or USTs for this site. There are no known landfills on this property.

Your request for information regarding "...not limited to..." and "...hazardous material usage..." is denied for the reason that it fails to meet conditions of MCL 15.233(1) of the Freedom of Information Act, Act 442 of 1976 (FOIA), in that it does not describe a public record sufficiently to enable the public body to find the public record.

If you wish to modify your request by providing a complete list of specific concerns and properties, with date ranges for the information you desire, OCHD will provide available information in compliance with the FOIA.

It is recommended that you contact the Michigan Department of Licensing and Regulatory Affairs and the Michigan Department of Environmental Quality as those agencies have regulatory authority over certain environmental pollutants and monitoring activities. Similarly, it is advised that you contact the local water supply and sewer agencies as they may have authority over certain aspects of the captioned property. If you have any questions, please contact this Division at (248) 858-1312.

a:\ehs\191NChester.docfoia

YOUR FURTHER LEGAL RIGHTS

To the extent that this response, in your opinion, constitutes a denial of your FOIA rights under the Michigan Freedom of Information Act, your statutory remedies under MCL 15.240, as required to be provided to you by the statute, are as follows:

MCL 15.240

(1) If a public body makes a final determination to deny all or a portion of a request, the requesting person may do 1 of the following at his or her option:

(a) Submit to L. Brooks Patterson, Oakland County Executive, a written appeal that specifically states the word "appeal" and identifies the reason or reasons for reversal of the denial.

(b) Commence an action in the circuit court to compel the public body's disclosure of the public records within 180 days after a public body's final determination to deny the request.

(2) Within 10 days after receiving a written appeal pursuant to subsection (1)(a), the head of the public body shall do one of the following:

(a) Reverse the disclosure denial.

(b) Issue a written notice to the requesting person upholding the disclosure denial.

(c) Reverse the disclosure denial in part and issue a written notice to the requesting person upholding the disclosure denial in part.

(d) Under unusual circumstances, issue a notice extending for not more than 10 business days the period during which the head of the public body shall respond to the written appeal. The head of the public body shall not issue more than one notice of extension for a particular written appeal.

(3) A board or commission that is the head of a public body is not considered to have received a written appeal under subsection (2) until the first regularly scheduled meeting of that board or commission following submission of the written appeal under subsection (1)(a). If the head of the public body fails to respond to a written appeal pursuant to subsection (2), or if the head of the public body upholds all or a portion of the disclosure denial that is the subject of the written appeal, the requesting person may seek judicial review of the nondisclosure by commencing an action in the circuit court under subsection (1)(b).

(4) In an action commenced under subsection (1)(b), a court that determines a public record is not exempt from disclosure shall order the public body to cease withholding or to produce all or a portion of a public record wrongfully withheld, regardless of the location of the public record. The circuit court of the county in which the complainant resides or has his or her principal place of business, or the circuit court for the county in which the public record or an office of the public body is located has venue over the action. The court shall determine the matter de novo and the burden is on the public body to sustain its denial. The court, on its own motion, may view the public record in controversy in private before reaching a decision. Failure to comply with an order of the court may be punished as contempt of court.

(5) An action commenced under this section and appeal from an action commenced under this section shall be assigned for hearing and trial or for argument at the earliest practicable date and expedited in every way.

(6) If a person asserting the right to inspect, copy, or to receive a copy of all or a portion of a

public record prevails in an action commenced under to this section, the court shall award reasonable attorneys' fees, costs, and disbursements. If the person or the public body prevails in part, the court may, in its discretion, award all or an appropriate portion of reasonable attorneys' fees, costs, and disbursements. The award shall be assessed against the public body liable for damages under subsection.

(7) If the circuit court determines in an action commenced under this section that the public body has arbitrarily and capriciously violated this act by refusal or delay in disclosing or providing copies of a public record, the court shall award, in addition to any actual or compensatory damages, punitive damages in the amount of $500.00 to the person seeking the right to inspect or receive a copy of a public record. The damages shall not be assessed against an individual, but shall be assessed against the next succeeding public body, that is not an individual and that kept or maintained the public record as a part of its public function.

Sincerely,

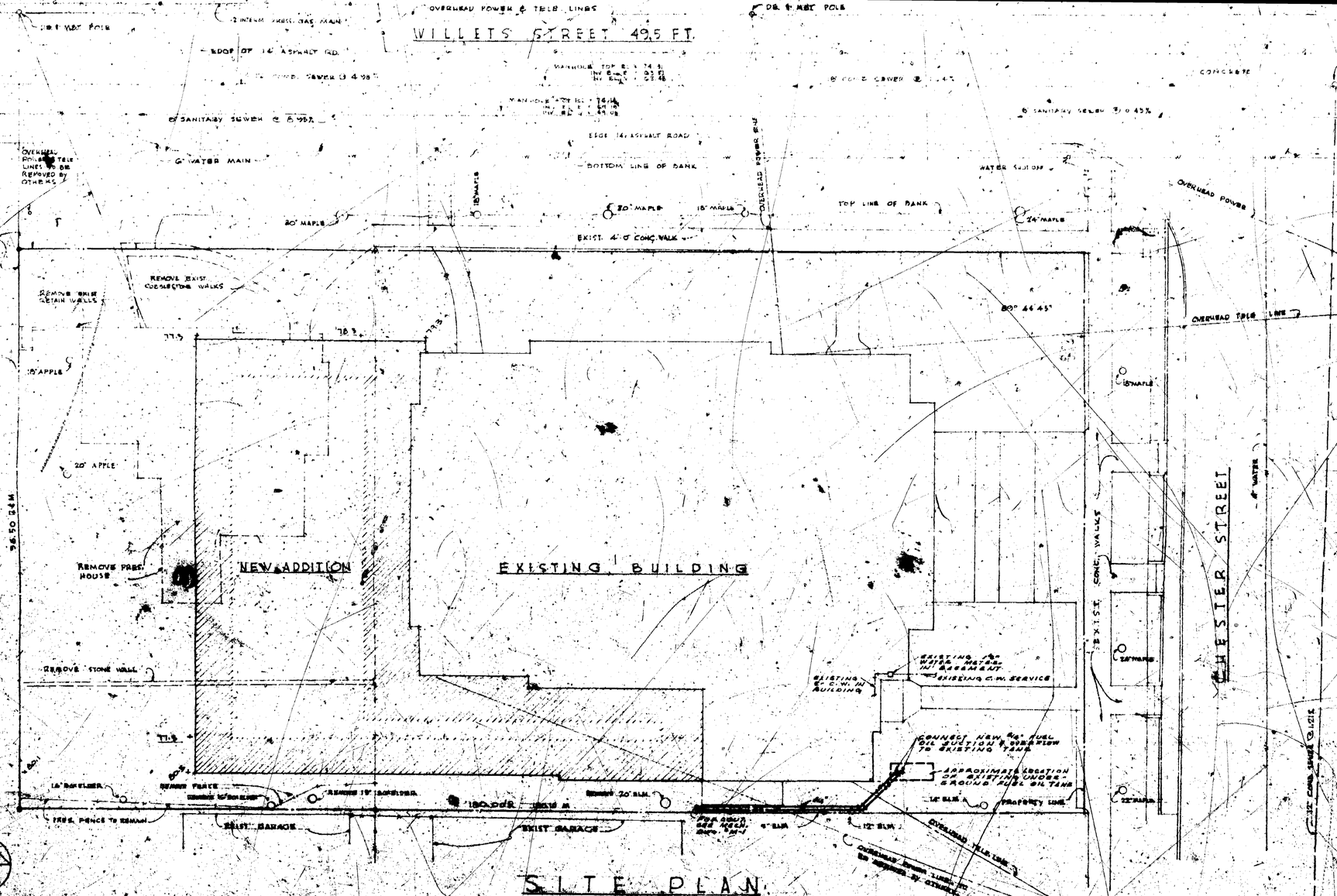
OAKLAND COUNTY HEALTH DIVISION
Department of Health and Human Services

Richard C. Peresky, R.E.H.S., M.S.

Richard C. Peresky, R.E.H.S., M.S.
Senior Public Health Sanitarian
Environmental Health Services

cc: Anthony Drautz, R.S., M.S.A., Administrator, Environmental Health Services

a:\ehs\191NChester.docfoia



SITE PLAN

SCALE: 1" = 10'-0"

Lots 16, 17 & 18, except southerly 20' "Willets Park" 109'B., Block 22, T. 2 S., R. 10 E., City of Birmingham, Oakland Co., Mich.

ADDITIONS AND ALTERATIONS
FIRST CHURCH OF CHRIST SCIENTIST
BIRMINGHAM, MICHIGAN

16 AUG 1959
Fire Dept. O.K.
(1) Provide EXIT LIGHTS
* Directional arrows as discussed with Architect.
Fire Marshal

INDEX TO SHEETS

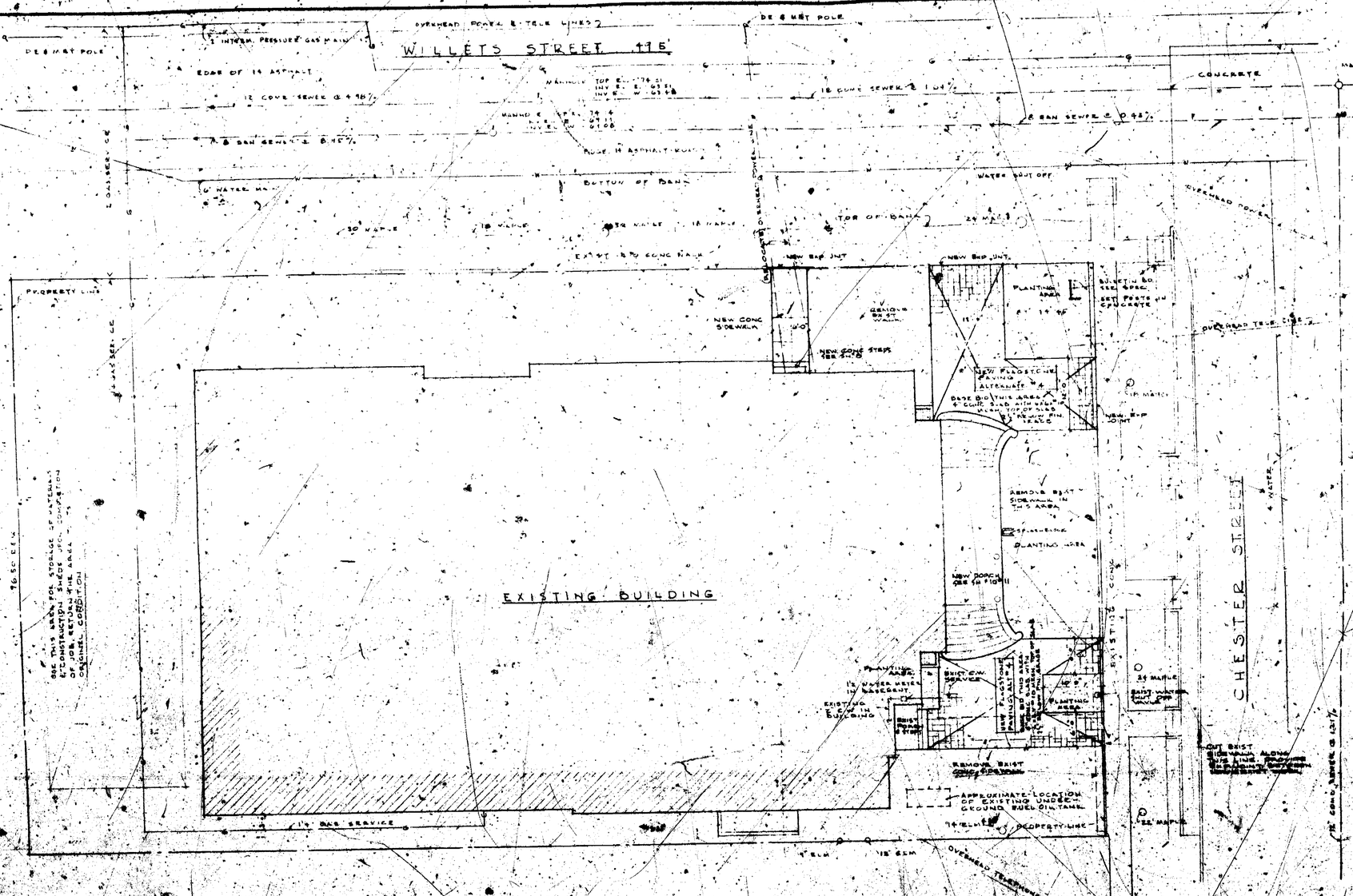
ARCHITECTURAL	1.	SITE PLAN
	2.	SUNDAY SCHOOL FLOOR PLAN - ROOM FINISH SCHEDULE
	3.	ROOF & FIRST FLOOR PLAN - DOOR SCHEDULE
	4.	FIRST & SECOND FLOOR PLAN, ROOF PLAN - (ALTERNATE #1 & 2)
	5.	EXTERIOR ELEVATIONS
	6.	EXTERIOR ELEVATIONS (ALTERNATE #1 & 2)
	7.	EXTERIOR ELEVATIONS & SECTIONS (BASE BID & ALTERNATE #2)
	8.	SECTIONS "A" & "B" & "C" (BASE BID & ALTERNATE #1 & 2)
	9.	1" CONSTRUCTION DETAILS
	10.	1" CONSTRUCTION DETAILS (ALTERNATE #1 & 2)
	11.	1" CONSTRUCTION DETAILS (BASE BID & ALTERNATE #1 & 2)
STRUCT.	S-1	FOUNDATION & FRAMING PLANS & DETAILS (BASE BID & ALTERNATES #1 & 2)
MECHANICAL	M-1	UNDERGROUND PLAN, FIRST FL. PLAN & DETAILS - PLBG., HTG. & VENT.
	M-2	SECOND FL. PLAN & DETAILS - PLBG., HTG. & VENT. (ALTERNATES #1 & 2)
ELECTRICAL	E-1	SUNDAY SCHOOL FLOOR PLAN
	E-2	ROOF & FIRST FLOOR PLANS
	E-3	FIRST & SECOND FLOOR PLANS (ALTERNATES #1 & 2)

GENERAL NOTES:

1. SITE DATA [illegible] FROM TURNEY PREPARED BY ARTHUR H. [illegible], [illegible]
2. THE INFORMATION SHOWN FOR EXISTING STRUCTURES TO BE [illegible] IS GENERALLY NOT GUARANTEED AS [illegible] TO BE ACCURATE.
3. THE CONTRACTOR SHALL VISIT THE SITE, CHECK & VERIFY ALL DIMENSIONS, [illegible] AND BE RESPONSIBLE FOR [illegible].
4. THE CONTRACTOR SHALL PROTECT WATER, GAS, SEWER [illegible] AS SHOWN ON THE DRAWINGS.
5. THE MECHANICAL CONTRACTORS SHALL [illegible] EXIST. SEWER & WATER [illegible] AND [illegible] THESE SERVICES AS DONE BY THE ALTERATION & ADDITION.
6. CHECK [illegible] & [illegible] DRAWINGS.
7. [illegible] EXIST. GARAGE & THE NEW GARAGE.

SITE PLAN
SCALE 1" = 10'-0"

O'DELL, HEWLETT & LUCKENBACH ARCHITECTS
250 N. HUNTER BOULEVARD BIRMINGHAM, MICHIGAN



INDEX TO SHEETS

ARCHITECTURAL	1	SITE PLAN
	2	SUNDAY SCHOOL FLOOR PLAN
	3	FOYER & GRADE FLOOR PLAN
	4	AUDITORIUM & BALCONY FLOOR PLAN
	5	EXTERIOR ELEVATIONS
	6	CROSS SECTIONS
	7	LONGITUDINAL SECTION
	8	W STAIR PLANS & SECTIONS - STAIR A & B
	9	STAIR DETAILS
	10	PORCH DETAILS
	11	PORCH DETAILS
	12	INTERIOR DETAILS
	13	INTERIOR DETAILS
STRUCTURAL	S-1	FOUNDATION PLAN & TRUSS DETAILS
	S-2	FRAMING PLANS - BALCONY & FOYER
MECHANICAL	M-1	SUNDAY SCHOOL FLOOR PLAN
	M-2	FOYER & GRADE FLOOR PLAN
	M-3	AUDITORIUM & BALCONY PLAN
ELECTRICAL	E-1	SUNDAY SCHOOL FLOOR PLAN & RISER DIAGRAM
	E-2	AUDITORIUM & BALCONY, FOYER & GRADE FLOOR PLANS

GENERAL NOTES:

1. SITE DATA COMPILED FROM [illegible]
2. THE INFORMATION SHOWN FOR [illegible] ACCURATE BUT NOT [illegible] AVAILABLE OF THE [illegible]
3. THE CONTRACTOR [illegible] ALL DIMENSIONS & CONDITIONS [illegible]
4. CONTRACT LIMITS ARE DEFINED BY PROPERTY LINES

ALTERATIONS TO

FIRST CHURCH OF CHRIST SCIENTIST

BIRMINGHAM, MICHIGAN

SITE PLAN
SCALE 1"=10'-0"

O'DELL, HEWLETT & LUCKENBACH ARCHITECTS
350 N. HUNTER BOULEVARD BIRMINGHAM, MICHIGAN

JOB NO. 59-10A

SHEET NO. 1

#101-000.00-502.000

City of Birmingham, Michigan

FIRE AND BUILDING INSPECTION DEPARTMENTS PERMIT

№ 09368

Fee $ 10.00

Date 10/17/90

191 N. Chester, Birmingham, MI 48009

Street and Number

Permit No.

All installations and operations under this permit shall conform to the requirements of the Birmingham City Code.

A permit is hereby granted for:

The use of explosives .....

The installation of tanks for flammable liquids .....

The installation of Liquefied Petroleum Gas Systems .....

The installation of Dry-Cleaning or Dry-dyeing equipment.....

Removing one 1,000 gallon tank

D & H Richman, 17205 MacArthur, Redford, MI 48240

Permit granted to

Address

Permit includes

, Cle

APPLICANT'S COPY – White

TREASURER'S COPY – Pink

INSPECTOR'S COPY – Yellow

CLERK'S COPY – Green

ENKON
ENVIRONMENTAL SERVICES, INC.
D. Rex Bleeker
Environmental Engineer
9382 Lilley Road
Plymouth, MI 48170
(313) 454-9280
FAX (313) 454-9281

ham Fire Department
2 SOUTH ADAMS ROAD
INGHAM, MICHIGAN 48009
BUSINESS
(313) 646-1127
(313) 646-1128
JEFFREY L. SLY
Assistant Fire Chief
DAVID G. EDGINTON
Fire Marshal

FILE M 71
10-17-90

Underground Storage Tank

NAME CHRISTIAN SCIENCE CHURCH

ADDRESS 191 N. CHESTER

ENVIRONMENTAL ENGINEER D. REX BLEEKER

FILE

	TANK 1	TANK 2	TANK 3	TANK 4
PRODUCT:	FUEL OIL			
SERIAL NO:	665606			
SIZE - IF KNOWN:	1000 gal			
IS TANK REPLACED:	NO.			

MINIMAL CONTAMINATION OBSERVED.

TANKS REMOVED BY O & H RICHMAN

(248-90)

2894-15
PD, RMD - SEMDO
Due: 3-17-15

MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY

REQUEST FOR DISCLOSURE OF DEQ RECORDS
Under The Freedom Of Information Act

This information is required under 1976 PA 442, as amended, in order to request public records.

ALL INFORMATION MUST BE TYPED OR PRINTED EXCEPT FOR WRITTEN SIGNATURES

Company Name or Organization (if applicable) Performance Environmental Services	Company's Project/Reference Number 151226		
Requester's First Name Julie	Requester's Last Name Pratt		Daytime Phone # (include Area Code) 586-424-7355
Address (Street and Number) 30553 Wixom Road, Suite 500			Fax # (include Area Code) 248-926-3838
City wixom	State mi	Zip Code 48393	E-mail: julie.pratt@perform-env.com

This request is for records from ■ Lansing Central and/or ■ District Office _____

SUBMISSION DATE 3/9/15

- [x] I wish to review the records listed below
- [ ] I wish to receive a copy of the records listed below
- [ ] I wish to receive an estimate for the cost of fulfilling my request

NOTE: To refine the searching process, you may wish to narrow down your request by calling the Environmental Assistance Center (1-800-662-9278) for assistance, or checking specific boxes related to particular divisions. If you do not see what you are looking for in the list below, please feel free to use the additional comments field. For additional program information, please click here.

Programs: If you are only requesting the available information from certain programs, then please list the site number (i.e., Site 1, 2, etc. or "ALL") in the appropriate form field(s) provided below. **(see division acronyms in site table below).**

AQD - Permits		OWMRP (RMG)- Hazardous Waste, ID#:	1
RRD - BEA Only	1	OWMRP (RMG)- Solid Waste/Scrap Tires/Medical Waste	/ /
RRD - Environmental Remediation	1	OOGM - Oil, Gas and Minerals	
RRD - Leaking Underground Storage Tanks (Part 213)	1	WRD -Groundwater	
RRD -Superfund		WRD - Water Permits	
Storage Tanks (Part 211)- Jim Lucas – Lucasj@michigan.gov	SUBMIT to DLARA	WRD - Stormwater	
ODWMA (RMG)- Public Water Supply		WRD - Wetlands	

Check boxes for each Division you are requesting files from
(You must provide the section, township, range for oil, gas and minerals records)

Description Provide a detailed description of materials being requested. At a minimum, include the Facility Name, Street Address, City and County.		Air Quality (AQD)	Oil, Gas & Minerals (OOGM)	Remediation & Redevelopment (RRD)	Resource Management (RMG)	Water Resources (WRD)
Site 1 191 N. Chester, Birmingham, MI	Oakland			✓	✓	
Site 2	Oakland					
Site 3 281	COUNTY					
Site 4 No 213	COUNTY					
Site 5	COUNTY					

Additional Comments:

Please contact me to schedule an on-site file review of available documentation.

RECEIVED
NOV 13 1990
ENV. RESPONSE DIV.
DETROIT DIST. OFC.

SITE ASSESSMENT / CLOSURE REPORT

1-1,000 Gallon Heating Oil U.S.T

FIRST CHURCH OF CHRIST SCIENCE

Located at
191 North Chester Street
Birmingham, MI 48009

MICHIGAN STATE POLICE
RECEIVED
NOV 07 1990
FIRE MARSHAL DIVISION
HAZARDOUS MATERIALS SECTION

Prepared for

Martha Moyer

FIRST CHURCH OF CHRIST SCIENCE
191 North Chester Street
Birmingham, MI 48009

BY

ENKON ENVIRONMENTAL SERVICES, INC.

October 31, 1990

AUTHORIZATION

ENKON Environmental Services, Inc. was retained by Ms. Martha Moyer of The First Church of Christ Science to perform the site assessment/closure report for a 1,000 gallon heating oil underground storage tank (U.S.T) which was located at the First Church of Christ Science in Birmingham, Michigan.

SCOPE OF WORK

The scope of work consisted of the following tasks:

- Conduct a visual survey of the vicinity, examining for: surrounding populations and land usage; locations and distance to nearby surface water structures; locations and distance to any drinking water or other types of water wells; locations and distance to any subsurface sewers, conduits, other UST's, and other buried structures on the property.
- Perform a visual examination of the exterior surface of the underground storage tank; checking for signs of deterioration or other potential exit points which may have allowed the stored product to escape.
- Analyze the air inside the interior chamber of the exhumed tank to ensure the absence of any residual flammable liquids or explosive organic vapor concentrations using on-site analytical techniques.
- Perform a visual inspection on the excavation zone walls and floor after the tank was exhumed; examining for signs of contamination from the product in the storage tank.
- Remove selected soil "grab" samples from the walls and floor of the excavation zone and conduct a "head space" analysis on them; examining for the presence of "volatile organic compounds" using on-site analytical techniques.
- Perform random spot checks of the ambient air around the excavation zone during the act of removing the contaminated soil; examining for the presence of released "volatile organic compounds" using on-site analytical techniques.

- Monitor the soil removal with an ORGANIC VAPOR ANALYZER to insure that only contaminated soils are stockpiled for later off-site disposal.

- After completing the removal of the contaminated soil which surrounded the underground storage tank, obtain the required soil samples for off-site laboratory analysis.

ANALYTICAL METHODOLOGY

On-site sample analysis was performed using a Foxboro Model 128 ORGANIC VAPOR ANALYZER/GAS CHROMATOGRAPH (OVA/GC). Two different analysis procedures were used; direct ambient air vapor analysis and analysis of samples which have been prepared using a modified version of the "head space" organic vapor development procedure. A complete discussion of both the Model 128 OVA/GC and the modified "head space" sample preparation procedure are attached in Appendix C of this document.

Canton Analytical Laboratory, Inc. in the city of Ypsilanti, Michigan was used to perform the required off-site sample analyses.

SITE CLIMATOLOGICAL CONDITIONS

The city of Birmingham is located in the humid continental climatic zone of lower Southeast Michigan. Birmingham's climate is controlled by 1) its proximity to Lake St. Clair, and 2) the many small natural lakes which are north and west of the city. The mean annual temperature is 48.5° F with the mean summer and winter temperatures being 70.9° F and 25.3° F respectively. The area receives an average of 30.35 inches of rain distributed across an average of 67 days each year. The mean annual wind is from the southwest at 10.0 miles per hour. An average October day has a typical high temperature of 63.7° F and a typical low temperature of 42.7° F. The day that the tank was removed, the weather was sunny, 70° F, with 20 MPH southwesterly winds.

SITE VICINITY CONDITIONS

The property consists of a sixty feet wide by one hundred fifty feet deep parcel of land located at 191 North Chester Street in the city of Birmingham. It is bordered on the west by a single family residence, on the north by Willits Street, on the east by North Chester Street, and on the south by a paved alley. There is a single ten thousand (estimated) square feet building located on the property. The underground storage tank was buried beneath the front lawn immediately adjacent to the southeast corner of the building. A drawing depicting the location of the heating oil U.S.T. is included in Appendix A of this report. The entire parcel of land and the building is used as a place of worship and study.

The property is located along the northwestern edge of downtown Birmingham. The neighborhood surrounding this piece of property is used for both residential and office and commercial purposes. The closest residential dwellings were approximately two hundred fifty feet both north and west of the excavation zone. No potable or other use water wells were observed within a 1000 feet radius of the excavation zone. The closest surface water structure was a stream which ran through a park approximately one half mile to the west.

North Chester Street is a major, four lane, vehicular artery which is part of the traffic diversion loop around downtown Birmingham. It experiences heavy traffic during the normal commuting and working hours of each work day.

The church building is connected to the municipal potable water supply and sewage system. No storm drains, or sewer manhole covers were observed within 1000 of the excavation zone.

SITE GROUNDWATER CONDITIONS

During the period of time that the UST was being removed, the excavation zone did not display any groundwater activity.

SOIL DESCRIPTION

The typical wall profile consists of four inches of sod above an eighteen inch layer of black sandy loam topsoil. The soil below the topsoil horizon consists of at least four feet of light brown mixed sand and gravel.

TANK DESCRIPTION

The tank was a standard, single wall, steel 1,000 gallon underground storage tank (UL Serial # 665606). Except for the asphalt coating, the tank did not have any corrosion protection. A thorough examination of the tank failed to uncover any signs of corrosion or other potential points of product release. The steel walls of the tank, as well as the galvanized product lines were all in excellent shape. The tank was inspected by Mr. David Edginton, Fire Marshal for the city of Birmingham.

ON-SITE SOIL ANALYSIS

ENKON arrived on-site and discovered that the contractor, (D & H Richmond), had already exposed the top of the tank. Soil from the exposed edges of the tank were sampled and analyzed on-site for entrained "volatile organic compounds" (VOC). The initial readings were: north side, 125 parts per million (ppm); east side, 10 ppm; south side, 15 ppm; west side, 25 ppm.

After the tank was removed ENKON collected samples from the excavation walls and floor and analyzed them on-site for the presence of VOCs. None of these samples contained any entrained VOCs.

Upon completion of the sampling and on-site analysis of the excavation zone soil surfaces, the final soil samples were collected for submittal to Canton Analytical Laboratory.

The analytical results for these samples are summarized in the table below. A copy of the laboratory analytical report is included in Appendix B of this document.

ENKON Environmental Services, Inc.
First Church of Christ Science - Birmingham, Michigan

SUMMARY OF THE LABORATORY ANALYSIS OF THE FINAL SOIL SAMPLES

	SS#1 mg/kg (ppm)	SS#2 mg/kg (ppm)	SS#3 mg/kg (ppm)	SS#4 mg/kg (ppm)	SS#5 mg/kg (ppm)	SS#6 mg/kg (ppm)	MDNR Limit (ppm)
BTEX							
Benzene	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	0.01
Ethylbenzene	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	0.01
Toluene	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	0.01
Xylenes	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	0.01
610 POLYNUCLEAR AROMATICS							
Naphthalene	<0.04	<0.04	<0.04	<0.04	<0.04	<0.04	0.04
Acenaphthylene	<0.06	<0.06	<0.06	<0.06	<0.06	<0.06	0.06
Acenaphthene	<0.04	<0.04	<0.04	<0.04	<0.04	<0.04	0.04
Fluorene	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	0.02
Phenathrene	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	0.02
Anthracene	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	0.02
Fluoranthene	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	0.02
Pyrene	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	0.02
Benzo(a)anthracene	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	0.02
Chrysene	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	0.02
Benzo(b)fluoranthene	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	0.02
Benzo(k)fluoranthene	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	0.02
Benzo(a)pyrene	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	0.02
Dibenzo(a,h)anthracene	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	0.02
Benzo(ghi)perylene	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	0.02
Indeno(1,2,3-cd)pyrene	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	0.02

SS#1 = Excavation zone; north wall composite
SS#2 = Excavation zone; east wall composite
SS#3 = Excavation zone; south wall composite
SS#4 = Excavation zone; west wall composite
SS#5 = Excavation floor; 1,000 gallon heating oil tank; north end
SS#6 = Excavation floor; 1,000 gallon heating oil tank; south end
MDNR = Michigan Department of Natural Resources Type A Criteria Limits

PLATE 1

CONCLUSION

As shown by the off-site analytical laboratory results, all the exposed soil surfaces of the U.S.T excavation zone at the First Church of Christian Science meet the **Michigan Department of Natural Resources Underground Storage Tank Type "A" Closure Criteria.**

It is the opinion of ENKON Environmental Services, Inc. that, no residual potential environmental impact to the surrounding soil and groundwater from the removal of the 1,000 gallon heating oil underground storage tank and approximately fifty cubic yards of soil from the First Church of Christian Science facility in Birmingham, Michigan appears evident.

Sincerely,
ENKON Environmental Services, Inc.

D. Rex Bleeker
Environmental Engineer

APPENDIX A - - -

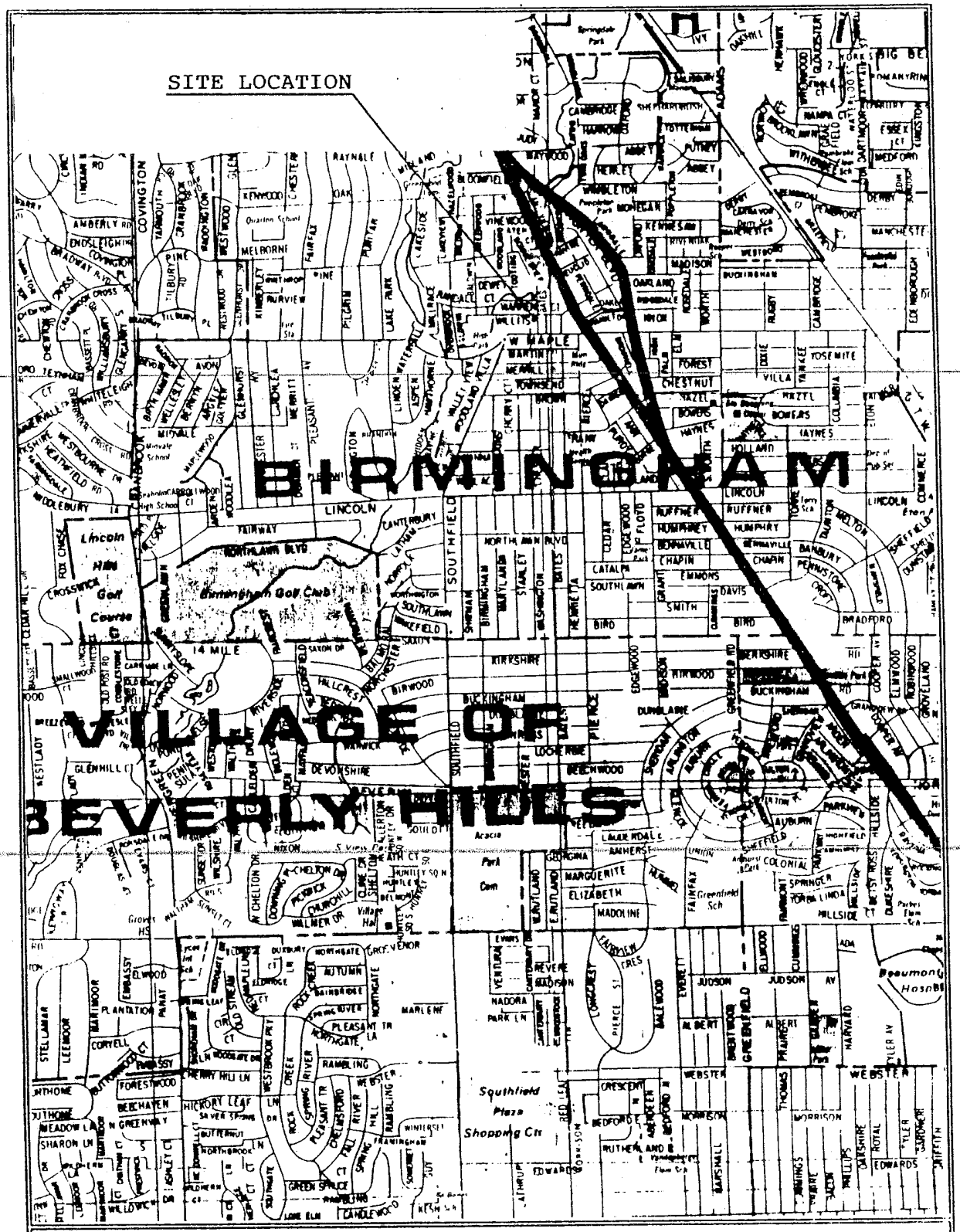
MAPS & DRAWINGS

I Site Location

II Soil Sample Locations

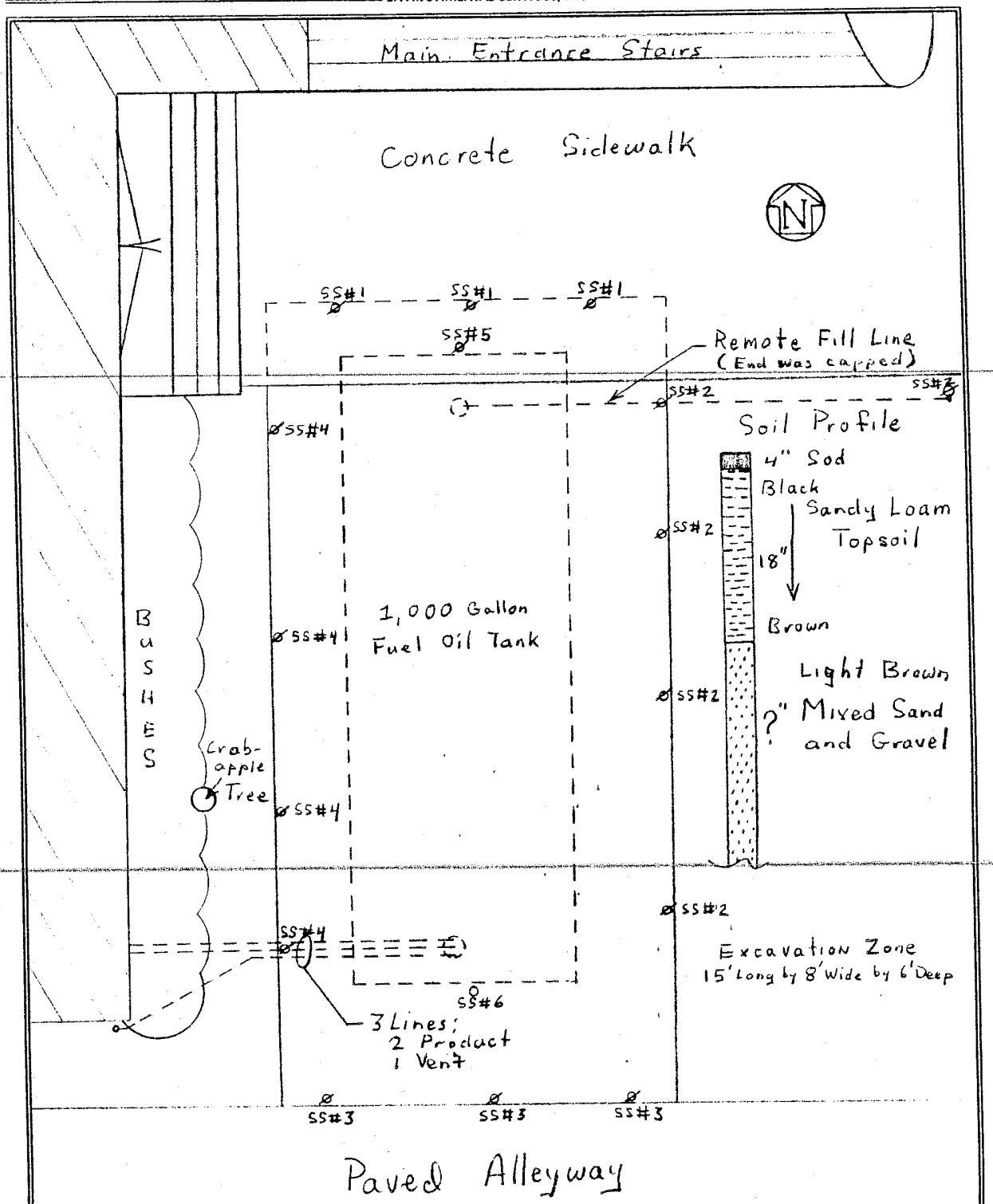
ENKON

ENVIRONMENTAL SERVICES, INC



Project: First Church of Christ Science - 191 North Chester

ENKON
ENVIRONMENTAL SERVICES, INC



Project: 1st Church of Chris. Sci.	Date: 10/18/90	Scale: None

APPENDIX B - - -

LABORATORY ANALYTICAL RESULTS

I *Definitions*

II *EP Toxicity Limits*

III *TCLP Limits*

IV *MDNR Petroleum Hydrocarbon Limits*

V *Published Laboratory Results*

EXPLANATION OF THE SYMBOLS USED

BTEX = An acronym for benzene, toluene, ethyl benzene, xylenes.
EPTOX = Extraction Procedure Toxicity; a 24 hour acidic water extraction procedure followed by analysis of the extract for pH, corrosivity, 10 metals, and 24 organic compounds.
MDL = Minimum Detection Level; the lowest analytical quantity which can be detected by the instrument. Varies from instrument to instrument and method to method. A series of general guidelines are usually provided for reference.
mg/kg = milligrams per kilogram (equivalent to ppm). These units are used with solid (dry weight) materials.
mg/L = milligrams per Liter (equivalent to ppm). These units are used with liquid materials.
PAH = An acronym for polynuclear aromatic hydrocarbons; a class of multi-ring organic molecules (also called PNA).
PNA = See PAH
ppb = parts per billion; the number of units out of a total of one billion units (units of weight - usually micrograms).
ppm = parts per million; the number of units out of a total of one million units (units of weight - usually milligrams).
TPH = Total petroleum hydrocarbons; the combined total of all the analyzed petroleum hydrocarbon concentrations.
ug/kg = micrograms per kilogram (equivalent to ppb). These units are used with solid (dry weight) materials.
ug/L = micrograms per Liter (equivalent to ppb). These units are used with liquid materials.

CORROSIVITY = A material with a pH of 2.0 or less or 12.5 or more. The standard is the ability to corrode bare steel at a rate of 1/4 inch or more per year under specific test conditions.
FLASH POINT = The temperature at which a liquid or solid gives off enough vapor to form an ignitable mixture with the air above the material's surface.
IGNITABILITY = The temperature at which the material or it's vapors catches fire in an enclosed place and in the presence of a source of ignition (usually expressed as the Flash Point.)
pH = A measure of the acidity or alkalinity of a material. It is represented by a number which is the logarithm of the reciprocal of the hydrogen ion concentration of a solution.
REACTIVITY = A partial definition is; a cyanide- or sulfide-bearing material which, when exposed to pH conditions between 2.0 and 12.5 emits toxic fumes in dangerous quantities.

1 gram = 1,000 milligrams = 1,000,000 micrograms
1 Liter (H_2O) = 1 kilogram = 1,000 grams = 1,000,000 milligrams = 1,000,000,000 micrograms

ENKON Environmental Services, Inc.
First Church of Christ Science - Birmingham, Michigan

EP Toxicity Characteristics by EPA Method 1310

Analyte	Minimum Detection Limit	Maximum Limit for Nonhazardous
Ignitability, F° EPA Method 1010	Not Applicable	> 140 F°
Corrosivity, pH Units EPA M 9040	Not Applicable	2.0<X<12.5
Reactivity; as Cyanide, EPA 9010	1.00 mg/kg	250 mg/kg
Reactivity; as Sulfide, EPA 9030	1.00 mg/kg	500 mg/kg
Arsenic, EP Tox., EPA Meth. 7060	0.05 mg/kg	5.0 mg/kg
Barium, EP Tox., EPA Method 7080	0.10 mg/kg	100.0 mg/kg
Cadmium, EP Tox., EPA Meth. 7130	0.01 mg/kg	1.0 mg/kg
Chromium, EP Tox., EPA Meth 7190	0.05 mg/kg	5.0 mg/kg
Copper, EP Tox., EPA Method 7210	0.01 mg/kg	100.0 mg/kg
Lead, EP Tox., EPA Method 7420	0.01 mg/kg	5.0 mg/kg
Mercury, EP Tox., EPA Meth. 7470	0.01 mg/kg	0.2 mg/kg
Selenium, EP Tox., EPA Meth 7740	0.05 mg/kg	1.0 mg/kg
Silver, EP Tox., EPA Method 7760	0.01 mg/kg	5.0 mg/kg
Zinc, EP Tox., EPA Method 7950	0.01 mg/kg	500.0 mg/kg
Endrin EPA Method 8080 (1,2,3,4,10,10-hexachlroro-1,7-Epoxy-1,4,4a,5,6,7,8,8a octahydro 1,4-endo, endo-5.8-dimethanonaphthalene)	0.006 mg/kg	0.020 mg/kg
Lindane EPA Method 8080 (1,2,3,4,5,6-hexa-chlorocyclo-hexane, gamma isomer)	0.076 mg/kg	0.400 mg/kg
Methoxychlor EPA Method 8080 (1,1,1-trichloro-2,2-bis (p-methoxyphenly)ethane)	0.0001 mg/kg	10.0 mg/kg
Toxaphene EPA Method 8080 ($C_{10}H_{10}Cl_8$. Technical chlorinated camphene, 67-69 % Cl)	0.001 mg/kg	0.5 mg/kg
2,4,D EPA Method 8150 2,4-D(2,4-Dichlorophenoxyacetic Acid)	0.001 mg/kg	10.0 mg/kg
2,4,5-TP EPA Method 8150 2,4,5 TP Silvex (2,4,5-Trichloro-phenoxyproprionic acid)	0.001 mg/kg	1.0 mg/kg

ENKON Environmental Services, Inc.
First Church of Christ Science - Birmingham, Michigan

TCLP Waste Characterization

Analyte	Minimum Detection Limit in soil (ppm)	Maximum Nonhazardous Material Limit (ppm)
GENERAL CHARACTERISTICS		
Flash Point	Not Applicable	140° F
Corrosivity (pH)	Not Applicable	<2.0 or >12.5
Reactivity as Cyanide	1.0	Level determined
Reactivity as Sulfide	1.0	for each case.
METALS (TCLP Extraction)		
Arsenic (As)	0.05	5.0
Barium (Ba)	0.01	100.0
Cadmium (Cd)	0.01	1.0
Chromium (Cr)	0.05	5.0
Lead (Pb)	0.01	5.0
Mercury (Hg)	0.01	0.2
Selenium (Se)	0.01	1.0
Copper (Cu) [MDNR only]	0.01	100.0
Zinc (Zn) [MDNR only]	0.01	500.0
VOLATILE ORGANIC COMPOUNDS (Zero Headspace Extraction)		
Benzene	0.005	0.5
Carbon Tetrachloride	0.005	0.5
Chlorobenzene	0.005	100.0
Chloroform	0.005	6.0
1,4-Dichlorobenzene	0.005	7.5
1,2-Dichloroethane	0.005	0.5
1,1-Dichloroethylene	0.005	0.7
Methyl Ethyl Ketone	0.050	200.0
Pyridine	Not Detected	5.0
Tetrachloroethylene	0.005	0.7
Trichloroethylene	0.005	0.5
Vinyl Chloride	0.010	0.2
ACID EXTRACTABLES (TCLP Extraction)		
o-Cresol	0.660	200.0
m-Cresol	0.660	200.0
p-Cresol	0.660	200.0
Cresol (total)	0.660	200.0
Pentachlorophenol	0.660	100.0
2,4,5-Trichlorophenol	0.660	400.0
2,4,6-Trichlorophenol	0.660	2.0
BASE NEUTRAL COMPOUNDS (TCLP Extraction)		
Hexachlorobenzene	0.660	0.13
Hexachloro-1,3-butadiene	0.660	0.5
Hexachloroethane	0.660	3.0
Nitrobenzene	0.660	2.0
2,4-Dinitrotoluene	0.660	0.13
PESTICIDES (TCLP Extraction)		
Endrin	0.006	0.02
Lindane	0.076	0.4
Methoxychlor	0.017	10.0
Chlordane	0.0017	0.03
Heptachlor	0.0017	0.008
HERBACIDES (TCLP Extraction)		
2,4-D	0.001	10.0
2,4,5-TP (Silvex)	0.001	1.0

ENKON Environmental Services, Inc.
First Church of Christ Science - Birmingham, Michigan

Michigan DNR Recommended Maximum Concentration Levels Criteria for Petroleum Hydrocarbons in Soil and Water
(All values are expressed in parts per million-ppm)

	Type "A" Criteria*		Type "B" Criteria	
	Soil	Groundwater	Soil	Groundwater
BTEX				
Benzene	0.010	0.001	0.020	0.001
Ethylbenzene	0.010	0.001	0.600	0.030
Toluene	0.010	0.001	0.800	0.040
Xylenes	0.010	0.001	0.400	0.020
MTBE				
Methyl(tert)butylether	0.010	0.001	0.400	0.020
610 POLYNUCLEAR AROMATICS				
Acenaphthene	0.020	0.003	8.000	0.400
Acenaphthylene*	0.060	0.006	0.060	0.006
Anthracene	0.020	0.003	40.000	2.000
Benzo(a)anthracene	0.020	0.003+	0.100	0.003
Benzo(a)pyrene	0.020	0.003+	0.100	0.003
Benzo(b)fluoranthene	0.020	0.003+	0.100	0.003
Benzo(ghi)perylene*	0.020	0.003	0.100	0.003
Benzo(k)fluoranthene	0.020	0.003+	0.100	0.003
Chrysene	0.020	0.003+	0.100	0.003
Dibenzo(a,h)anthracene	0.020	0.003+	0.100	0.003
Fluoranthene	0.020	0.003	6.000	0.300
Fluorene	0.020	0.003	6.000	0.300
Indeno(1,2,3-cd)pyrene	0.020	0.003+	0.100	0.003
Naphthalene	0.040	0.004	8.000	0.400
Phenathrene*	0.020	0.003	0.020	0.003
Pyrene	0.020	0.003	4.000	0.200

* Values are the method of detection's limit.
\+ When criteria are below method of detection limits, target remediation levels are method of detection limits.

ENKON
ENVIRONMENTAL SERVICES, INC

CHAIN OF CUSTODY RECORD

Client: First Church of Christian Science

Location: 191 North Chester Birmingham 48009

Investigator: D Rex Bleeker

Item #	Date	Time	Grab Comp.	Type of Analysis	Description of Sample
1	10/17		C	BTEX/PNA	North Wall Composite
2	10/17		C	BTEX/PNA	East Wall Composite
3	10/17		C	BTEX/PNA	South Wall Composite
4	10/17		C	BTEX/PNA	West Wall Composite
5	10/17		G	BTEX/PNA	Exc Floor N Tank End
6	10/17		G	BTEX/PNA	Exc Floor S Tank End
7	10/17		C	EP-TOX metals & Flash Corrosivity Reactivity BTEX, PCB	Waste Soil Composite

Date: 10/18/90 Relinquish D Rex Bleeker D Rex Bleeker Recipient Joseph P Sullivan JOSEPH P. SULLIVAN

Date: 10/18/90 Relinquish Joseph P Sullivan JOSEPH P. SULLIVAN Recipient Sandy Miller SANDY MILLER

Date: _____ Relinquish _____ Recipient _____

Date: _____ Relinquish _____ Recipient _____

Date: _____ Relinquish _____ Recipient _____

ENKON ENVIRONMENTAL SERVICES
CAL REPORT# 9935

SAMPLES RECEIVED 10/18/90

LAB# 9221405 FIRST CHURCH OF CHRISTIAN SCIENCE NORTH WALL COMPOSITE
LAB# 9221406 FIRST CHURCH OF CHRISTIAN SCIENCE EAST WALL COMPOSITE
LAB# 9221407 FIRST CHURCH OF CHRISTIAN SCIENCE SOUTH WALL COMPOSITE
LAB# 9221408 FIRST CHURCH OF CHRISTIAN SCIENCE WEST WALL COMPOSITE
LAB# 9221409 FIRST CHURCH OF CHRISTIAN SCIENCE EXC. FLOOR N. TANK END
LAB# 9221410 FIRST CHURCH OF CHRISTIAN SCIENCE EXC. FLOOR S. TANK END

LAB#	9221405	9221406	9221407	9221408	9221409	9221410
UNITS	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
BETX						
Benzene	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
Ethylbenzene	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
Toluene	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
Xylenes	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
610 POLYNUCLEAR AROMATICS						
Naphthalene	< 0.04	< 0.04	< 0.04	< 0.04	< 0.04	< 0.04
Acenaphthylene	< 0.06	< 0.06	< 0.06	< 0.06	< 0.06	< 0.06
Acenaphthene	< 0.04	< 0.04	< 0.04	< 0.04	< 0.04	< 0.04
Fluorene	< 0.02	< 0.02	< 0.02	< 0.02	< 0.02	< 0.02
Phenanthrene	< 0.02	< 0.02	< 0.02	< 0.02	< 0.02	< 0.02
Anthracene	< 0.02	< 0.02	< 0.02	< 0.02	< 0.02	< 0.02
Fluoranthene	< 0.02	< 0.02	< 0.02	< 0.02	< 0.02	< 0.02

Canton Analytical Laboratory, Inc.
(313) 483-7430 FAX (313) 545-1541

ENKON ENVIRONMENTAL SERVICES
CAL REPORT# 9935

SAMPLES RECEIVED 10/18/90

LAB#	9221405	9221406	9221407	9221408	9221409	9221410
UNITS	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
Pyrene	< 0.02	< 0.02	< 0.02	< 0.02	< 0.02	< 0.02
Benzo(a)anthracene	< 0.02	< 0.02	< 0.02	< 0.02	< 0.02	< 0.02
Chrysene	< 0.02	< 0.02	< 0.02	< 0.02	< 0.02	< 0.02
Benzo(b)fluoranthene	< 0.02	< 0.02	< 0.02	< 0.02	< 0.02	< 0.02
Benzo(k)fluoranthene	< 0.02	< 0.02	< 0.02	< 0.02	< 0.02	< 0.02
Benzo(a)pyrene	< 0.02	< 0.02	< 0.02	< 0.02	< 0.02	< 0.02
Dibenzo(a,h)anthracene	< 0.02	< 0.02	< 0.02	< 0.02	< 0.02	< 0.02
Benzo(ghi)perylene	< 0.02	< 0.02	< 0.02	< 0.02	< 0.02	< 0.02
Indeno(1,2,3-cd)pyrene	< 0.02	< 0.02	< 0.02	< 0.02	< 0.02	< 0.02

Canton Analytical Laboratory, Inc.
(313) 483-7430 FAX (313) 545-1541

ENKON ENVIRONMENTAL SERVICES
CAL REPORT# 9935

SAMPLES RECEIVED 10/18/90

LAB# 9221411 FIRST CHURCH OF CHRISTIAN SCIENCE WASTE SOIL COMPOSITE

LAB#	9221411
WASTE CHARACTERIZATION, DNR2	
Ignitibility, Deg. F	> 200*N
Corrosivity, pH Units	8.3
REACTIVITY	
As Cyanide, mg/kg	< 0.05
as Sulfide, mg/kg	< 0.5
Arsenic, EP Tox., mg/l	< 0.43
Barium, EP Tox., mg/l	0.12
Cadmium, EP Tox., mg/l	0.02
Chromium, Tot., EP Tox, mg/l	< 0.02
Copper, EP Tox., mg/l	< 0.02
Lead, EP Tox., mg/l	< 0.09
Mercury, EP Tox., mg/l	< 0.003
Selenium, EP Tox., mg/l	< 0.020
Silver, EP Tox., mg/l	< 0.03
Zinc, EP Tox., mg/l	1.6

*YES/NO, CAPACITY TO SUSTAIN BURNING AFTER BEING FLAMED.

Canton Analytical Laboratory, Inc.
(313) 483-7430 FAX (313) 545-1541

ENKON ENVIRONMENTAL SERVICES
CAL REPORT# 9935

SAMPLES RECEIVED 10/18/90

LAB#	9221411
UNITS	mg/kg
BETX	
Benzene	0.11
Ethylbenzene	5.4
Toluene	0.087
Xylenes	2.8
PCB'S BY AROCHLOR	
PCB-1016	< 5.0*
PCB-1221	< 5.0*
PCB-1232	< 5.0*
PCB-1242	< 5.0*
PCB-1248	< 5.0*
PCB-1254	< 5.0*
PCB-1260	< 5.0*
PCB-1262	< 5.0*
PCB, Total	< 5.0*

*Higher level of detection due to matrix interference.

Canton Analytical Laboratory, Inc.
(313) 483-7430 FAX (313) 545-1541

APPENDIX C - - -

EQUIPMENT DESCRIPTIONS

I *Organic Vapor Analyzer Instrument Description*

II *Procedure for Testing Soil for the Presence of Organic Vapors*

ENKON Environmental Services, Inc.
First Church of Christ Science - Birmingham, Michigan

ORGANIC VAPOR ANALYZER INSTRUMENT DESCRIPTION

The Foxboro Instruments "Century" Model 128 ORGANIC VAPOR ANALYZER is a sensitive instrument designed to measure trace quantities of organic materials in air. It is essentially a flame ionization detector such as utilized in laboratory gas chromatographs and has similar analytical capacities. The flame ionization detector is an almost universal detector for organic compounds with the sensitivity to measure in the parts per million range (V/V) in the presence of such interfering gases such as atmospheric moisture, nitrogen dioxides, carbon monoxide, and carbon dioxide.

In general, the hydrogen flame ionization detector is more sensitive for hydrocarbons than any other class of organic compounds. The response of the detector varies from compound to compound, but gives repeatable results with all types of hydrocarbons; i.e., saturated hydrocarbons (alkanes), unsaturated hydrocarbons, (alkenes and alkynes) and aromatic hydrocarbons.

The instrument consists of a portable, self contained eight inch by twelve inch by sixteen inch case containing the electronics, the sampling air pump, valves, plumbing, hydrogen gas storage cylinder, and flame oxidation chamber. The case has a hand held probe attached to it by an eighteen inch long cable. The hand held probe contains both the sample up-take tube and the analog concentration display meter.

Volatile organic carbon vapors in air are detected when the hand held probe draws them into the instrument using a stream of air. The sampled air is passed through a chamber containing a hydrogen flame. Any combustible organic carbon vapors present in the air stream are burned by the hydrogen flame. The combustion products of most carbon containing vapors (carbon dioxide, carbon monoxide and the FREON family of gases excluded) produce charged ions. The instrument is configured to collect these charged products on a special collector plate located in the combustion chamber. The accumulation of the charged particles on this plate increases the amount of electric current passing through the plate charging circuit, creating an electrical signal which is then

converted to a meter reading for display on the instrument's dial meter.

The electronics are configured to ensure that there is a direct correlation between the amount of collected ions and the displayed concentration values. This allows the operator to calibrate the meter to provide specific concentration readings for a particular gas. Most of the time methane gas in air (CH_4) is used to perform the calibration. Although other gases can be used.

Prior to operation, the instrument is calibrated as follows. First the indicating dial meter is "zeroed" out by drawing clean air (air passed through an activated charcoal cartridge) through the probe and adjusting the "zero" control. Next a commercially prepared gas mixture (usually 100 ppm methane [CH_4] in air) is introduced into the instrument and the "gain" control adjusted until the reading on the dial meter corresponds to the concentration of the gas mixture. Next the linearity is set by switching to the next higher "readout-scale" setting and adjusting the set screw located in the face of the analog display to correspond to the correct reading. This allows the detector to accurately respond to the concentration of volatile organic carbon vapors across three magnitudes of concentration; 1 to 10 ppm, 10 to 100 ppm, and 100 to 1000 ppm.

PROCEDURE FOR TESTING SOIL FOR THE PRESENCE OF ORGANIC VAPORS

The analysis for the presence of organic vapors entrained in a soil or water sample is accomplished by filling a clean pint jar about three quarters full with the material in question. The jar opening is covered with a layer of aluminum foil and the lid loosely replaced on the jar. The sample is then allowed to warm-up for a short period of time (usually a couple of minutes) to allow the material to outgas any entrained vapors. The operator then removes the lid and inserts the tip of the hand held probe through the layer of aluminum foil into the upper portion of the jar and obtains a reading. This process is usually referred to as "Head Space Analysis".

Rhono
FY Heth

D & H RICHMAN, INC.
1095 Union Lake Road -- Union Lake, MI 48085
Telephone #(313)363-3110
Fax No. #(313)363-2308

Fax Transmission

TO: Oladipo Oyinsan - Detroit District Supv. for DNR

DATE: October 19, 1990

FAX NO.: 313/953-0243

FROM: Karen Provenzano

SUBJECT: Notice for removal of contaminated soils

REPLY REQUESTED: ( ) YES (x) NO

COMMENTS:

PLEASE ACCEPT THIS AS OUR 48 HOUR NOTICE THAT REMOVAL OF CONTAMINATED SOILS WILL OCCUR ON OR AFTER TUESDAY, OCTOBER 23, 1990 AT THE FOLLOWING JOBSITES:

MILLER [illegible]IPMENT - AT 32910 PLYMOUTH ROAD IN LIVONIA

✓ JEANS H[illegible]WARE - AT 29950 TWELVE MILE IN FARMINGTON HILLS

? METRO NEON [illegible] - AT 23544 HOOVER ROAD IN WARREN

FILE FIRST CHURCH OF CHRIST - AT 191 N. CHESTER IN BIRMINGHAM

ST. C[illegible]R COUNTY (CAPEC) - AT 21 AIRPORT DRIVE IN PORT HU[illegible]N

NOTE: If any part of this transmission was missing or unreadable please note it on your copy of this cover sheet and fax it back to us for retransmission.

TOTAL P.01

Appendix 6
Aerial Photographs

191 N. Chester
191 N. Chester
Birmingham, MI 48009

Inquiry Number: 4225651.9
March 05, 2015

The EDR Aerial Photo Decade Package

6 Armstrong Road, 4th Floor
Shelton, Connecticut 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Aerial Photo Decade Package

Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

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Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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Date EDR Searched Historical Sources:

Aerial Photography March 05, 2015

Target Property:

191 N. Chester

Birmingham, MI 48009

Year	***Scale***	***Details***	***Source***
1937	Aerial Photograph. Scale: 1"=500'	Flight Year: 1937	EDR
1949	Aerial Photograph. Scale: 1"=500'	Flight Year: 1949	USGS
1952	Aerial Photograph. Scale: 1"=500'	Flight Year: 1952	USGS
1956	Aerial Photograph. Scale: 1"=500'	Flight Year: 1956	USGS
1967	Aerial Photograph. Scale: 1"=500'	Flight Year: 1967	USGS
1972	Aerial Photograph. Scale: 1"=500'	Flight Year: 1972	USGS
1976	Aerial Photograph. Scale: 1"=500'	Flight Year: 1976	USGS
1983	Aerial Photograph. Scale: 1"=500'	Flight Year: 1983	USGS
1987	Aerial Photograph. Scale: 1"=500'	Flight Year: 1987	USGS
1997	Aerial Photograph. Scale: 1"=500'	Flight Year: 1997	USGS
1999	Aerial Photograph. Scale: 1"=500'	/DOQQ - acquisition dates: 1999	USGS/DOQQ
2005	Aerial Photograph. Scale: 1"=500'	Flight Year: 2005	USDA/NAIP
2009	Aerial Photograph. Scale: 1"=500'	Flight Year: 2009	USDA/NAIP
2010	Aerial Photograph. Scale: 1"=500'	Flight Year: 2010	USDA/NAIP
2012	Aerial Photograph. Scale: 1"=500'	Flight Year: 2012	USDA/NAIP

INQUIRY #: 4225651.9
YEAR: 1937
= 500'
N
EDR

INQUIRY #: 4225651.9
YEAR: 1949
= 500'
N
EDR

INQUIRY #: 4225651.9
YEAR: 1952
= 500'
N
EDR

INQUIRY #: 4225651.9
YEAR: 1956
= 500'
N
EDR

INQUIRY #: 4225651.9
YEAR: 1967
= 500'
N
EDR

INQUIRY #: 4225651.9
YEAR: 1972
= 500'
N
EDR

INQUIRY #: 4225651.9
YEAR: 1976
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EDR

INQUIRY #: 4225651.9
YEAR: 1983
= 500'
N
EDR

INQUIRY #: 4225651.9
YEAR: 1987
= 500'
N
EDR

INQUIRY #: 4225651.9
YEAR: 1997
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N
EDR

INQUIRY #: 4225651.9
YEAR: 1999
= 500'
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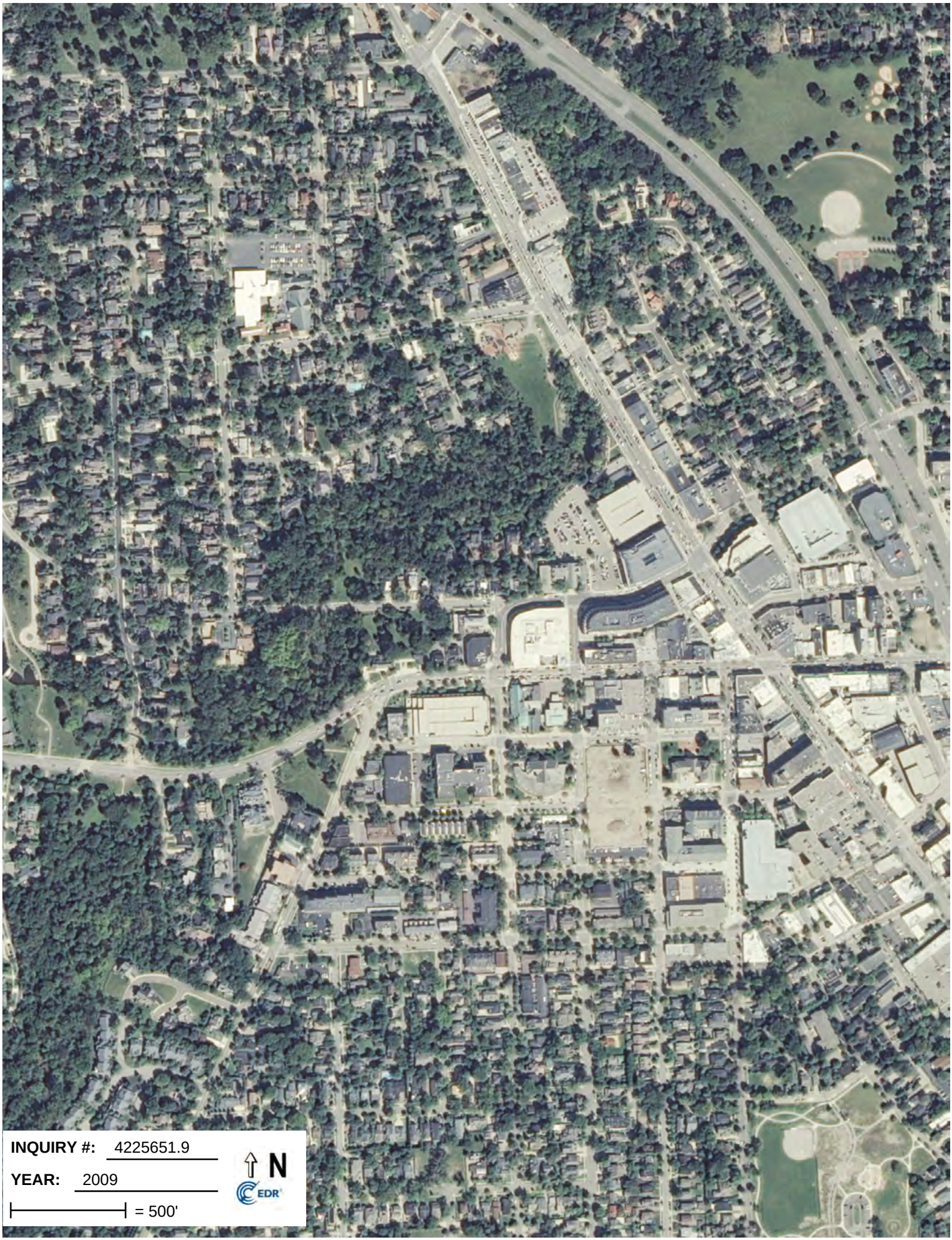
EDR

INQUIRY #: 4225651.9
YEAR: 2005
= 500'
N
EDR


INQUIRY #: 4225651.9
YEAR: 2009
= 500'
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EDR

INQUIRY #: 4225651.9
YEAR: 2010
= 500'
N
EDR

INQUIRY #: 4225651.9
YEAR: 2012
= 500'
N
EDR

Appendix 7
Topographic Maps

191 N. Chester
191 N. Chester
Birmingham, MI 48009

Inquiry Number: 4225651.4
March 05, 2015

EDR Historical Topographic Map Report

6 Armstrong Road, 4th Floor
Shelton, Connecticut 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Historical Topographic Map Report

Environmental Data Resources, Inc.s (EDR) Historical Topographic Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDRs Historical Topographic Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the early 1900s.

Thank you for your business.
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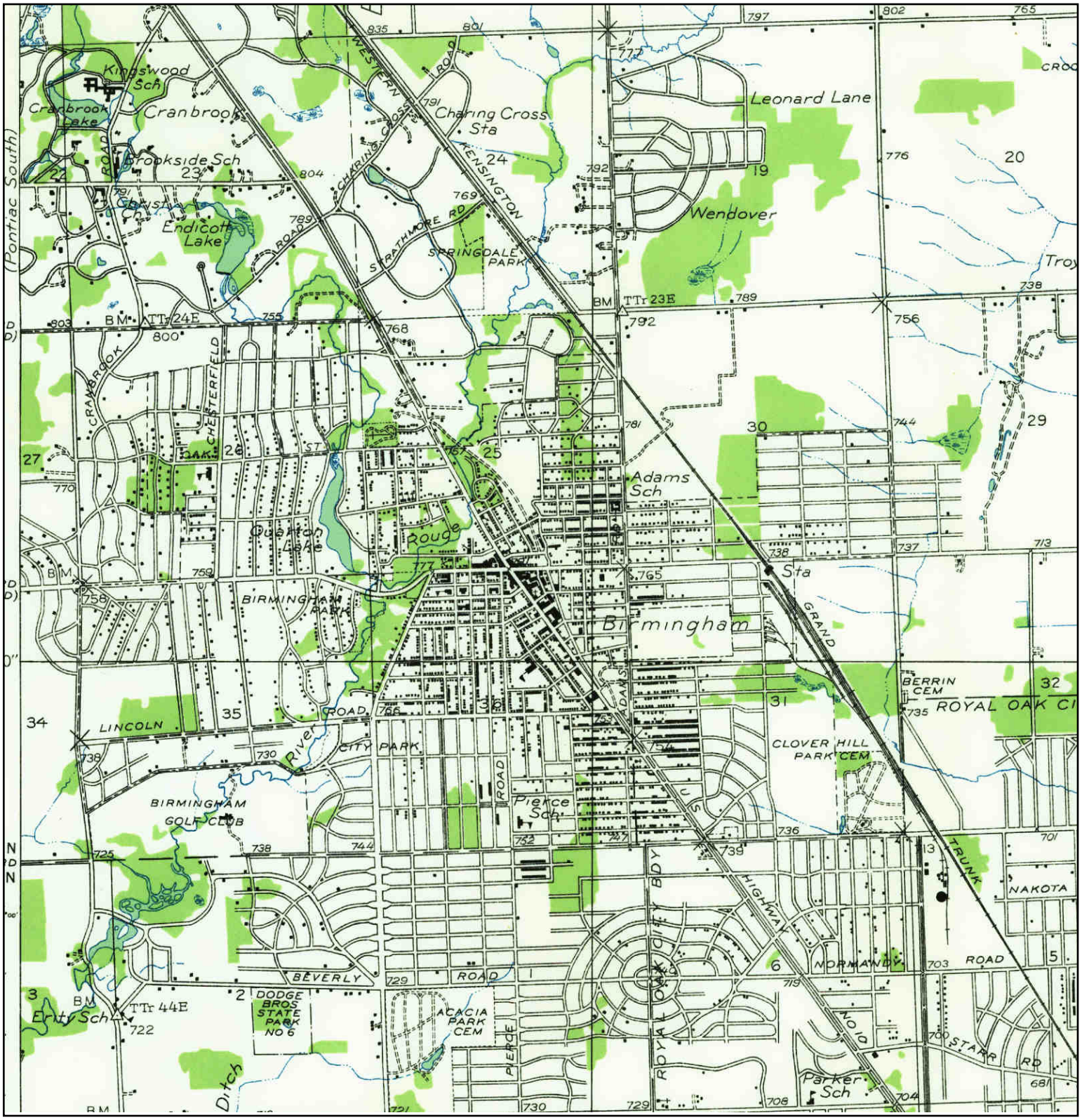
Historical Topographic Map

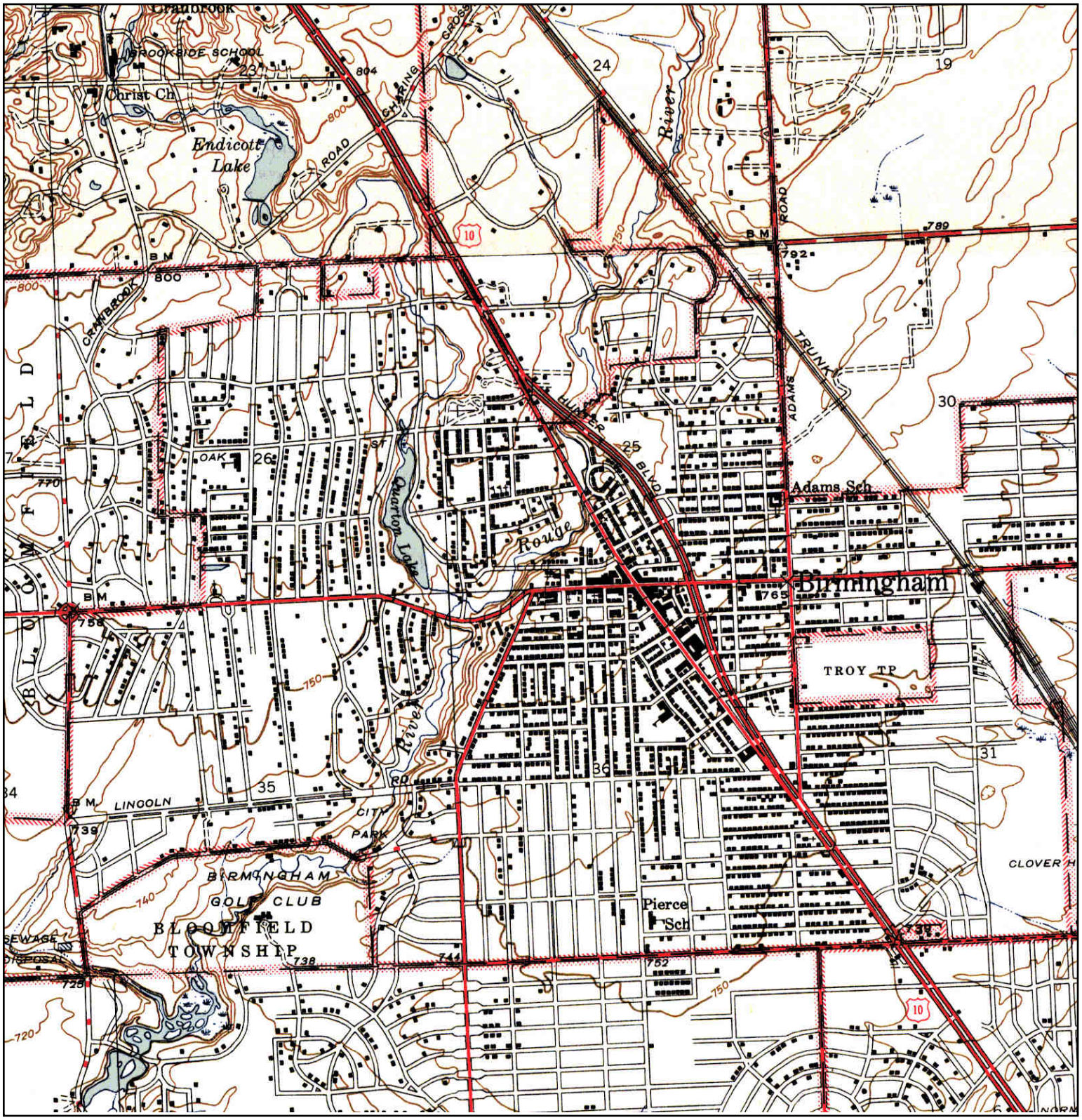
N	TARGET QUAD NAME: ROCHESTER MAP YEAR: 1908 SERIES: 15 SCALE: 1:62500	SITE NAME: 191 N. Chester ADDRESS: 191 N. Chester Birmingham, MI 48009 LAT/LONG: 42.5472 / -83.2187	CLIENT: Performance Environmental CONTACT: Julie Pratt INQUIRY#: 4225651.4 RESEARCH DATE: 03/05/2015

Historical Topographic Map



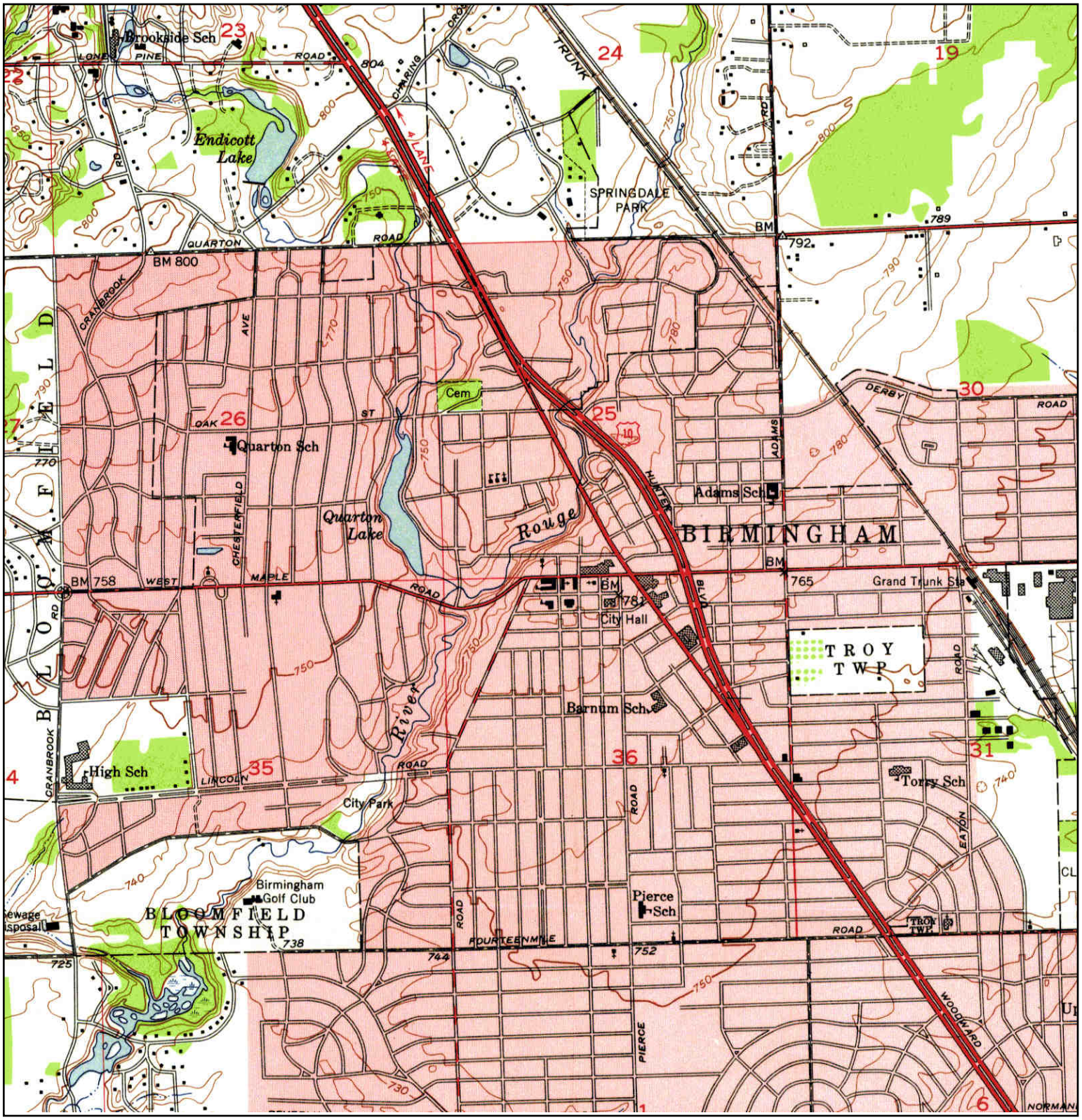
N	TARGET QUAD NAME: BIRMINGHAM MAP YEAR: 1936 SERIES: 7.5 SCALE: 1:31680	SITE NAME: 191 N. Chester ADDRESS: 191 N. Chester Birmingham, MI 48009 LAT/LONG: 42.5472 / -83.2187	CLIENT: Performance Environmental CONTACT: Julie Pratt INQUIRY#: 4225651.4 RESEARCH DATE: 03/05/2015

Historical Topographic Map



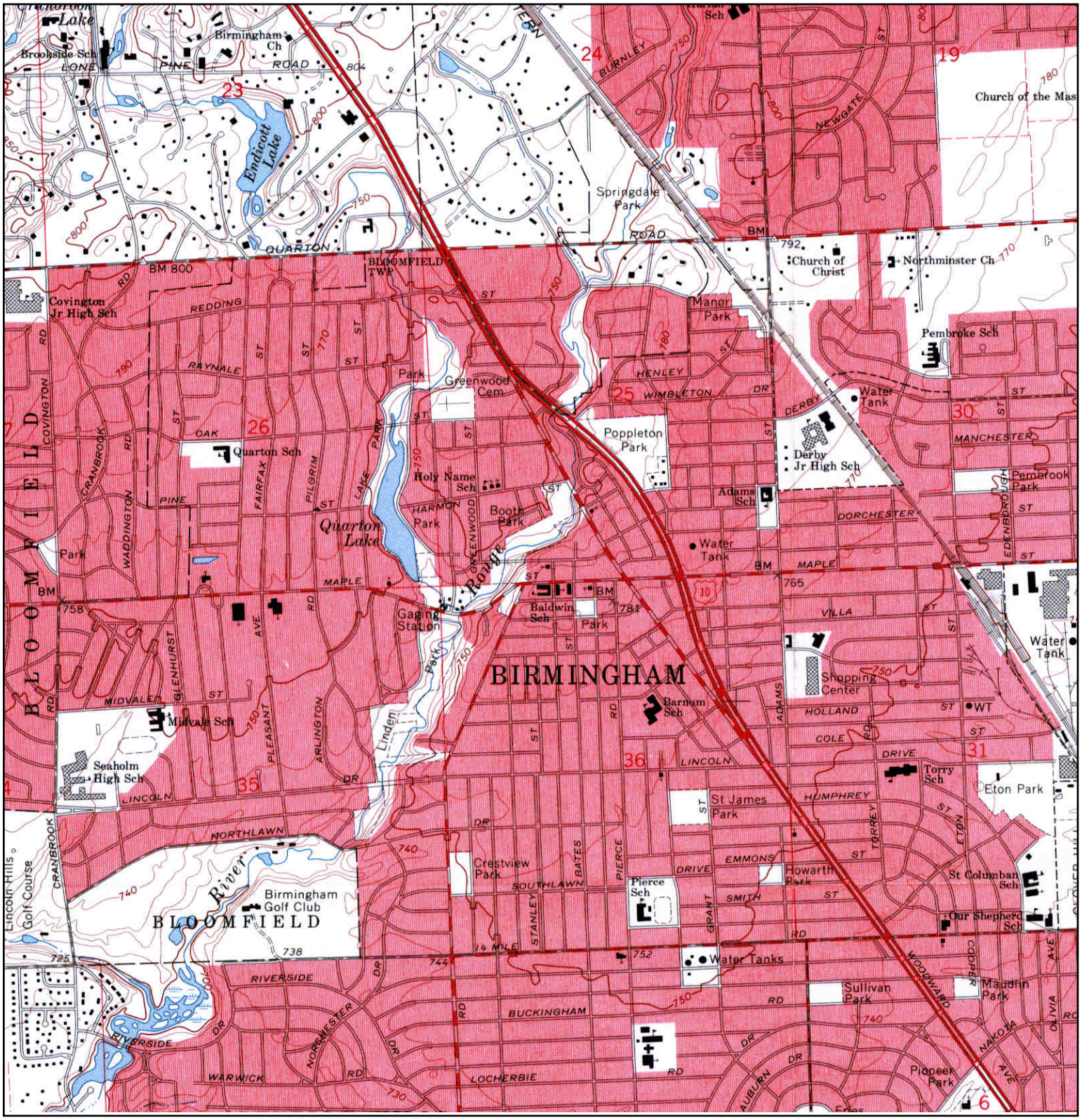
N	TARGET QUAD NAME: BIRMINGHAM MAP YEAR: 1945 SERIES: 7.5 SCALE: 1:24000	SITE NAME: 191 N. Chester ADDRESS: 191 N. Chester Birmingham, MI 48009 LAT/LONG: 42.5472 / -83.2187	CLIENT: Performance Environmental CONTACT: Julie Pratt INQUIRY#: 4225651.4 RESEARCH DATE: 03/05/2015

Historical Topographic Map



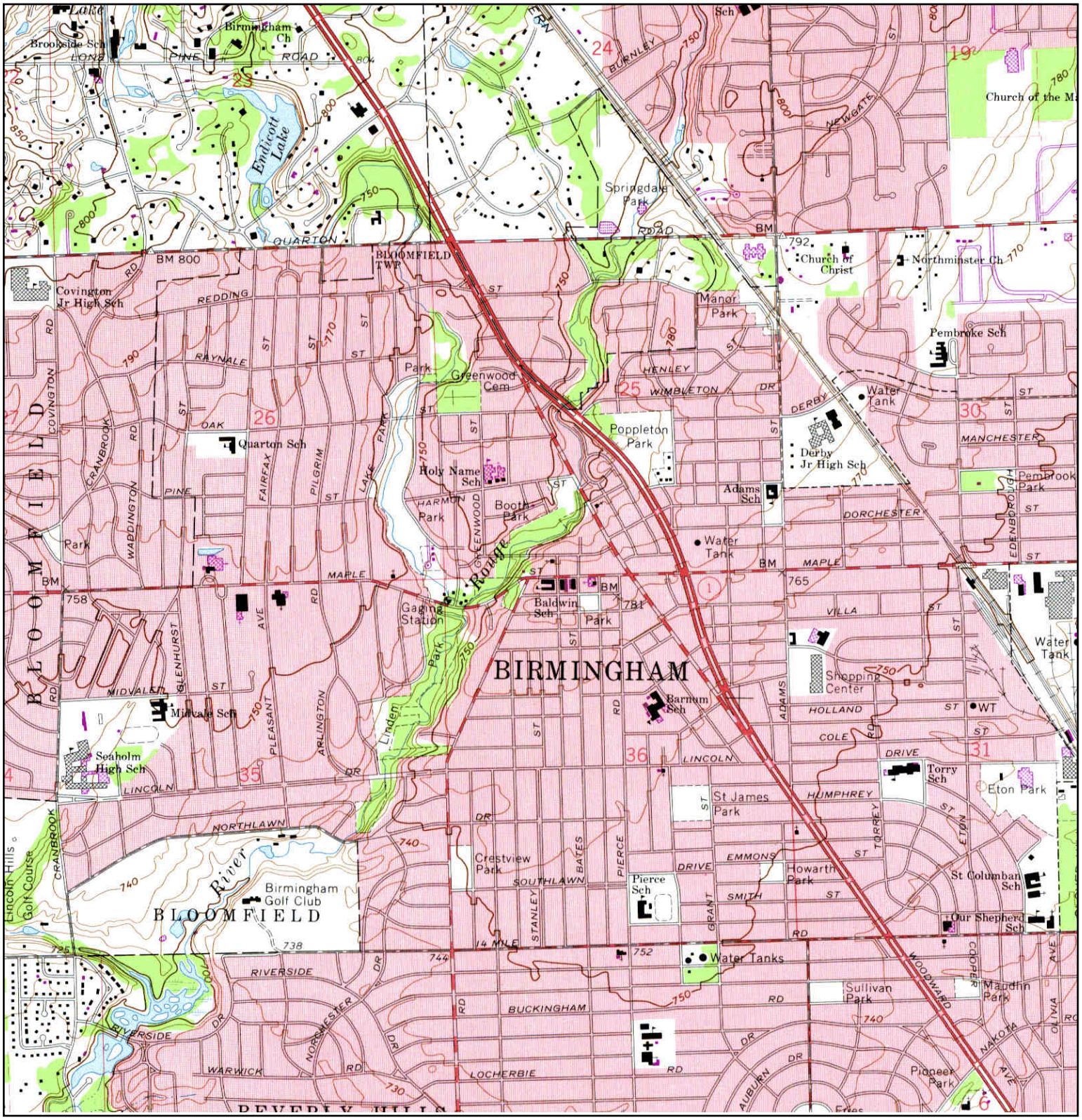
N	TARGET QUAD NAME: BIRMINGHAM MAP YEAR: 1952 SERIES: 7.5 SCALE: 1:24000	SITE NAME: 191 N. Chester ADDRESS: 191 N. Chester Birmingham, MI 48009 LAT/LONG: 42.5472 / -83.2187	CLIENT: Performance Environmental CONTACT: Julie Pratt INQUIRY#: 4225651.4 RESEARCH DATE: 03/05/2015

Historical Topographic Map



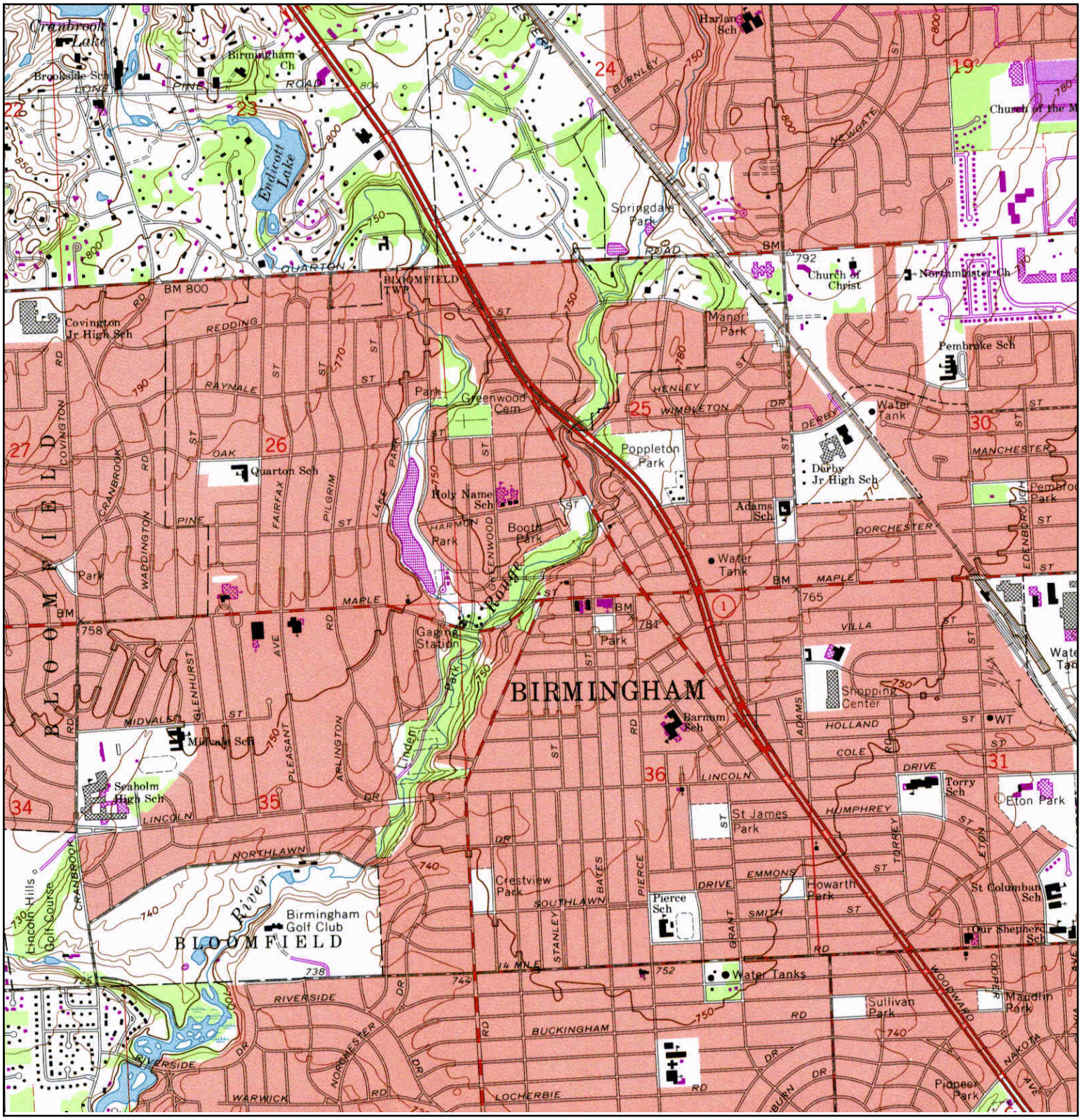
N	TARGET QUAD NAME: BIRMINGHAM MAP YEAR: 1968 SERIES: 7.5 SCALE: 1:24000	SITE NAME: 191 N. Chester ADDRESS: 191 N. Chester Birmingham, MI 48009 LAT/LONG: 42.5472 / -83.2187	CLIENT: Performance Environmental CONTACT: Julie Pratt INQUIRY#: 4225651.4 RESEARCH DATE: 03/05/2015

Historical Topographic Map



N	TARGET QUAD NAME: BIRMINGHAM MAP YEAR: 1973 PHOTOREVISED FROM :1968 SERIES: 7.5 SCALE: 1:24000	SITE NAME: 191 N. Chester ADDRESS: 191 N. Chester Birmingham, MI 48009 LAT/LONG: 42.5472 / -83.2187	CLIENT: Performance Environmental CONTACT: Julie Pratt INQUIRY#: 4225651.4 RESEARCH DATE: 03/05/2015

Historical Topographic Map



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Appendix 8
Sanborn Maps

191 N. Chester
191 N. Chester
Birmingham, MI 48009

Inquiry Number: 4225651.3
March 05, 2015

Certified Sanborn® Map Report

6 Armstrong Road, 4th Floor
Shelton, Connecticut 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

3/05/15

Site Name:	**Client Name:**
191 N. Chester	Performance Environmental
191 N. Chester	30553 Wixom Road
Birmingham, MI 48009	Wixom, MI 48393
EDR Inquiry # 4225651.3	Contact: Julie Pratt

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The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:

Site Name: 191 N. Chester
Address: 191 N. Chester
City, State, Zip: Birmingham, MI 48009
Cross Street:
P.O. # NA
Project: 151226
Certification # 9057-411B-BC55

Maps Provided:

1960 1910
1949
1931
1926
1921
1915

Sanborn® Library search results
Certification # 9057-411B-BC55

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- ✔ Library of Congress
- ✔ University Publications of America
- ✔ EDR Private Collection

The Sanborn Library LLC Since 1866™

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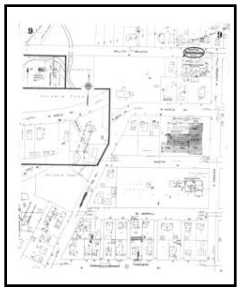
Sanborn Sheet Thumbnails

This Certified Sanborn Map Report is based upon the following Sanborn Fire Insurance map sheets.

1960 Source Sheets

Volume 1, Sheet 2



Volume 1, Sheet 9

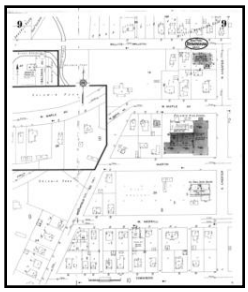
1949 Source Sheets

Volume 1, Sheet 2

Volume 1, Sheet 9

1931 Source Sheets

Volume 1, Sheet 2



Volume 1, Sheet 9

1926 Source Sheets

Volume 1, Sheet 2

Volume 1, Sheet 4

Volume 1, Sheet 6

1921 Source Sheets

Volume 1, Sheet 2

Volume 1, Sheet 3

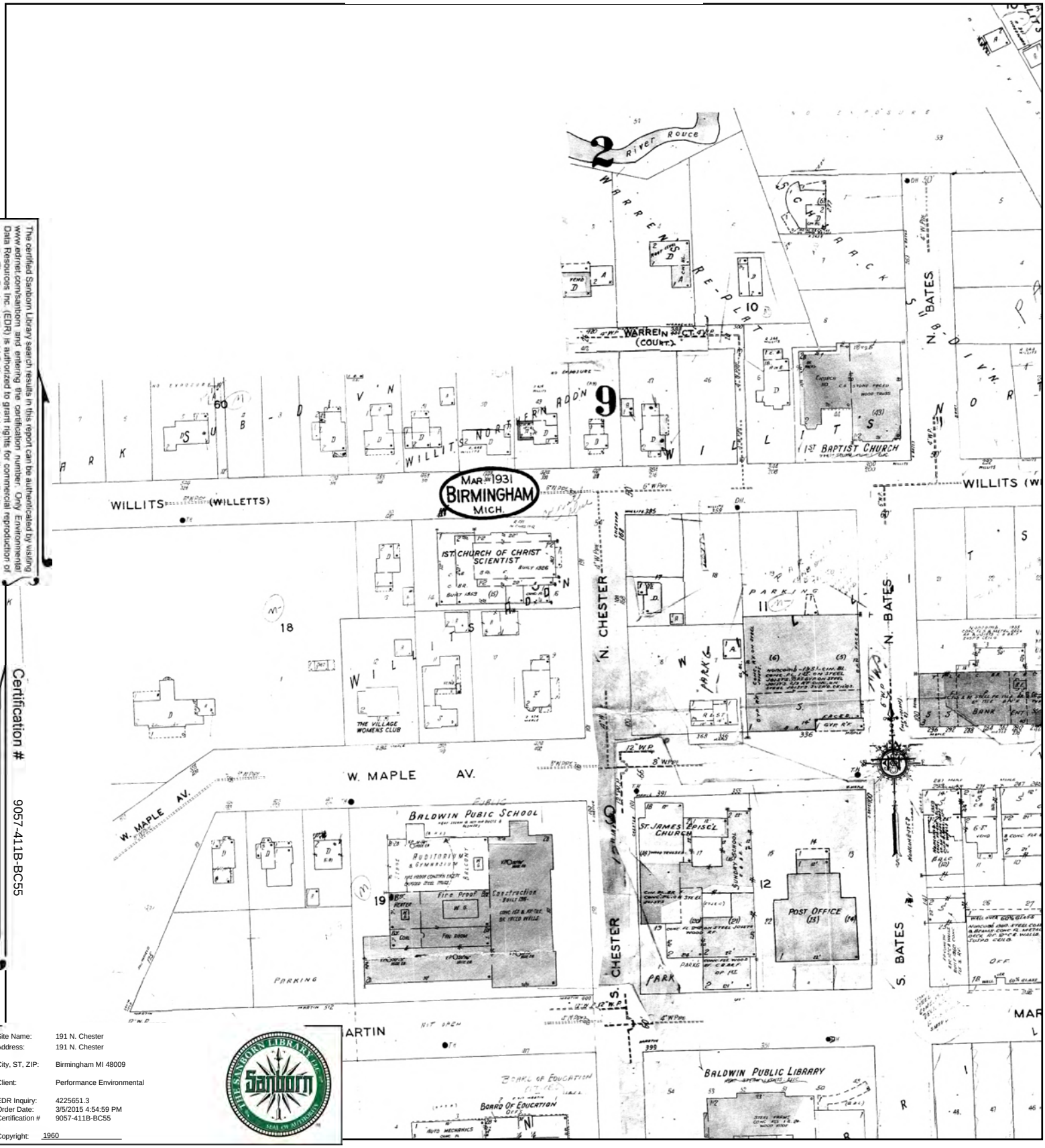
1915 Source Sheets

Volume 1, Sheet 2

1910 Source Sheets

Volume 1, Sheet 1

1960 Certified Sanborn Map



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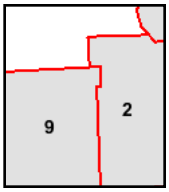
Certification # 9057-411B-BC55

Site Name:	191 N. Chester
Address:	191 N. Chester
City, ST, ZIP:	Birmingham MI 48009
Client:	Performance Environmental
EDR Inquiry:	4225651.3
Order Date:	3/5/2015 4:54:59 PM
Certification #	9057-411B-BC55
Copyright:	1960

This Certified Sanborn Map combines the following sheets.
Outlined areas indicate map sheets within the collection.

0 Feet 150 300 600



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1949 Certified Sanborn Map

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Certification # 9057-411B-BC55

Site Name:	191 N. Chester
Address:	191 N. Chester
City, ST, ZIP:	Birmingham MI 48009
Client:	Performance Environmental
EDR Inquiry:	4225651.3
Order Date:	3/5/2015 4:54:59 PM
Certification #	9057-411B-BC55
Copyright:	1949

This Certified Sanborn Map combines the following sheets.
Outlined areas indicate map sheets within the collection.

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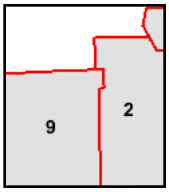

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1931 Certified Sanborn Map

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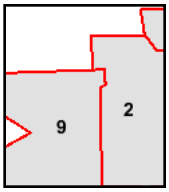
Client:	Performance Environmental
EDR Inquiry:	4225651.3
Order Date:	3/5/2015 4:54:59 PM
Certification #	9057-411B-BC55
Copyright:	1931

This Certified Sanborn Map combines the following sheets.
Outlined areas indicate map sheets within the collection.

0 Feet 150 300 600



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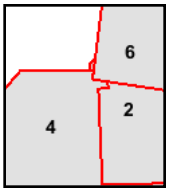
Client:	Performance Environmental
EDR Inquiry:	4225651.3
Order Date:	3/5/2015 4:54:59 PM
Certification #	9057-411B-BC55
Copyright:	1926

This Certified Sanborn Map combines the following sheets.
Outlined areas indicate map sheets within the collection.

0 Feet 150 300 600



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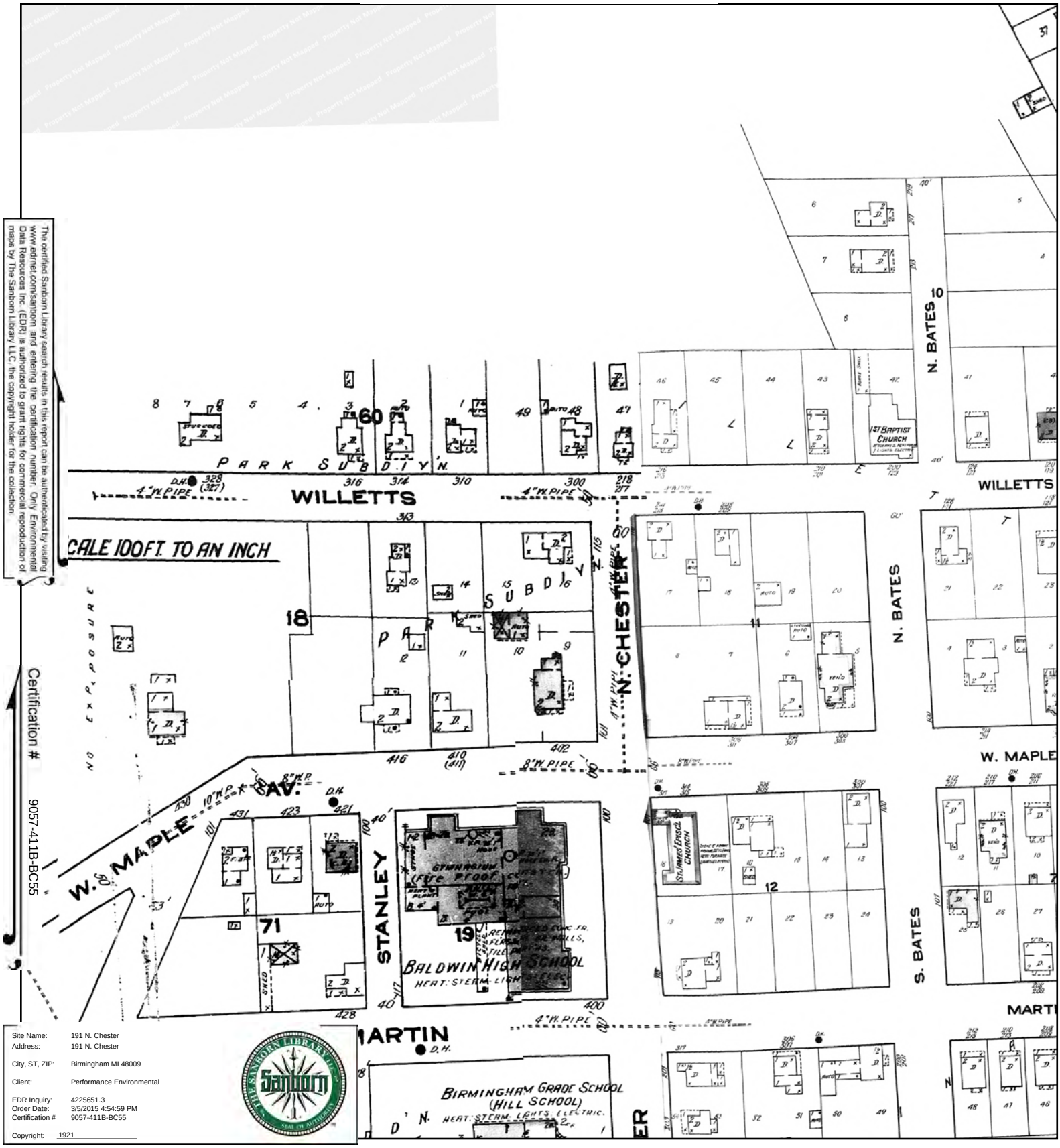
1921 Certified Sanborn Map



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Certification # 9057-411B-BC55

Site Name:	191 N. Chester
Address:	191 N. Chester
City, ST, ZIP:	Birmingham MI 48009
Client:	Performance Environmental
EDR Inquiry:	4225651.3
Order Date:	3/5/2015 4:54:59 PM
Certification #	9057-411B-BC55
Copyright:	1921

This Certified Sanborn Map combines the following sheets.
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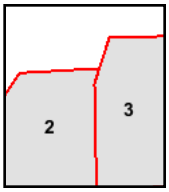
0 Feet 150 300 600



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1915 Certified Sanborn Map

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Certification # 9057-411B-BC55

Site Name:	191 N. Chester
Address:	191 N. Chester
City, ST, ZIP:	Birmingham MI 48009
Client:	Performance Environmental
EDR Inquiry:	4225651.3
Order Date:	3/5/2015 4:54:59 PM
Certification #	9057-411B-BC55
Copyright:	1915

This Certified Sanborn Map combines the following sheets.
Outlined areas indicate map sheets within the collection.

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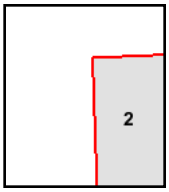

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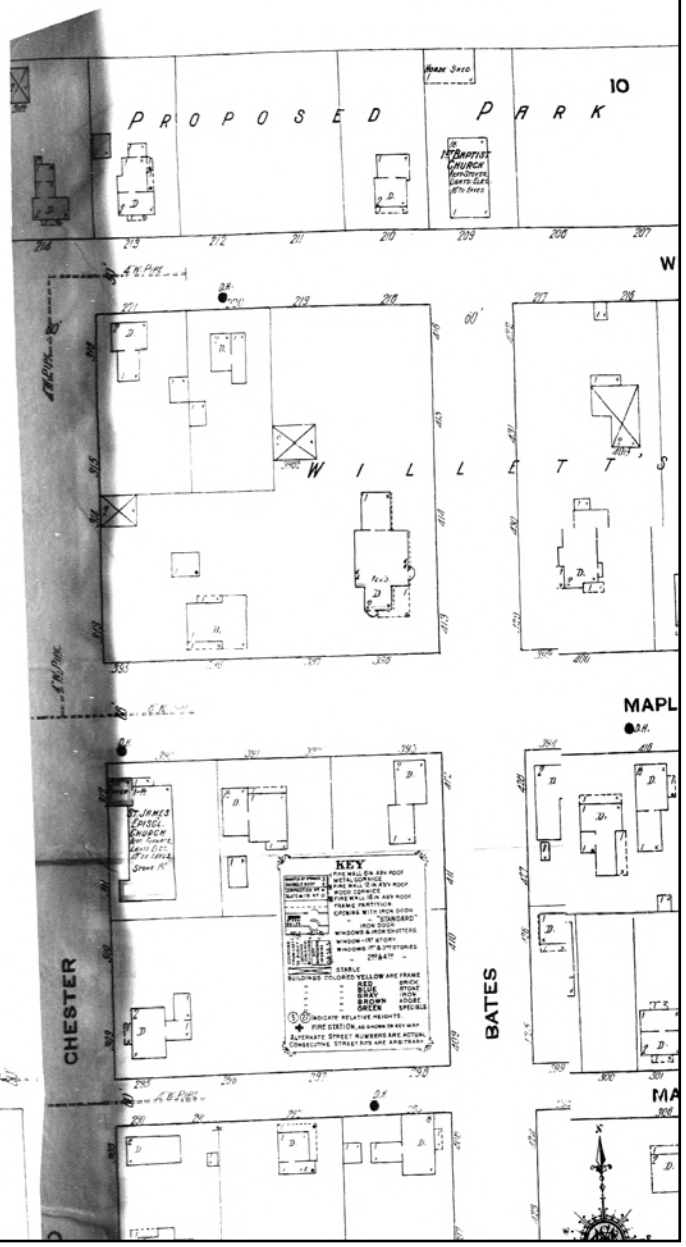
1910 Certified Sanborn Map



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Certification # 9057-411B-BC55

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Order Date:	3/5/2015 4:54:59 PM
Certification #	9057-411B-BC55
Copyright:	1910

This Certified Sanborn Map combines the following sheets.
Outlined areas indicate map sheets within the collection.

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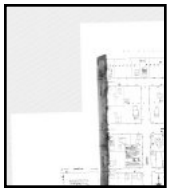

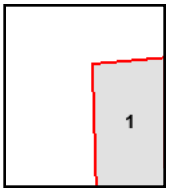

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Appendix 9
City Directory Abstract

191 N. Chester

191 N. Chester
Birmingham, MI 48009

Inquiry Number: 4225651.5
March 13, 2015

The EDR-City Directory Image Report

Environmental Data Resources Inc

6 Armstrong Road
Shelton, CT 06484
800.352.0050
www.edrnet.com

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City Directory Images

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Report is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Report includes a search of available city directory data at 5 year intervals.

RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. A check mark indicates where information was identified in the source and provided in this report.

Year	*Target Street*	*Cross Street*	*Source*
2013	☑	☑	Cole Information Services
2008	☑	☑	Cole Information Services
2003	☑	☑	Cole Information Services
1999	☑	☑	Cole Information Services
1995	☑	☑	Cole Information Services
1992	☑	☑	Cole Information Services
1987	☑	☑	Bresser's Cross-Index Directory Company
1982	☑	☑	Bresser's Cross-Index Directory Company
1977	☑	☑	Bresser's Cross-Index Directory Company
1973	☑	☑	Bresser's Cross-Index Directory Company

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FINDINGS

TARGET PROPERTY STREET

191 N. Chester
Birmingham, MI 48009

Year	***CD Image***	***Source***
N CHESTER ST		
2013	pg A1	Cole Information Services
2008	pg A3	Cole Information Services
2003	pg A5	Cole Information Services
1999	pg A8	Cole Information Services
1995	pg A12	Cole Information Services
1992	pg A16	Cole Information Services
1987	pg A20	Bresser's Cross-Index Directory Company
1982	pg A22	Bresser's Cross-Index Directory Company
1977	pg A24	Bresser's Cross-Index Directory Company
1973	pg A26	Bresser's Cross-Index Directory Company

FINDINGS

CROSS STREETS

Year	*CD Image*	*Source*

W MAPLE RD

2013	pg. A2	Cole Information Services
2008	pg. A4	Cole Information Services
2003	pg. A6	Cole Information Services
1999	pg. A10	Cole Information Services
1995	pg. A13	Cole Information Services
1992	pg. A17	Cole Information Services
1987	pg. A21	Bresser's Cross-Index Directory Company
1982	pg. A23	Bresser's Cross-Index Directory Company
1977	pg. A25	Bresser's Cross-Index Directory Company
1973	pg. A27	Bresser's Cross-Index Directory Company

City Directory Images

Target Street	Cross Street	Source
✓	-	Cole Information Services

N CHESTER ST 2013

191 FIRST CHURCH OF CHRIST SCIENTIST BIR

Target Street	Cross Street	Source
-	✓	Cole Information Services

W MAPLE RD 2013

245	OPTIK BIRMINGHAM
250	ADVENTURES IN TOYS
254	QUATRINE MI
268	J MCLAUGHLIN BIRMINGHAM
270	BEYOND JUICE BIRMINGHAM
271	TENDER INC
280	D DEVELOPMENT CORPORATION
	ESSHAKI ENTERPRISES
	MCDONNELL CONLEY
	MCKELVIE DELUCA PC
	MORRIS STEVEN M MD
	SCHIFF BARBARA A
	STREET
	WORLDWIDE MERCHANT SERVICES
282	GNC
	OLD WORLD OLIVE PRESS
284	BACKCOUNTRY NORTH
	SMITH & HAWKEN STORE 835
286	BEAUTY BY RX
299	ELM DESIGN USA LLC
	LINDA DRESSNER NEWYORK
355	ST JAMES EPISCOPAL CHURCH
360	MCCANN ERICKSON
400	400 WEST MAPLE LIMITED
	BERLIN FAMILY LAW GROUP
	BRISTOL CAPITAL GROUP
	CAIN DAVID G
	CARLSON GASKEY & OLDS PC
	COMMUNICATIONS D I A
	HUNTER HOUSE MUSEUM
	INTEGRA REALTY RES
	JAMAL HAMOOD & ASSOCIATES PC
	KNIGHT FIRTH & EDWARDS
	MEDASSIST
	PATRICK PARTNERS LLC
	REISMAN CHARLES P
	RUNCO WILLIAM ATTORNEY
	SPERRY VAN NESS
460	ERIC JIRGENS
484	LINDA BLOCH
556	CITY OF BIRMINGHAM
745	MICHAEL LEWISTON
763	DALE ROBERTS
775	ELLIOTT RUBY

Target Street	Cross Street	Source
✓	-	Cole Information Services

N CHESTER ST 2008

191 THE FIRST CHURCH OF CHRIST SCIENTIST

Target Street	Cross Street	Source
-	✓	Cole Information Services

W MAPLE RD 2008

245	OPTIK BIRMINGHAM
254	QUATRINE FURNITURE INC
268	NICOLE MILLER INC
270	BEYOND JUICE BIRMINGHAM
271	TENDER INC
280	BARBARA A SCHIFF PHD
	BERLONI AMERICA CHICAGO LLC
	EHRLICH FOLEY & SERWER PC INC
	EPSTEIN STONEMAN & SCHMIER METROWEST
	MCKELVIE DELUCA PC
	STONEMAN & SCHMIER INVESTMENTS PLYMO
	WIRELESS OHIO
299	LINDA DRESNER
330	MEYERS STEIN
	WHIMSICAL OCCASIONS
355	SAINT JAMES EPISCOPAL CHURCH
	TEAM
360	FARMER JACK
	MC CANN ERICKSON DETROIT
400	400 WEST MAPLE LIMITED
	BATOR & BERLIN PC
	BRISTOL CAPITAL GROUP
	CARLSON GASKEY & OLDS PC
	CONCEPT WATERHOUSE LLC
	EL CAMINO RESOURCES LTD
	INTEGRATE DEAN APPRAISAL
	JAMAL HAMMOD & ASSOCIATES PC
	PAUL TISDALE
	REISMAN CHARLES P
	SHANNON DEVELOPMENT LLC
	SPERRY VANNESS PROPERTY INVEST
	UPTOWN MORTGAGE INC
460	OCCUPANT UNKNOWN
484	LINDA BLOCH
556	BIRMINGHAM HISTORICAL MUSEUM & PARK
	CITY OF BIRMINGHAM
745	MICHAEL LEWISTON
763	DALE ROBERTS
775	ELLIOTT RUBY
	FRANK STANCZAK

Target Street	Cross Street	Source
✓	-	Cole Information Services

N CHESTER ST 2003

191 FIRST CHURCH OF CHRIST SCNTST

Target Street	Cross Street	Source
-	✓	Cole Information Services

W MAPLE RD 2003

245	BLOOMFIELD OPTICAL
	OCCUPANT UNKNOWN
	RAVEN OPTICS INC
247	S & S SHOE CORP
	SELL TOM
254	MERCHANT OF VINO CELLAR CLCTN
	OCCUPANT UNKNOWN
	QUATRINE WASHABLE FURNITURE
270	FIBRES
271	TENDER INC
280	EHRLICH RUPP SERWE
	PESLAR KAREN & DREW FOUNDATION
	RELATED RETAIL CORP
	SHELDON KALISHER
282	OCCUPANT UNKNOWN
284	SMITH & HAWKEN
286	OCCUPANT UNKNOWN
	WILLITS CONSTRUCTION
299	LINDA DRESNER INC
	OCCUPANT UNKNOWN
336	OCCUPANT UNKNOWN
355	OCCUPANT UNKNOWN
	ST JAMES EPISCOPAL CHURCH
	ST JAMES PRE SCHOOL
365	ROXIE SALON
400	400 WEST MAPLE LIMITED
	ALAN G EDWARDS
	AUTOCOM COMMUNICATIONS INC
	BATOR & BERLIN PC
	BATOR & ZARTARIAN PC
	CARLSON GASKEY & OLDS PC
	DEAN APPRAISAL CO
	DOUGLAS A FIRTH
	FOUR HUNDRED WEST MAPLE LTD
	FRENCH INSTITUTE OF MICHIGAN
	HOME EQUITY ASSOCS INC
	HOSPI HELP INC
	INTEGRA DEAN APPRAISAL
	KNIGHT & FIRTH PC
	LAW OFFICE OF DAVID CAIN
	ODONNELL J TERENCE ATTY
	PIONEER DEVELOPMENT CO
	REISMAN CHARLES P ATTY
	ROBERT B BAYER
	STONE CO
	SYLVIA DELIN ATTY AT LAW
	TISDALE PAUL A ATTY
460	SHIRLEY HERSEY
484	OCCUPANT UNKNOWN
500	HUNTER HOUSE MUSEUM

Target Street	Cross Street	Source
-	✓	Cole Information Services

W MAPLE RD 2003 (Cont'd)

556	SUSANNAH WORTH
679	ROBERT TURECAMO
695	OCCUPANT UNKNOWN
697	OCCUPANT UNKNOWN
745	MICHAEL LEWISTON
763	DALE ROBERTS
775	ELLIOTT RUBY
1010	DONALD MANVEL

Target Street	Cross Street	Source
✓	-	Cole Information Services

N CHESTER ST 1999

191	FIRST CHURCH OF CHRIST SCIENTIST
200	A DIMARIA
	A TEACHE
	A WALTON
	ALFRED HENSON
	ALFRED LINDENBAUM
	ALTA CAMERON
	ANDREA GAVEY
	ARMAND GANDOLFI
	B BALLNIK
	B FLANNERY
	B RICHARDS
	B WEISE
	BALDWIN HOUSE
	BENNETT WRIGHT
	BETTY LINDEN
	C BEGGS
	C BULLIS
	C LOUSSIA
	CHARLES CAMPBELL
	CHRIS PEFLEY
	CLYDE RIEHL
	D STADWICK
	DAVID PIGGOTT
	DENNIS DEMASEK
	E BURCH
	E CATALINE
	E LAIB
	E MORRIS
	E ROGERS
	EDWARD HOBAN
	FRANCES KONTOS
	G DAVIS
	G SHENK
	GEORGE KOHLHOF
	GISELA MORRIS
	H DOSHOIAN
	H WALTERS
	HELEN OCONNOR
	I MCLEOD
	J HAILEY
	JOHN CLEMONS
	JUDSON DECKER
	K GOLDSWORTHY
	K KOCH
	L SMITH
	LAURA FISHER
	LEO JESZKE
	LESLIE CRABB
	LISBETH RUSSELL

Target Street	Cross Street	Source
✓	-	Cole Information Services

N CHESTER ST 1999 (Cont'd)

200	LOREEN KLAGSTAD
	LOUISE DEVOR
	LUCILLE MCCORMICK
	M GRUNDY
	M JONES
	M REILLY
	MELVIN NIEMAN
	NANCY RANKE
	NAT CANVASSER
	P BARNHART
	P WEINNER
	PAUL BOULUS
	PAUL DUROCHER
	PAUL KUEBLER
	PHYLLIS FORESMAN
	R GARVIN
	R KELLY
	R SKOCZEK
	ROBERT SHAUGHNESSY
	ROSE VOLPIANSKI
	RUBY CURRIN
	S SUTKIN
	SAMUEL MANCUSO
	SUE ARBOLEDA
	SYLVIA CICHY
	T CASEY
	TAMATHA WILSON
	V SWEENEY
	VAN CROMAR
	WALTER BRENT
	WILLIAM GUISINGER
	WILMA WOLF

Target Street	Cross Street	Source
-	✓	Cole Information Services

W MAPLE RD 1999

245	BLOOMFIELD OPTICAL
	HERNESKO RONALD OD
247	HANSEL N GRETEL SHOES & DANCEWEAR
	SELL TOM
254	MERCHANT OF VINO WHOLE FOODS MARKET
	MRCHNT OF VINO MRKTPLC MRCHNT OF VINO CELLAR COLL
271	ANNIE ADGATE
	LEONARD DUCKMAN
	RICHARD HOPCROFT
	TENDER INCORPORATED
	TODDS ROOM
280	EHRLICH JOSEPH H ATTORNEY
	FISH MICHAEL A ATTORNEY
	FOLEY FRED A ATTORNEY
	GREGORY GEORGE W ATTORNEY
	LEE HENRY P PC ATTORNEY
	MAPLE BATES ASSOCIATES
	RUPP EHRLICH FOLEY SERWER & FISH
	SERWER WILLIAM D ATTORNEY
	STERNBERG JEFFREY S ATTORNEY
	STONEMAN MARTIN ATTORNEY
282	G N C
284	GULIANS
286	KIDDLYWINKS
299	DRESNER LINDA INCORPORATED CLTHR
300	OCCUPANT UNKNOWN
320	DENISE VARNER
336	JACOBSONS
355	ROGER TILDEN
	ST JAMES EPISCOPAL CHURCH
400	400 WEST MAPLE LIMITED
	BATOR ROUALET & BERLIN PC ATTORNEYS
	BAYER ROBERT B
	BERLIN WILLIAM E ATTORNEY
	CAIN DAVID G ATTORNEY
	CAMERON ROWE PLC ATTORNEY
	CAVANAUGH COMPANY THE
	DELIN SYLVIA ATTORNEY AT LAW
	FEMRITE MARCIA E ATTORNEY
	HEALTH SOLUTIONS HARRIS HEALTHTRENDS
	HECK ERMA L ATTORNEY
	HULBERT CATHERINE ATTORNEY
	JOHNSON SHEILA M ATTORNEY
	MEDI ASSIST
	MEGERIAN KATHLEEN A ATTORNEY
	ODONNELL J TERENCE ATTORNEY
	PARKER D ANN PC ATTORNEY
	PIONEER DEVELOPMENT COMPANY
	REISMAN CHARLES P ATTORNEY
	ROBINSON JEFFREY ASSOCIATES INCORPORATED

Target Street	Cross Street	Source
-	✓	Cole Information Services

W MAPLE RD 1999 (Cont'd)

400	ROUALET NANCY J ATTORNEY
	SCOTT MARTIN A ATTORNEY
	SCREENVISION CINEMA NETWORK
	SIEGEL BRUCE G ATTORNEY
	SILVERMAN ELIZABETH PC ATTORNEY
	STONE & COMPANY INCORPORATED
	TISDALE PAUL A ATTORNEY
	VERSAILLES GROUP LIMITED
	WARTEL DANIEL CPA
	WEBB WILLIAM W ATTORNEY
	ZARTARIAN MARK ATTORNEY
460	CARRIE HERSEY
484	LINDA BLOCH
500	HUNTER HOUSE MUSEUM
556	BIRMINGHAM CITY OF ALLEN HOUSE CUSTODIAN
	S WORTH
679	OCCUPANT UNKNOWN
681	Q SUTTON
695	OCCUPANT UNKNOWN
697	OCCUPANT UNKNOWN
745	MICHAEL LEWISTON
763	DALE ROBERTS
775	ELLIOTT RUBY
809	ECCENTRIC THE
	OBSERVER & ECCENTRIC NEWSPAPERS THE

Target Street	Cross Street	Source
✓	-	Cole Information Services

N CHESTER ST 1995

191 CHURCH OF CHRIST SCIENTIST

Target Street	Cross Street	Source
-	✓	Cole Information Services

W MAPLE RD 1995

245	BLOOMFIELD OPTICAL CTR
247	HANSEL N GRETEL BY GABE SHOES
254	MERCHANT OF VINO
268	TWIGS
270	IMAGES PAST
271	MILANO FUR & LEATHER INC
	SEBASTIONSS LEATHER
	SMITH, LINDLEY J
	TENDER INC
280	COMERICA MORTGAGE CORP
	ENTERTAINMENT DIRC
	FISH, MICHAEL A
	FRED A FOLEY
	GEORGE W GREGORY
	JEFFREY S STERNBERG
	LEE & GREGORY
	MICHAEL A FISH
	RUPP EHRLICH FOLEY SERWER
	U S PARCEL & MAIL INTL INC
	WILLIAM D SERWER
282	BENETTON
284	GULIANS
296	I D
	MARK KELLER W END
299	LINDA DRESNER INC
	OCCUPANT UNKNOWNN
320	BLACKTOP PAVING & MAINTENANCE
336	JACOBSON STORES INC
	JACOBSONS BEAUTY SALON
355	OPPORTUNITY SHOP
	ST ANNES GIFT SHOP
	ST JAMES EPISCOPAL CHURCH
	ST JAMES NURSERY SCHOOL
	ST JAMES UNDERCRFT
400	424 ASSOCIATES
	ADCOLE CORP
	ALAN S WORTMAN
	AMTEL SYSTEMS
	BATOR & ZARTARIAN
	BATOR, GREGORY
	BENDER&BORSENIK A
	BERLIN, WILLIAM
	BISDORF, KENNETH J
	BRYAN KNEZ
	C G HATHAWAY ATY
	CAIN, DAVID G
	CAMBELL&ASSOCIATES
	CAMBRIDGE TECHNOLOGY PARTNERS
	CHARLES P REISMAN
	CMPRHNSV SEARCH

Target Street	Cross Street	Source
-	✓	Cole Information Services

W MAPLE RD 1995 (Cont'd)

400 CYNTHIA G HATHAWAY
D ANN PARKER
D H BORSENIK ATY
D L PHILLIPS ATY
DANIEL WARTEL CPA
DAVID A SEBASTIAN & ASSOC
DAVID G CAIN
DESON, SARAH G
E H LERCHEN JR ATY
E SILVERMAN ATY
EL CAMINO RESOURCES LTD
ELDERCARE HOME CARE GROUP INC
ENERGY RESOURCE MANAGEMENT INC
FLAGGMAN, L S
FLD ENTERPRISES INC
FLUITROL TECHNOLOGIES
FOUR TWO FOUR MAPLE ASSOC
G T YOUNG ATY
HALEY WALLACE REED
HALEY, WALLACE R
HARTY, PAUL
HECK & WEBB
HENRY L GOLD
HM SHOWTIME
HOME SHOWTIME
HULBERT, C
J TERENCE ODONNELL
JACOBSON ASSOCIATES
KAY HONIGMAN
KEELER GROUP
KILGORE, L A
LAN HUGHES SYSTEMS INC
LAWRENCE S FLAGGMAN
LEASELINE FINANCIAL
MARCIA E FEMRITE
MARK, SHERI
MORTGAGE BROKERS OF AMERICA
MUELLER FLAGGMAN KILGORE DESON
MUELLER, MICHAEL R
N A BEAMISH ATY
NANCY JOHN ATY
OUTSIDE MAGAZINE
PAUL A TISDALE
PAUL W HARTY
POWER SYSTEMS RESEARCH
PROGRESSIVE FINANCIAL SVC
ROBINSON JEFFREY ASSOC INC
ROUALET, NANCY
S & D MANAGEMENT
S&D MANAGEMENT

Target Street	Cross Street	Source
-	✓	Cole Information Services

W MAPLE RD 1995 (Cont'd)

400	SALON 313
	SCREENVISION CINEMA NETWORK
	SHEILA M JOHNSON LAW OFFICES
	STONE & CO
	TED MILLER PUBLIC RELATIONS
	TOTAL REALTY SVC
	VERNON G LEOPOLD
	VIADUCK PRODUCTIONS
	WARTEL, DANIEL
	WEBB, WILLIAM W
460	HERSEY, SCOTT A
484	DANIELSON, LEN
	WOHL, JOHN H
500	HUNTER HOUSE MUSEUM
556	ALLEN HOUSE HISTORICAL HOME
679	DELAURA, ROBERT
697	FAIR, PAUL
700	BANNON, KEVIN
745	LEWISTON, MICHAEL B
747	OCCUPANT UNKNOWNN
763	ROBERTS, DALE G
775	FRANK STANCZAK
	RUBY, ELLIOTT J

Target Street	Cross Street	Source
✓	-	Cole Information Services

N CHESTER ST 1992

191 CHURCH CHRIST SCNT

Target Street	Cross Street	Source
-	✓	Cole Information Services

W MAPLE RD 1992

245	BLMFLD OPTICL CNTR
247	HANSEL N GRETEL SH
	TOM SCHEY ATY
254	MERCHANT OF VINO
268	TWIGS INC
271	MARKO, S
	MILANO FUR&LEATHER
280	A S BROWN DVLPMT
	ASB ASSET MNGMNT
	DEJAGER CONSTRCTN
	ENTERTAINMENT DIRC
	LONE PINE REALTY
282	BENETTON
284	GULIANS
296	MARK KELLER W END
299	LINDA DRESNER INC
336	JACOBSONS
355	OPPORTUNITY SHOP
	ST ANNES GIFT SHOP
	ST JAMES EPISC CH
	ST JAMES OPPTY SHP
	ST JAMES UNDERCRFT
	ST'JAMES NRSRY SCH
400	1ST CNTNTL REALTY
	A S WORTMAN ATY
	AERIE PRESS INC
	AMTEL SYSTEMS
	BENDER&BORSENIK A
	BHM FAMILY THERAPY
	BLUE STAR FNDTN
	BRYAN KNEZ ATY
	BRYEN, ERIC R
	C G HATHAWAY ATY
	C P REISMAN ATY
	CMPRHNSV SEARCH
	CREATIVE LIFE
	D ANN PARKER
	D H BORSENIK ATY
	D L MORRIS ATY
	D L PHILLIPS ATY
	D WARTEL CPA
	DAVID G CAIN ATY
	DAVID L MORRIS ATY
	DR T L STULBERG
	E H LERCHEN JR ATY
	E R BRYEN PC
	E SILVERMAN ATY
	ENERGY RESOURCE MG
	ERMA L HECK ATY
	EXECUTIVE SUITES

Target Street	Cross Street	Source
-	✓	Cole Information Services

W MAPLE RD 1992 (Cont'd)

400	FLD ENTERPRISES
	FOUR TWO FOUR ASCS
	G T YOUNG ATY
	GREGORY BATOR ATY
	H M BABCOCK ATY
	HECK&WEBB ATY
	HENRY GOLD ATY
	HONIGMAN-SINGER A
	HYMAN&LIPPITT ATY
	J B WOLFE ATY
	JACK B WOLFE ATY
	JACK B WOLFE PC
	KEELER GROUP
	LAWRENCE ASSOCS
	LEASELINE FNCL
	M E WEAVER ATY
	M ZARTARIAN ATY
	MAPLE EXEC SUITES
	MARK ZARTARIAN ATY
	MAUREEN DUFFY ATY
	MCCUEN&ASSOCS
	MICHL J KINNEY ATY
	MORTGAGE BROKERS
	N A BEAMISH ATY
	P A TISDALE ATY
	PACIFIC WRLD MRTGE
	PAUL LOOCK ATY
	PAUL W HARTY ATY
	PETER E ROBINSON
	R A CAMERON PROF
	ROBINSON-JEFFREY
	ROWE CAMERON
	SCREENVISN CINEMA
	SEMIKRON INC
	STULBERG, TRACEY L
	TAMBRANDS CORP
	V A SAPIENZA ATY
	WARTEL, DANIEL
	WEAVER&DUFFY ATY
	WILLIAM WEBB ATY
	WORLD WIDE FNCL
	WRLD WIDE MORTGAGE
	ZARTARIAN&BATOR A
484	DANIELSON, LEN
	WOHL, JOHN H
500	HUNTER HSE MUSEUM
556	ALLEN HS HSTRCL HM
	CITY ALLEN HOUSE
679	DELAURA, ROBERT
747	PRESKIN, GREGORY

Target Street	Cross Street	Source
-	✓	Cole Information Services

W MAPLE RD 1992 (Cont'd)

763 ROBERTS, DALE G

Target Street	Cross Street	Source
✓	-	Bresser's Cross-Index Directory

N CHESTER ST 1987

CHESTER N 48009

•• 100- 199 T 103002 $A••D 8
125 NP
191*CHURCH CHRIST SCNT 6441020
1 RESIDENCE 1 BUSINESS

Target Street	Cross Street	Source
-	✓	Bresser's Cross-Index Directory

W MAPLE RD 1987

```
282*BENETTON                ¤5401085
284*LEOTARDS ET CETERA      ¤5406474
296*MARK KELLER W END        5409378
299*SENTRY-WAYS&MEANS        2586444
   *WAYS&MEANS               2586444
   *WAYS&MEANS CAPABL        2586444
336*JACOBSONS                6446900
   *JACOBSONS                6463511
355*OPPORTUNITY SHOP         6446442
   *ST JAMES EPISC CH        6440820
   *ST JAMES OPPTY SHP       6446442
   *ST ANNES GIFT SHOP       5401493
   *ST JAMES UNDERCRFT       6449804
   *ST JAMES NRSRY SCH       6440820
400*ACCNTNTS MICROSYS        ¤6446995
   *AMER GREETNG CORP        5407884
   *APPLIED BTU INC         -6445433
   *R D AREDDY ATY           6420971
   *G BAILEY ATY             5403557
   *JOHN I BAIN ATY         ¤2580717
   *JAMES R BANDY            6422080
   *BENDER&ASSOC ATY         6427230
   *CRAIG W BENDER ATY       6427230
   *BIRMNGHM CMPTR GRP       5400640
   *D H BORSENIK ATY         6427230
   *DAVID G CAIN ATY         6428120
   *T CARLESIMO ATY          6421292
   *TERRY M CARR ATY        -2589555
   *COLDWELL BANKER         ¤2581170
   *COMMDTY STL&PRCSG        2586610
   *COMPUTERS HOLDING       ¤2589361
   *COOKIE KITCHEN           5406043
   *S A CRANE ATY            5406040
   *ELITE BUSI SERV          2585850
   *ENVNML ENGNG&TECHN      ¤6445433
   *EPICUREAN DINING        -2582818
   *ESTES&SCHWEICKERT       ¤6468080
   *L M FELDMAN ATY          6424727
   *FINALCO INC             -6444940
   *BUD FINAN ATY            6443221
   *STEVE FINEGOOD ATY       6451711
   *FOUR TWO FOUR ASCS       6428417
   *GRO ACCOUNTING          ¤2589496
   *HENRY GOLD ATY           6422822
   *GRAPHIC SALES            5403636
   *HEALTH-CARE RECRTS      ¤6478170
   *J H HEMMING ATY          6422646
   *D T HUMPHREY AGCY       ¤2581120
   *CLIFFORD JOHNSON        ¤6459060
   *R D KACZMARCZYK          5409599
   *J M KINNEH ATY           5403557
   *KINNEY&LOOCK ATY         5403557
   *D P KOLLY ATY            2586141
   *R KOTTLER INC           ¤5403377
   *PAUL LOOCK ATY           5403557
   *MKS INSTRUMENTS          5404870
   *MANHTN COOKIES           5406040
   *MAPLE LAW CENTER         6441540
   *MICH MCSI               ¤2589360
   *A MILLSTEIN ATY          5402050
   *RICHARD NEHLS INC        5406313
   *NICHOLS PRTLND DIV      ¤5405564
   *VIC OLESEN              ¤2589114
   *OWENS&SANTE CPA         ¤2589494
   *D ANN PARKER             6423050
   *PERSONAL FINANCIAL       6421175
   *C P REISMAN ATY          2585595
   *ROBERT H ROETHER         5409050
   *MICHAEL SANTE CPA       ¤2589494
   *R SASSAK ARCHT           6451123
   *R W SCRIPTER ATY        -2588991
   *JAMES R SHEEHAN          6422420
   *GARY D SIEGEL ATY        5408022
   *G W SMITH&CO             5409155
   *PAUL R SOWEBY ATY       ¤2589520
   *N L STROMAN ATY         ¤2588886
   *COOKIE KITCHEN           5406040
   *THERMAL RETENTION       -6445433
   *C F URBAUER&ASSOCS       6445744
   *D WARTEL CPA             6446755
   *STEPH M WITTENBERG      ¤2588877
   *A S WORTMAN ATY         ¤6440552
   *MARK ZARTARIAN ATY       6427844
424                     NP
460 RONALD E BOOSE        5 6468762
    SCOTT A HERSEY          6446553
    WARREN HERSEY           6446531
    WARREN HERSEY           6446553
484 LEN DANIELSON         3 5409546
    LILLIAN DANIELSON     3 5409546
    JOHN H WOHL           3 5409546
500*HUNTER HSE MUSEUM       6477588
519*E F DELAHUNTE           6444677
   *E S PANKOTAN SCHL       6444677
   *PAUL PANKOTAN           6444677
556*ALLEN HS HSTRCL HM      6422817
   *BIRMINGHAM ALLEN        6422817
   *BIRMINGHAM ALLEN        6449946
   *ROGER SMITH             6422817

     ******************       48009
679 ROBERT DELAURA        5 5402723
681                     NP
695 E WILSON-DEDERKO     ¤2585654
697 747                 NP
763 DALE G ROBERTS         6465177
775 C J DICHTING          -2585939
    M L GERMAIN          ¤2585939
```

Target Street	Cross Street	Source
✓	-	Bresser's Cross-Index Directory

N CHESTER ST 1982

CHESTER N 48011

... 100- 199 T 103002 $A..D11
125 NP
191*CHURCH CHRIST SCNT 6441020
1 RESIDENCE 1 BUSINESS

Target Street	Cross Street	Source
-	✓	Bresser's Cross-Index Directory

W MAPLE RD 1982

```
299*WINKELMANS                  6477730
336*JACOBSONS                   6446900
   *JACOBSONS                   6463511
355*BIRMINGHAM TOWN HL          6441544
   *OPPORTUNITY SHOP            6446442
   *ST JAMES EPISC CH           6440820
   *ST JAMES EPISCOPAL          6446442
   *ST JAMES EPISCOPAL          6441544
   *ST JAMES EPISCPL C          6449804
   *ST JAMES NRSRY SCH          6440820
400*400 W MAPLE ASSOC          ¤6425476
424                      NP
460 SCOTT A HERSEY              6446553
    WARREN HERSEY               6446553
    J VANDERVEEN             0  6455438
484 C S DONAHUE                ¤6466548
    GEOFFREY A MOORE           ¤6466548
    JOHN WYLAND              0  6423255
500*HUNTER HSE MUSEUM            6477588
519*E S PANKOTAN SCHL           6444677
   *P PANKOTAN PIANO            6444677
556*BIR ALLN HSE CSTDN          6422817
   *BIR ALLEN HOUSE             6449946

    ******************            48009
679 681                  NP
695 S PARKER                   ¤6448013
697                      NP
747 M S ESSERY                  6440660
763 DALE G ROBERTS              6465177
970*GROOV-PIN CORP              6451616
   *R A KEYES ASSOC             6451616
    HOWARD B SCHWEPPE        9  6451616
1010 WARREN S BOOTH             6443168
1022 H H PATERSON              ¤6440370
1034 GEORGE C BOOTH             6444389
1046 WEST H GALLOGLY            6442021
```

Target Street	Cross Street	Source
✓	-	Bresser's Cross-Index Directory

N CHESTER ST 1977

CHESTER N 48009

... 100- 199 T 103002 $A..D11
125 E DIVEKEY 7 6449068
GARY KALM ¤6477398
191*FIRST CH BIRMINGHM ¤6441020
*FIRST CHR CHRST SC 6441020
2 RESIDENCE 2 BUSINESS

Target Street	Cross Street	Source
-	✓	Bresser's Cross-Index Directory

W MAPLE RD 1977

296	*PICKWICK SHOPS		6429610
299	*TODAY STORE		6477730
336	*JACOBSONS STR		6446900
355	*BIRMINGHAM TOWN HL		MI41544
	*OPPORTUNITY SHOP		MI46442
	*ST JAMES EPISC CH		MI40820
	*ST JAMES EPISCOPAL		MI46442
	*ST JAMES EPSCPL CH		MI49804
	*ST JAMES EPS CHRCH		MI41544
424	ROSEMARIE KLAIBER		6450759
460	R ASH	4	6452318
	SCOTT A HERSEY		6446553
	WARREN HERSEY		6446553
519	*PANKOTAN SCHL		MI44677
	*PAUL PANKOTAN		MI44677
556		NP	
679	JEFFREY SURNOW	4	6455032
	MICHAEL SURNOW	4	6455032
681	MRS FRANK FLEMING		6470847
695	D R FREDERICKS	9	6467120
697	I SWATMAN		¤6455493
747	M S ESSERY		6440660
763	DALE G ROBERTS		MI65177
775		NP	
	.....		48009
1010	WARREN S BOOTH		6443168
1022	CARL A UNDERHILL	7	6444279
1034	GEORGE C BOOTH		6444389
1046	WEST H GALLOGLY		6442021
1068	RICHARD WAGNER	7	6443708
1092	GERALD J SUCHER		¤6468141
1108	JAMES C ALLEN	3	MI43197

Target Street	Cross Street	Source
✓	-	Bresser's Cross-Index Directory

N CHESTER ST 1973

CHESTER N 48009

```
...    100-  199 T 103002 $A..D11
  125 E DIVEKEY          7 6449068
      J M HAMILTON       0 6470424
      EUNICE CREITH      9 6466212
  191*FIRST CH CHR SCNT   MI41020
     *CHRISTN SC FIRST    MI41020
  210 WILLIAM G LICHT     MI45959
  340 HIRAM P SETTLE JR  ¤6471519
  940 E BILODEAU         0 6445787
      6 RESIDENCE       2 BUSINESS
```

Target Street	Cross Street	Source
-	✓	Bresser's Cross-Index Directory

W MAPLE RD 1973

```
294*ARDELS                    MI42142
296*WABEEK PHARMACY           MI46333
299*GRINNELL BRCTHERS         MI45135
336*JACOBSONS                -6446900
355*OPPORTUNITY SHOP          MI46442
    *BIRMGH TOWN HALL         MI41544
    *ST JAMES EPISC CH        MI40820
    *ST JAMES EPSCPL CH       MI49804
    *ST JAMES EPS CHRCH       MI41544
    *ST JAMES EP CH SHP       MI46442
424 JOHANNA ROBINSON 1        6451548
460 R G MOSIER               ¤6422458
    THOMAS CLARKE            ¤6459744
    SCOTT A HERSEY            6446553
    WARREN HERSEY         6   6446553
484 J H COSTELLO          9   6427801
519*PANKOTAN SCHL BLLT        MI44677
    *P PANKOTAN STUDIO        MI44677
556 HARRY ALLEN               6427721

    ....................        48009
679 S A LARSON               ¤6475611
681 MRS FRANK FLEMING         6470847
695 D R FREDERICKS        9   6467120
697 HARRY W RAPP          6   6460159
747 MRS WM E ESSERY           6440660
763 DALE G ROBERTS            MI65177
775 M D WARTCHOW          2   6425427
```

PERFORMANCE
Environmental Services, Inc.
30553 Wixom Road, Suite 500 ▪ Wixom, Michigan 48393 ▪ Voice: 248.926.3800 ▪ Fax: 248.926.3838
12330 Perry Highway, Suite 240 ▪ Wexford, PA 15090 ▪ Voice: 412.463.6576

March 19, 2015

Mr. Rob Krochmal
Chester Street Partners, LLC
320 Martin Street, Suite 100
Birmingham, MI 48009

RE: HAZARDOUS MATERIALS SURVEY REPORT
191 N. CHESTER STREET
BIRMINGHAM, MICHIGAN
PERFORMANCE PROJECT #151225

Dear Mr. Krochmal:

In accordance with your request, Performance Environmental Services, Inc. conducted a hazardous materials survey of the property located at 191 N. Chester Street in Detroit, Michigan. To complete the survey, an EPA certified and Michigan Department of Licensing and Regulatory Affairs (LARA) accredited Asbestos Building Inspector performed an on-site investigation of the property and collected samples suspected of containing asbestos in accessible areas within the study area. The purpose of the survey was to note the presence of materials that have the potential to become hazardous during demolition and to locate and to identify building materials suspected of containing asbestos. The suspected asbestos-containing samples were analyzed at a National Voluntary Laboratory Accreditation Program (NVLAP) accredited laboratory using Polarized Light Microscopy (PLM).

As a result of our survey and laboratory analysis, ***the following hazardous and asbestos-containing materials were identified:***

Hazardous Material		
Material	~ Quantity	Location
Exit sign	18	By doors throughout, box in 1st floor storage room by furnace and boiler rooms
Thermostat	10	Throughout
Copy machine	2	East room between boys and girls bathrooms on 1st floor, administrative office by south foyer
Fluorescent light bulb	200	Sunday school and day care areas, storage rooms
Fluorescent light ballast	90	Sunday school and day care areas, storage rooms
Window air conditioning unit	3	Treasurer and board of directors rooms, administrative office off south foyer
Fire extinguisher	8	Throughout
Computer monitor	3	East room between boys and girls bathrooms on 1st floor, administrative office by south foyer
Furnace	4	Boiler and furnace rooms
Compact fluorescent light bulb	18	In box in storage room between boiler and furnace rooms

Hazardous Material		
Material	~ Quantity	Location
Lawn mower	1	Storage room between boiler and furnace rooms
Snow blower	1	Storage room between boiler and furnace rooms
Gasoline container	2	Storage room between boiler and furnace rooms
Paint can (gallon)	19	Storage room between boiler and furnace rooms
Paint can (pint)	1	Storage room between boiler and furnace rooms
Paint can (quart)	19	Storage room between boiler and furnace rooms, closet by hall to boiler room
Spray paint can	11	Storage room between boiler and furnace rooms
Can of paint thinner	1	Storage room between boiler and furnace rooms
Pesticide spray can	6	Storage room between boiler and furnace rooms, storage closet in hall to boiler room
Oiling can (small)	1	Storage room between boiler and furnace rooms
Small engine oil (small bottles)	3	Boiler room
Tank	1	Boiler room
Corrosive material (5 gallon)	2	Boiler room
Underground fuel oil tank	1	Underground NE of boiler room
WD40 (small can)	1	Closet off hall to boiler room

HA #	Material Description	Asbestos-Containing Material	Location	~ Quantity
1	9” x 9” Floor tile (green with black and white specks) and black mastic	Floor tile	Treasurer and committee rooms, soloist room closet, closets in corridor west of south foyer	860 ft^2
3	Textured paint on soft plaster	Paint	Men’s and women’s bathrooms off south corridor in upper level	200 ft^2
4	Carpet glue (yellow) over 9" x 9" floor tile (green with black and white specks) and black mastic	Floor tile	Board of directors and soloist rooms, west and south upper level corridors	750 ft^2
6	Firedoors and/or fireframes	Firedoors and/or fireframes	Office corridor behind main auditorium, north door in west corridor, Sunday school north entrance doors, furnace room door	5 Doors
12	Exterior window glaze	Glaze	Windows throughout	68 Windows (34 ft^2)

HA #	Material Description	Asbestos-Containing Material	Location	~ Quantity
13	Exterior caulk	Caulk	Window frames, door frames and vent edges	68 Windows (34 ft^2), 5 doors (2.5 ft^2), 4 vents (2 ft^2)
14	Sink undercoating (black)	Sink undercoating	Day care room on 1st floor	1 sink
15	0”-6” O.D. Millboard straight run pipe insulation	Insulation	Under auditorium, storage/mechanical room NE of boiler room, furnace room, storage room east of furnace room	475 feet
16	0”-6” O.D. Mudded pipe fitting insulation on Millboard straight run pipe insulation	Fitting insulation	Under auditorium, storage/mechanical room NE of boiler room, furnace room, storage room east of furnace room	60 Fittings
17	Mud between cloth and tar-coated fiberglass duct insulation	Cloth	Furnace room and storage room east of furnace room	380 ft^2
20	Sliding firedoor	Firedoor	North boiler room door	1 Door

Attached, please find the Hazardous Materials Survey Report, which includes the complete laboratory data and the chain of custody records. If there are any questions or comments concerning this report or our recommendations, please do not hesitate to contact us.

Respectfully,

PERFORMANCE ENVIRONMENTAL SERVICES, INC.

Jeffrey S. Gross
Senior Project Manager

Dennis A. Wood
Senior Project Manager

JSG/DAW:hr

Attachments

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2.0 SCOPE OF WORK 1
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1.0 INTRODUCTION

Chester Street Partners (Chester) contracted Performance Environmental Services, Inc. (*Performance*) to conduct a hazardous materials survey of the property located at 191 N. Chester Street in Birmingham, Michigan. The purpose of the survey was to note the presence of materials that have the potential to become hazardous during renovation or demolition and to locate and identify building materials suspected of containing asbestos. *Performance* representative Mr. Thomas Carpenter (Accreditation #A34314) conducted the on-site survey and sample collection activities on March 5-6, 2015.

2.0 SCOPE OF WORK

Chester provided locations for the scope of work and the subsequent survey area. An EPA certified and Michigan Department of Licensing and Regulatory Affairs (LARA) accredited Asbestos Building Inspector performed the survey to note the presence of materials that have the potential to become hazardous during renovation or demolition and to locate and sample materials suspected of containing asbestos. *Performance* also provided project review, report preparation and consultation services during the course of this project.

As part of this study, *Performance* completed the following:

1) Conducted a survey of accessible areas to note the presence of materials that have the potential to become hazardous during renovation or demolition and to locate building materials suspected of containing asbestos;
2) Collected bulk material samples for subsequent analysis by Polarized Light Microscopy (PLM); and,
3) Submitted bulk samples collected during this survey to a National Voluntary Laboratory Accreditation Program (NVLAP) accredited laboratory for PLM analysis.

Performance assembled the information collected during the study in this report, which details the laboratory results and locations of sampled materials.

3.0 SURVEY OVERVIEW AND FINDINGS

3.1 SUSPECTED HAZARDOUS AND ASBESTOS-CONTAINING BUILDING MATERIALS

As a result of our survey, *Performance* observed equipment that contained materials that may become hazardous during demolition. The potentially hazardous materials were documented as follows:

Hazardous Material		
Material	~ Quantity	Location
Exit sign	18	By doors throughout, box in 1st floor storage room by furnace and boiler rooms
Thermostat	10	Throughout

Hazardous Material		
Material	~ Quantity	Location
Copy machine	2	East room between boys and girls bathrooms on 1st floor, administrative office by south foyer
Fluorescent light bulb	200	Sunday school and day care areas, storage rooms
Fluorescent light ballast	90	Sunday school and day care areas, storage rooms
Window air conditioning unit	3	Treasurer and board of directors rooms, administrative office off south foyer
Fire extinguisher	8	Throughout
Computer monitor	3	East room between boys and girls bathrooms on 1st floor, administrative office by south foyer
Furnace	4	Boiler and furnace rooms
Compact fluorescent light bulb	18	In box in storage room between boiler and furnace rooms
Lawn mower	1	Storage room between boiler and furnace rooms
Snow blower	1	Storage room between boiler and furnace rooms
Gasoline container	2	Storage room between boiler and furnace rooms
Paint can (gallon)	19	Storage room between boiler and furnace rooms
Paint can (pint)	1	Storage room between boiler and furnace rooms
Paint can (quart)	19	Storage room between boiler and furnace rooms, closet by hall to boiler room
Spray paint can	11	Storage room between boiler and furnace rooms
Can of paint thinner	1	Storage room between boiler and furnace rooms
Pesticide spray can	6	Storage room between boiler and furnace rooms, storage closet in hall to boiler room
Oiling can (small)	1	Storage room between boiler and furnace rooms
Small engine oil (small bottles)	3	Boiler room
Tank	1	Boiler room
Corrosive material (5 gallon)	2	Boiler room
Underground fuel oil tank	1	Underground NE of boiler room
WD40 (small can)	1	Closet off hall to boiler room

Performance also observed twenty (20) types of material suspected of containing asbestos. The suspect materials were classified into homogeneous areas. A homogeneous area (HA) is a building material that appears similar in terms of color, texture, and apparent date of application. The materials were assigned HA numbers 1 through 20, and were compiled as follows:

1) 9” x 9” Floor tile (green with black and white specks) and black mastic;
2) 1’ x 1’ Glued-on ceiling tile (medium and large holes, uneven) and dark brown gluepods;
3) Textured paint on soft plaster;
4) Carpet glue (yellow) over 9” x 9” floor tile (green with black and white specks) and black mastic;

5) Hard plaster;
6) Firedoors and/or fireframes;
7) 1’ x 1’ Glued-on ceiling tile (small holes, uneven) and black gluepods;
8) 1’ x 1’ Glued-on ceiling tile (gouges) and dark brown gluepods;
9) 0”-6” O.D. Mudded pipe fitting insulation on fiberglass straight run pipe insulation;
10) >6”-12” O.D. Mudded pipe fitting insulation on fiberglass straight run pipe insulation;
11) 1’ x 1’ Glued-on ceiling tile (large, evenly spaced holes) and brown gluepods;
12) Exterior window glaze;
13) Exterior caulk;
14) Sink undercoating (black);
15) 0”-6” O.D. Millboard straight run pipe insulation;
16) 0”-6” O.D. Mudded pipe fitting insulation on Millboard straight run pipe insulation;
17) Mud between cloth and tar-coated fiberglass duct insulation;
18) Covebase mastic (brown);
19) Carpet glue (yellow) and black mastic; and,
20) Sliding firedoor.

3.2 IDENTIFIED ASBESTOS-CONTAINING BUILDING MATERIALS

Performance collected fifty-three (53) bulk material samples of the identified homogeneous areas and submitted them to an NVLAP-accredited laboratory for PLM analysis. As the laboratory results indicate, ***asbestos was detected in the following HA numbers:***

HA #	Material Description	Asbestos-Containing Material	Location	Asbestos Content
1	9” x 9” Floor tile (green with black and white specks) and black mastic	Floor tile	Treasurer and committee rooms, soloist room closet, closets in corridor west of south foyer	10% Chrysotile/ NAD
3	Textured paint on soft plaster	Paint	Men’s and women’s bathrooms off south corridor in upper level	12% Chrysotile
4	Carpet glue (yellow) over 9" x 9" floor tile (green with black and white specks) and black mastic	Floor tile	Board of directors and soloist rooms, west and south upper level corridors	NAD/ 10% Chrysotile/ NAD
6	Firedoors and/or fireframes	Firedoors and/or fireframes	Office corridor behind main auditorium, north door in west corridor, Sunday school north entrance doors, furnace room door	Assumed
12	Exterior window glaze	Glaze	Windows throughout	0-1.5% Chrysotile
13	Exterior caulk	Caulk	Window frames, door frames and vent edges	2% Chrysotile

HA #	Material Description	Asbestos-Containing Material	Location	Asbestos Content
14	Sink undercoating (black)	Sink undercoating	Day care room on 1st floor	10% Chrysotile
15	0”-6” O.D. Millboard straight run pipe insulation	Insulation	Under auditorium, storage/mechanical room NE of boiler room, furnace room, storage room east of furnace room	10% Chrysotile
16	0”-6” O.D. Mudded pipe fitting insulation on Millboard straight run pipe insulation	Fitting insulation	Under auditorium, storage/mechanical room NE of boiler room, furnace room, storage room east of furnace room	0-25% Chrysotile
17	Mud between cloth and tar-coated fiberglass duct insulation	Cloth	Furnace room and storage room east of furnace room	20% Chrysotile
20	Sliding firedoor	Firedoor	North boiler room door	Assumed

Refer to the attached Appendix for the complete laboratory data and the Chain of Custody records.

3.3 DISCUSSION

3.3.1 Asbestos Control and Management

Renovation and demolition activities, as well as some maintenance activities have the potential to disturb materials and release asbestos fibers into the environment.

EPA:
The Environmental Protection Agency (EPA), under the National Emission Standards for Hazardous Air Pollutants (NESHAPS), requires notification and procedures for emissions control depending on whether the asbestos material in question falls into the definition of “Regulated Asbestos-Containing Material” (RACM). NESHAPS defines RACM as:

(a) Friable asbestos material,
(b) Category I nonfriable ACM that has become friable,
(c) Category I nonfriable ACM that will be or has been subjected to sanding, grinding, cutting, or abrading, or
(d) Category II nonfriable ACM that has a high probability of becoming or has become crumbled, pulverized, or reduced to powder by the forces expected to act on the material in the course of demolition or renovation operations.

The proceeding items summarize basic requirements for demolition and renovation projects according to NESHAPS:

(1) In a facility being **demolished**, notification requirements and procedures for asbestos emission control apply if the combined amount of RACM is (i) At least 260 linear feet on pipes or at least 160 square feet on other facility components, or (ii) At least 35 cubic feet off facility components where the length or area could not be measured previously.

(2) In a facility being **demolished**, only the notification requirements apply, if the combined amount of RACM is (i) *Less than* 260 linear feet on pipes and less than 160 square feet on other facility components, and (ii) *Less than* 35 cubic feet off facility components where the length or area could not be measured previously or there is no asbestos.

(3) If the facility is being **demolished** under an order of a State or local government agency issued because the facility is structurally unsound and in danger of imminent collapse, specific requirements apply (see NESHAPS for details).

(4) If the facility is being **renovated**, notification requirements and procedures for asbestos emission control apply if the combined amount of RACM to be stripped, removed, dislodged, cut, drilled, or similarly disturbed is (i) At least 260 linear feet on pipes or at least 160 square feet on other facility components, or (ii) At least 35 cubic feet off facility components where the length or area could not be measured previously.

Michigan LARA:
According to the Michigan Department of Licensing and Regulatory Affairs (LARA), in a facility where demolition, renovation or encapsulation is to occur, notification requirements and procedures for asbestos emission control apply if the combined amount of RACM is at least 10 linear feet on pipes or at least 15 square feet on other facility components.

3.3.2 Survey Limitations and Miscellaneous Field Notes

Performance noted that was no access to the roof. In addition, above ceiling access was extremely limited and most of the building had plaster ceilings or glued-on ceiling tiles. Damage via bulk sampling was kept to a minimum per the client; therefore, samples that required damage to intact materials were taken in very limited locations to minimize damage.

Performance quantified the visible TSI under the auditorium floor but the entire area was not visible; there might be some TSI that was not visible. In addition, there might be additional TSI under the floors, behind walls and above ceilings that would not have been visible during the survey.

The scope of work for this project did not include the sampling of ceramic tile. Potential asbestos-containing materials associated with ceramic tile include underlying flooring materials and/or mastic.

Although *Performance* made every attempt to locate below floor heating ducts, there may be asbestos-containing heating ducts inside or under the cement slab floor that were not visible or were inaccessible.

Performance made every attempt to sample the chimney stack (if present); however, there may be asbestos-containing material inside the stack that was not visible or was inaccessible.

Remodeling and renovations within buildings often result in asbestos-containing flooring products (flooring and mastics) being covered with non-asbestos flooring products. Although every attempt is made to delineate flooring types during survey activities, due to the limited destructive nature of sampling *Performance* assumes asbestos-containing materials may be present below sampled flooring in areas not inspected. It is imperative that if flooring finishes in an area differ from areas where samples were collected, additional samples are collected and analyzed of the newly uncovered material before disturbance occurs.

Performance did not sample any system that presented a health and safety hazard to the inspector such as energized electrical systems, elevator components, active mechanical systems, or within confined spaces.

Performance has prepared this report for the express use of its clients and their approved agents. Although some of the information included in this report or in portions of this report may be required to be included in notifications to various parties, this report is not intended to be used as an asbestos specification or work plan.

This report is based upon conditions observed at the property at the time of the inspection. This report does not intend to identify all hazards or to indicate that other hazards do not exist at the project site. Environmental conditions and regulations are subject to constant change and reinterpretation.

4.0 SUMMARY AND RECOMMENDATIONS

Hazardous Materials:

The items listed in the hazardous materials table in section 3.1 of this report contain materials that can become hazardous during renovation or demolition. ***Performance* recommends removing the hazardous materials before renovation or demolition and properly disposing of the materials according to the applicable laws and regulations.**

The scope of work for this project did not include testing for lead-based paint. *Performance* did note that peeling paint was found throughout the structure. Although current regulations do not require removal of lead-based paint prior to renovation or demolition, ***Performance* recommends testing for airborne lead during renovation or demolition activities** to ensure that worker exposure does not exceed permissible exposure limits. Furthermore, *Performance* recommends avoiding activities that may increase worker exposure to potential airborne lead. Activities that can increase worker exposure include sanding, grinding, cutting, or abrading lead-based painted materials.

Asbestos-Containing Materials:

Friable Materials:

Performance recommends abating the textured paint (HA#3), thermal system insulation materials (HA#15 and HA#16) and mud cloth (HA#17) if they have the potential to be disturbed. If the identified materials are not removed or disturbed, then *Performance* recommends that an Operations and Maintenance Program be prepared to facilitate the in-place management of these asbestos-containing materials.

Category I Nonfriable Materials:

Referring to the definition of RACM in section 3.3.1, EPA NESHAPS requires removal of Category I nonfriable ACM prior to a renovation or demolition if they have become friable or if they will be or have been subjected to sanding, grinding, cutting, or abrading.

If the facility is being renovated, *Performance* recommends abating the flooring materials (HA#1 and HA#4) if it has the potential to be disturbed.

As per EPA and OSHA regulations, if the facility is being demolished, abatement of the flooring materials would not typically be required unless one of the following occurs:

1. The flooring material becomes non-intact (ACM has crumbled, been pulverized, or otherwise deteriorated so that the asbestos is no longer likely to be bound with its matrix) during the demolition activities;
2. The flooring material becomes a RACM (Category I nonfriable that has become friable or that will be or has been subjected to sanding, grinding, cutting, or abrading) through aggressive demolition methods; or,
3. The concrete under the flooring must be reclaimed.

However, **due to current regulatory interpretation and enforcement** which states that standard demolition techniques are resulting in Category I non-friable material becoming either non-intact or friable, *Performance* **recommends abating** the flooring materials (HA#1 and HA#4) prior to the facility being demolished. Based on the current regulatory stance on Category I non-friable material, if the material is not abated prior to demolition activities, the potential exists for citations and fines for the owner and operator by the regulatory agencies.

If the identified materials are not removed or disturbed and is remaining in place, then *Performance* recommends that an Operations and Maintenance Program be prepared to facilitate the in-place management of these asbestos-containing materials.

Category II Nonfriable Materials:

Referring to the definition of RACM in section 3.3.1, EPA NESHAPS requires removal prior to a renovation or demolition of all Category II nonfriable ACM that has a high probability of becoming or has become crumbled, pulverized, or reduced to powder by the forces expected to act on the material in the course of demolition or renovation operations. Due to the ambiguous nature of this statement,

Performance recommends abating the exterior window glaze (HA#12), exterior caulk (HA#13) and sink undercoating (HA#14) if they have the potential to be disturbed.

If the identified materials are not removed or disturbed, then *Performance* recommends that an Operations and Maintenance Program be prepared to facilitate the in-place management of these asbestos-containing materials.

Assumed Materials:

The firedoors and/or fireframes (HA#6 and HA#20) are assumed to contain a friable asbestos-containing material and therefore cannot be disturbed (drilled, sawed, etc.) during renovation or demolition activities. *Performance* recommends removing the firedoors intact, with its associated doorframes, before any renovation or demolition activities. If the identified materials are not removed or disturbed, then *Performance* recommends that an Operations and Maintenance Program be prepared to facilitate the in-place management of these asbestos-containing materials.

APPENDIX

SURVEY DOCUMENTATION

CONTENTS

- **CERTIFICATES OF LABORATORY ANALYSIS**
- **CHAIN OF CUSTODY RECORDS**

Certificate of Laboratory Analysis

Test Method, Polarized Light Microscopy (PLM)

Project: 191 N. Chester St.
Project # 151225

Report To:
Mr. Thomas Carpenter
Performance Environmental Services, Inc.
30553 Wixom Rd., Ste. 500
Wixom, MI 48393

ARI Report # 15-57569
Date Collected: 3/5-6/2015
Date Received: 03/09/15
Date Analyzed: 03/11/15
Date Reported: 03/11/15

Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 57569 - 01 Cust. #: 1-1 Material: 9x9 Green w/Black& White Speck FT Location: S. Closet in Large Com.Rm. UL SW End Appearance: grey,fibrous,homogenous Layer: 1 of 2	Asbestos Present: **YES** Chrysotile - 10%	Other - 90%
Lab ID #: 57569 - 01a Cust. #: 1-1 Material: Mastic Location: S. Closet in Large Com.Rm. UL SW End Appearance: black,nonfibrous,homogenous Layer: 2 of 2	Asbestos Present: **NO** No Asbestos Observed	Other - 100%
Lab ID #: 57569 - 02 Cust. #: 1-2 Material: 9x9 Green w/Black& White Speck FT Location: S. Closet in Large Com.Rm. UL SW End Appearance: Layer: 1 of 2	Asbestos Present: NOT ANALYZED	

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

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NVLAP Lab Code 102118-0

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Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 57569 - 02a Cust. #: 1-2 Material: Mastic Location: S. Closet in Large Com.Rm. UL SW End Appearance: black,nonfibrous,homogenous Layer: 2 of 2	Asbestos Present: **NO** No Asbestos Observed	Other - 100%
Lab ID #: 57569 - 03 Cust. #: 2-1 Material: 1x1 Glued-On CT-Med & Lrg Holes-Uneven Location: Lrg Committee Rm. By Partition-UL SW End Appearance: brown,fibrous,homogenous Layer: 1 of 2	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 90% Other - 10%
Lab ID #: 57569 - 03a Cust. #: 2-1 Material: Glue Pod Location: Lrg Committee Rm. By Partition-UL SW End Appearance: brown,nonfibrous,homogenous Layer: 2 of 2	Asbestos Present: **NO** No Asbestos Observed	Other - 100%

For Layered Samples, each component will be analyzed and reported separately.

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Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 57569 - 04 Cust. #: 2-2 Material: 1x1 Glued-On CT-Med & Lrg Holes-Uneven Location: Lrg Committee Rm. By Partition-UL SW End Appearance: brown,fibrous,homogenous Layer: 1 of 2	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 90% Other - 10%
Lab ID #: 57569 - 04a Cust. #: 2-2 Material: Glue Pod Location: Lrg Committee Rm. By Partition-UL SW End Appearance: brown,nonfibrous,homogenous Layer: 2 of 2	Asbestos Present: **NO** No Asbestos Observed	Other - 100%
Lab ID #: 57569 - 05 Cust. #: 2-3 Material: 1x1 Glued-On CT-Med & Lrg Holes-Uneven Location: Lrg Committee Rm. By Partition-UL SW End Appearance: brown,fibrous,homogenous Layer: 1 of 2	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 80% Other - 20%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

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Date Analyzed: 03/11/15
Date Reported: 03/11/15

Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 57569 - 05a Cust. #: 2-3 Material: Glue Pod Location: Lrg Committee Rm. By Partition-UL SW End Appearance: brown,nonfibrous,homogenous Layer: 2 of 2	Asbestos Present: **NO** No Asbestos Observed	Other - 100%
Lab ID #: 57569 - 06 Cust. #: 2-4 Material: 1x1 Glued-On CT-Med & Lrg Holes-Uneven Location: Small Committee Rm - Upper Level SW End Appearance: brown,fibrous,homogenous Layer: 1 of 2	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 90% Other - 10%
Lab ID #: 57569 - 06a Cust. #: 2-4 Material: Glue Pod Location: Small Committee Rm - Upper Level SW End Appearance: brown,nonfibrous,homogenous Layer: 2 of 2	Asbestos Present: **NO** No Asbestos Observed	Other - 100%

For Layered Samples, each component will be analyzed and reported separately.

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Date Analyzed: 03/11/15
Date Reported: 03/11/15

Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 57569 - 07 Cust. #: 2-5 Material: 1x1 Glued-On CT-Med & Lrg Holes-Uneven Location: Small Committee Rm - Upper Level SW End Appearance: brown,fibrous,homogenous Layer: 1 of 2	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 90% Other - 10%
Lab ID #: 57569 - 07a Cust. #: 2-5 Material: Glue Pod Location: Small Committee Rm - Upper Level SW End Appearance: brown,nonfibrous,homogenous Layer: 2 of 2	Asbestos Present: **NO** No Asbestos Observed	Other - 100%
Lab ID #: 57569 - 08 Cust. #: 3-1 Material: Textured Paint on Soft Plaster Location: SE Men's Bath-Upper Level E. End Window Appearance: white,fibrous,homogenous Layer: 1 of 1	Asbestos Present: **YES** Chrysotile - 12%	Other - 88%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

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Date Reported: 03/11/15

Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 57569 - 09 Cust. #: 3-2 Material: Textured Paint on Soft Plaster Location: SE Men's Bath-Upper Level W. End Window Appearance: Layer: of	Asbestos Present: NOT ANALYZED	
Lab ID #: 57569 - 10 Cust. #: 3-3 Material: Textured Paint on Soft Plaster Location: SE Women's Bath - Upper Lvl by Ctr Vent Appearance: Layer: of	Asbestos Present: NOT ANALYZED	
Lab ID #: 57569 - 11 Cust. #: 5-1 Material: Hard Plaster - Finish Coat Location: E. Wall of Balcony of Auditorium Appearance: white,nonfibrous,homogenous Layer: 1 of 2	Asbestos Present: **NO** No Asbestos Observed	Other - 100%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

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Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 57569 - 11a Cust. #: 5-1 Material: Base Coat Location: E. Wall of Balcony of Auditorium Appearance: grey,fibrous,homogenous Layer: 2 of 2	Asbestos Present: **NO** Chrysotile - Trace POINT COUNT RESULT	Other - 100%
Lab ID #: 57569 - 12 Cust. #: 5-2 Material: Hard Plaster - Finish Coat Location: Attic Organ Above Stage of Audit. E. Wall Appearance: white,nonfibrous,homogenous Layer: 1 of 2	Asbestos Present: **NO** No Asbestos Observed	Other - 100%
Lab ID #: 57569 - 12a Cust. #: 5-2 Material: Base Coat Location: Attic Organ Above Stage of Audit. E. Wall Appearance: grey,fibrous,homogenous Layer: 2 of 2	Asbestos Present: **NO** Chrysotile - 0.25% POINT COUNT RESULT	Other - 99.75%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

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Date Analyzed: 03/11/15
Date Reported: 03/11/15

Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 57569 - 13 Cust. #: 5-3 Material: Hard Plaster - Finish Coat Location: Attic Organ Above Stage of Audit. N. Wall Appearance: white,nonfibrous,homogenous Layer: 1 of 2	Asbestos Present: **NO** No Asbestos Observed	Other - 100%
Lab ID #: 57569 - 13a Cust. #: 5-3 Material: Base Coat Location: Attic Organ Above Stage of Audit. N. Wall Appearance: grey,fibrous,homogenous Layer: 2 of 2	Asbestos Present: **NO** Chrysotile - Trace POINT COUNT RESULT	Other - 100%
Lab ID #: 57569 - 14 Cust. #: 5-4 Material: Hard Plaster - Finish Coat Location: Chase in Day Care Rm - N. End of 1st FL Appearance: white,nonfibrous,homogenous Layer: 1 of 2	Asbestos Present: **NO** No Asbestos Observed	Other - 100%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

Test Method EPA 600/R-93/116 was used to analyze the above samples. Matrix interference and/or resolution limits may yield false/negative results in certain circumstances. Suspect floor tiles containing <1% should be tested with SEM or TEM. This certificate of analysis relates only to the samples tested and to insure the integrity of the results, may only be reproduced in full. This certificate may not be used by the customer to claim product endorsement by NVLAP or any agency of the US Government. APEX Research Inc. is not responsible for the accuracy of the results for layered samples or samples comprising multiple materials. Liability limited to cost of analysis.

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Date Analyzed: 03/11/15
Date Reported: 03/11/15

Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 57569 - 14a Cust. #: 5-4 Material: Base Coat Location: Chase in Day Care Rm - N. End of 1st FL Appearance: grey,fibrous,homogenous Layer: 2 of 2	Asbestos Present: **NO** Chrysotile - 0.25% POINT COUNT RESULT	Other - 99.75%
Lab ID #: 57569 - 15 Cust. #: 5-5 Material: Hard Plaster - Finish Coat Location: Storage/Mech Rm. by NE Stairs-1st FL Appearance: white,nonfibrous,homogenous Layer: 1 of 2	Asbestos Present: **NO** No Asbestos Observed	Other - 100%
Lab ID #: 57569 - 15a Cust. #: 5-5 Material: Base Coat Location: Storage/Mech Rm. by NE Stairs-1st FL Appearance: grey,fibrous,homogenous Layer: 2 of 2	Asbestos Present: **NO** Chrysotile - 0.25% POINT COUNT RESULT	Other - 99.5%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

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ARI Report # 15-57569
Date Collected: 3/5-6/2015
Date Received: 03/09/15
Date Analyzed: 03/11/15
Date Reported: 03/11/15

Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 57569 - 16 Cust. #: 5-6 Material: Hard Plaster - Finish Coat Location: Storage/Mech Rm. NE of Boiler RM E. Wall Appearance: white,nonfibrous,homogenous Layer: 1 of 2	Asbestos Present: **NO** No Asbestos Observed	Other - 100%
Lab ID #: 57569 - 16a Cust. #: 5-6 Material: Base Coat Location: Storage/Mech Rm. NE of Boiler RM E. Wall Appearance: grey,fibrous,homogenous Layer: 2 of 2	Asbestos Present: **NO** Chrysotile - 0.25% POINT COUNT RESULT	Other - 99.75%
Lab ID #: 57569 - 17 Cust. #: 5-7 Material: Hard Plaster - Finish Coat Location: Storage/Mech Rm. NE of Boiler RM S. Wall Appearance: white,nonfibrous,homogenous Layer: 1 of 2	Asbestos Present: **NO** No Asbestos Observed	Other - 100%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

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NVLAP Lab Code 102118-0

Certificate of Laboratory Analysis

Test Method, Polarized Light Microscopy (PLM)

Project: 191 N. Chester St.
Project # 151225

Report To:
Mr. Thomas Carpenter
Performance Environmental Services, Inc.
30553 Wixom Rd., Ste. 500
Wixom, MI 48393

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Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 57569 - 17a Cust. #: 5-7 Material: Base Coat Location: Storage/Mech Rm. NE of Boiler RM S. Wall Appearance: grey,fibrous,homogenous Layer: 2 of 2	Asbestos Present: **NO** Chrysotile - Trace POINT COUNT RESULT	Other - 100%
Lab ID #: 57569 - 18 Cust. #: 7-1 Material: 1x1 Glued-On CT - Sm. Holes Uneven Location: SW Corner of Soloist Rm - UL S. End Appearance: brown,fibrous,homogenous Layer: 1 of 2	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 90% Other - 10%
Lab ID #: 57569 - 18a Cust. #: 7-1 Material: Glue Pod Location: SW Corner of Soloist Rm - UL S. End Appearance: black,nonfibrous,homogenous Layer: 2 of 2	Asbestos Present: **NO** No Asbestos Observed	Other - 100%

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Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 57569 - 19 Cust. #: 7-2 Material: 1x1 Glued-On CT - Sm. Holes Uneven Location: SW Corner of Soloist Rm- UL S. End Appearance: brown,fibrous,homogenous Layer: 1 of 2	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 90% Other - 10%
Lab ID #: 57569 - 19a Cust. #: 7-2 Material: Glue Pod Location: SW Corner of Soloist Rm - UL S. End Appearance: black,nonfibrous,homogenous Layer: 2 of 2	Asbestos Present: **NO** No Asbestos Observed	Other - 100%
Lab ID #: 57569 - 20 Cust. #: 7-3 Material: 1x1 Glued-On CT - Sm. Holes Uneven Location: SW Corner of Soloist Rm - UL S. End Appearance: brown,fibrous,homogenous Layer: 1 of 2	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 90% Other - 10%

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Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 57569 - 20a Cust. #: 7-3 Material: Glue Pod Location: SW Corner of Soloist Rm - UL S. End Appearance: black,nonfibrous,homogenous Layer: 2 of 2	Asbestos Present: **NO** No Asbestos Observed	Other - 100%
Lab ID #: 57569 - 21 Cust. #: 8-1 Material: 1x1 Glued-On Ceiling Tile - Gouges Location: SE End of Main Foyer - Upper Level Appearance: white,fibrous,homogenous Layer: 1 of 2	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 5% Mineral Wool - 65% Other - 30%
Lab ID #: 57569 - 21a Cust. #: 8-1 Material: Glue Pod Location: SE End of Main Foyer - Upper Level Appearance: brown,nonfibrous,homogenous Layer: 2 of 2	Asbestos Present: **NO** No Asbestos Observed	Other - 100%

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Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 57569 - 22 Cust. #: 8-2 Material: 1x1 Glued-On Ceiling Tile - Gouges Location: SE End of Main Foyer - Upper Level Appearance: white,fibrous,homogenous Layer: 1 of 2	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 5% Mineral Wool - 60% Other - 35%
Lab ID #: 57569 - 22a Cust. #: 8-2 Material: Glue Pod Location: SE End of Main Foyer - Upper Level Appearance: brown,nonfibrous,homogenous Layer: 2 of 2	Asbestos Present: **NO** No Asbestos Observed	Other - 100%
Lab ID #: 57569 - 23 Cust. #: 8-3 Material: 1x1 Glued-On Ceiling Tile - Gouges Location: SE End of Main Foyer - Upper Level Appearance: white,fibrous,homogenous Layer: 1 of 2	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 5% Mineral Wool - 65% Other - 30%

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Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 57569 - 23a Cust. #: 8-3 Material: Glue Pod Location: SE End of Main Foyer - Upper Level Appearance: brown,nonfibrous,homogenous Layer: 2 of 2	Asbestos Present: **NO** No Asbestos Observed	Other - 100%
Lab ID #: 57569 - 24 Cust. #: 9-1 Material: 0-6"OD Mudded PFI on FG Straight Run PI Location: AHU-2 Space E. of SE Stairs -Upper Level Appearance: grey,fibrous,nonhomogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 10% Mineral Wool - 20% Other - 70%
Lab ID #: 57569 - 25 Cust. #: 9-2 Material: 0-6"OD Mudded PFI on FG Straight Run PI Location: Chase in Day Care Rm - N. End of 1st FL Appearance: grey,fibrous,nonhomogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 10% Mineral Wool - 20% Other - 70%

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Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 57569 - 26 Cust. #: 9-3 Material: 0-6"OD Mudded PFI on FG Straight Run PI Location: NW End of Boiler Rm/ Hot Water Tank-1st Appearance: grey,fibrous,nonhomogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 10% Mineral Wool - 20% Other - 70%
Lab ID #: 57569 - 27 Cust. #: 10-1 Material: >6-12"OD Mudded PF/ FG Straight Run PI Location: SW Corner Storage/Mech NE of Boiler Rm Appearance: grey,fibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Mineral Wool - 25% Other - 75%
Lab ID #: 57569 - 28 Cust. #: 10-2 Material: >6-12"OD Mudded PFI/ FG Straight Run PI Location: SW Corner of Boiler Rm by W. Door-1st FL Appearance: grey,fibrous,homogenous Layer: 1 of 1	Asbestos Present: No Asbestos Observedn%	Mineral Wool - 25% Other - 75%

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Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 57569 - 29 Cust. #: 10-3 Material: >6-12"OD Mudded PFI/ FG Straight Run PI Location: SE Corner of Boiler Rm - 1st FL Appearance: grey,fibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Mineral Wool - 30% Other - 70%
Lab ID #: 57569 - 30 Cust. #: 11-1 Material: 1x1 Glued-On CT (Lrg Evenly Spaced Holes) Location: N. End of Sunday School Area - 1st FL Appearance: brown,fibrous,homogenous Layer: 1 of 2	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 80% Other - 20%
Lab ID #: 57569 - 30a Cust. #: 11-1 Material: Glue Pod Location: N. End of Sunday School Area - 1st FL Appearance: brown,nonfibrous,homogenous Layer: 2 of 2	Asbestos Present: **NO** No Asbestos Observed	Other - 100%

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Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 57569 - 31 Cust. #: 11-2 Material: 1x1 Glued-On CT (Lrg Evenly Spaced Holes) Location: N. End of Sunday School Area - 1st FL Appearance: brown,fibrous,homogenous Layer: 1 of 2	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 80% Other - 20%
Lab ID #: 57569 - 31a Cust. #: 11-2 Material: Glue Pod Location: N. End of Sunday School Area - 1st FL Appearance: brown,nonfibrous,homogenous Layer: 2 of 2	Asbestos Present: **NO** No Asbestos Observed	Other - 100%
Lab ID #: 57569 - 32 Cust. #: 11-3 Material: 1x1 Glued-On CT (Lrg Evenly Spaced Holes) Location: N. End of Sunday School Area - 1st FL Appearance: brown,fibrous,homogenous Layer: 1 of 2	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 80% Other - 20%

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Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 57569 - 32a Cust. #: 11-3 Material: Glue Pod Location: N. End of Sunday School Area - 1st FL Appearance: brown,nonfibrous,homogenous Layer: 2 of 2	Asbestos Present: **NO** No Asbestos Observed	Other - 100%
Lab ID #: 57569 - 33 Cust. #: 11-4 Material: 1x1 Glued-On CT (Lrg Evenly Spaced Holes) Location: N. End of Sunday School Area - 1st FL Appearance: brown,fibrous,homogenous Layer: 1 of 2	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 80% Other - 20%
Lab ID #: 57569 - 33a Cust. #: 11-4 Material: Glue Pod Location: N. End of Sunday School Area - 1st FL Appearance: brown,nonfibrous,homogenous Layer: 2 of 2	Asbestos Present: **NO** No Asbestos Observed	Other - 100%

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Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 57569 - 34 Cust. #: 11-5 Material: 1x1 Glued-On CT (Lrg Evenly Spaced Holes) Location: N. End of Sunday School Area - 1st FL Appearance: brown,fibrous,homogenous Layer: 1 of 2	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 80% Other - 20%
Lab ID #: 57569 - 34a Cust. #: 11-5 Material: Glue Pod Location: N. End of Sunday School Area - 1st FL Appearance: brown,nonfibrous,homogenous Layer: 2 of 2	Asbestos Present: **NO** No Asbestos Observed	Other - 100%
Lab ID #: 57569 - 35 Cust. #: 12-1 Material: Exterior Window Glaze Location: In Girl's Bathrm. NE of Boiler Rm-1st FL Appearance: grey,fibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 3% Other - 97%

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Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 57569 - 36 Cust. #: 12-2 Material: Exterior Window Glaze Location: Front Window S.of Main Foyer Ent. Doors Appearance: grey,fibrous,homogenous Layer: 1 of 1	Asbestos Present: **YES** Chrysotile - 1.5% POINT COUNT RESULT	Other - 98.5%
Lab ID #: 57569 - 37 Cust. #: 13-1 Material: Exterior Caulk Location: NW Door to Sunday School Area - 1st FL Appearance: grey,fibrous,homogenous Layer: 1 of 1	Asbestos Present: **YES** Chrysotile - 2.0% POINT COUNT RESULT	Other - 98.0%
Lab ID #: 57569 - 38 Cust. #: 13-2 Material: Exterior Caulk Location: NE Day Care Window - 1st FL Appearance: Layer: of	Asbestos Present: NOT ANALYZED	

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Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 57569 - 39 Cust. #: 14-1 Material: Sink Undercoating - Black Location: Day Care Sink - 1st FL Appearance: black,fibrous,homogenous Layer: 1 of 1	Asbestos Present: **YES** Chrysotile - 10%	Other - 90%
Lab ID #: 57569 - 40 Cust. #: 14-2 Material: Sink Undercoating - Black Location: Day Care Sink - 1st FL Appearance: Layer: of	Asbestos Present: NOT ANALYZED	
Lab ID #: 57569 - 41 Cust. #: 15-1 Material: 0-6"OD Millboard Straight Run PI Location: Storage/Mech Rm. NE of Boiler Rm S. Ctr Appearance: brown,fibrous,nonhomogenous Layer: 1 of 1	Asbestos Present: **YES** Chrysotile - 10%	Other - 90%

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Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 57569 - 42 Cust. #: 15-2 Material: 0-6"OD Millboard Straight Run PI Location: Storage Rm Btwn Boiler/Furnace Rm S. End Appearance: Layer: of	Asbestos Present: NOT ANALYZED	
Lab ID #: 57569 - 43 Cust. #: 15-3 Material: 0-6"OD Millboard Straight Run PI Location: Storage Rm Btwn Boiler/Furnace Rm S. End Appearance: Layer: of	Asbestos Present: NOT ANALYZED	
Lab ID #: 57569 - 44 Cust. #: 16-1 Material: 0-6"OD Mudded PFI/ Millboard Straight Run Location: Storage/Mech Rm. NE of Boiler Rm E. End Appearance: grey,fibrous,nonhomogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 10% Mineral Wool - 20% Other - 70%

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Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 57569 - 45 Cust. #: 16-2 Material: 0-6"OD Mudded PFI/ Millboard Straight Run Location: SW End of Storage Rm Btwn Boiler/Furnace Appearance: grey,fibrous,nonhomogenous Layer: 1 of 1	Asbestos Present: **YES** Chrysotile - 25%	Cellulose - 10% Other - 65%
Lab ID #: 57569 - 46 Cust. #: 16-3 Material: 0-6"OD Mudded PFI/ Millboard Straight Run Location: SW Corner of Furnace Rm Along S. Wall Appearance: Layer: of	Asbestos Present: NOT ANALYZED	
Lab ID #: 57569 - 47 Cust. #: 17-1 Material: Mud Btwn Cloth & Tar-Coated FG Duct Insul Location: Duct on SW Corner of Furnace F1-b Appearance: grey,fibrous,homogenous Layer: 1 of 1	Asbestos Present: **YES** Chrysotile - 20%	Cellulose - 10% Mineral Wool - 20% Other - 50%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

Test Method EPA 600/R-93/116 was used to analyze the above samples. Matrix interference and/or resolution limits may yield false/negative results in certain circumstances. Suspect floor tiles containing <1% should be tested with SEM or TEM. This certificate of analysis relates only to the samples tested and to insure the integrity of the results, may only be reproduced in full. This certificate may not be used by the customer to claim product endorsement by NVLAP or any agency of the US Government. APEX Research Inc. is not responsible for the accuracy of the results for layered samples or samples comprising multiple materials. Liability limited to cost of analysis.

NVLAP Lab Code 102118-0

Certificate of Laboratory Analysis

Test Method, Polarized Light Microscopy (PLM)

Project: 191 N. Chester St.
Project # 151225

Report To:
Mr. Thomas Carpenter
Performance Environmental Services, Inc.
30553 Wixom Rd., Ste. 500
Wixom, MI 48393

ARI Report # 15-57569
Date Collected: 3/5-6/2015
Date Received: 03/09/15
Date Analyzed: 03/11/15
Date Reported: 03/11/15

Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 57569 - 48 Cust. #: 17-2 Material: Mud Btwn Cloth & Tar-Coated FG Duct Insul Location: Duct on SE Corner of Furnace F2 Appearance: Layer: of	Asbestos Present: NOT ANALYZED	
Lab ID #: 57569 - 49 Cust. #: 17-3 Material: Mud Btwn Cloth & Tar-Coated FG Duct Insul Location: Duct on SE Corner of Furnace F2 Appearance: Layer: of	Asbestos Present: NOT ANALYZED	
Lab ID #: 57569 - 50 Cust. #: 18-1 Material: Covebase Mastic Location: N. Closet Lrg Committee Rm UL SW End Appearance: brown,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Other - 100%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

Test Method EPA 600/R-93/116 was used to analyze the above samples. Matrix interference and/or resolution limits may yield false/negative results in certain circumstances. Suspect floor tiles containing <1% should be tested with SEM or TEM. This certificate of analysis relates only to the samples tested and to insure the integrity of the results, may only be reproduced in full. This certificate may not be used by the customer to claim product endorsement by NVLAP or any agency of the US Government. APEX Research Inc. is not responsible for the accuracy of the results for layered samples or samples comprising multiple materials. Liability limited to cost of analysis.

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Test Method, Polarized Light Microscopy (PLM)

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Project # 151225

Report To:
Mr. Thomas Carpenter
Performance Environmental Services, Inc.
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Wixom, MI 48393

ARI Report # 15-57569
Date Collected: 3/5-6/2015
Date Received: 03/09/15
Date Analyzed: 03/11/15
Date Reported: 03/11/15

Sample Information	Asbestos Type/Percent	Non-Asbestos
Lab ID #: 57569 - 51 Cust. #: 18-2 Material: Covebase Mastic Location: N. Closet Lrg Committee Rm UL SW End Appearance: brown,nonfibrous,homogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Other - 100%
Lab ID #: 57569 - 52 Cust. #: 19-1 Material: Carpet Glue over Black Mastic Location: E. End of S. Foyer Hall Btwn Doors & Stairs Appearance: black,fibrous,nonhomogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 1% Other - 99%
Lab ID #: 57569 - 53 Cust. #: 19-2 Material: Carpet Glue over Black Mastic Location: E. End of S. Foyer Hall by Door - Upper Leve Appearance: black,fibrous,nonhomogenous Layer: 1 of 1	Asbestos Present: **NO** No Asbestos Observed	Cellulose - 1% Other - 99%

For Layered Samples, each component will be analyzed and reported separately.

Robert T. Letarte Jr., Laboratory Director

Test Method EPA 600/R-93/116 was used to analyze the above samples. Matrix interference and/or resolution limits may yield false/negative results in certain circumstances. Suspect floor tiles containing <1% should be tested with SEM or TEM. This certificate of analysis relates only to the samples tested and to insure the integrity of the results, may only be reproduced in full. This certificate may not be used by the customer to claim product endorsement by NVLAP or any agency of the US Government. APEX Research Inc. is not responsible for the accuracy of the results for layered samples or samples comprising multiple materials. Liability limited to cost of analysis.

NVLAP Lab Code 102118-0

Apex # 57569

Performance
Environmental Services, Inc.

PLM LABORATORY CHAIN OF CUSTODY

PROJECT #: 151225 **CLIENT:** Chester Street Partners **DATE COLLECTED:** 3/5-6/15

PROJECT: 191 N Chester Street **LOCATION:** Birmingham, MI

TECHNICIAN 1: Thomas Carpenter **TECHNICIAN 2:**

SAMPLES RELINQUISHED BY:	DATE:	SAMPLES ACCEPTED BY:	DATE:
Thomas W. Carpenter Thomas W. Carpenter	3/7/2015	[illegible]	MAR 09 2015 9:30

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APEX RESEARCH

NOTIFY RESULTS VIA:	labdata@perform-env.com	TURNAROUND TIME:	48 hours	TEST HA LAYERS UNTIL POSITIVE:	Yes

	HA NUMBER	SAMPLE NUMBER	MATERIAL DESCRIPTION	SAMPLING LOCATION	TEM VERIFY (PLM ≤ 1%)	COMMENTS/RESULTS
1	1	1-1	9" x 9" Floor tile (green with black and white specks) and black mastic	South closet in large committee room - upper level - SW end		
2	1	1-2	9" x 9" Floor tile (green with black and white specks) and black mastic	South closet in large committee room - upper level - SW end		
3	2	2-1	1' x 1' Glued-on ceiling tile (medium and large holes, uneven) and dark brown glue pods	Large committee room by partition - upper level - SW end		
4	2	2-2	1' x 1' Glued-on ceiling tile (medium and large holes, uneven) and dark brown glue pods	Large committee room by partition - upper level - SW end		
5	2	2-3	1' x 1' Glued-on ceiling tile (medium and large holes, uneven) and dark brown glue pods	Large committee room by partition - upper level - SW end		
6	2	2-4	1' x 1' Glued-on ceiling tile (medium and large holes, uneven) and dark brown glue pods	Small committee room - upper level - SW end		
7	2	2-5	1' x 1' Glued-on ceiling tile (medium and large holes, uneven) and dark brown glue pods	Small committee room - upper level - SW end		
8	3	3-1	Textured paint on soft plaster	SE men's bathroom - upper level - east end of window		
9	3	3-2	Textured paint on soft plaster	SE men's bathroom - upper level - west end of window		
10	3	3-3	Textured paint on soft plaster	SE women's bathroom - upper level - by center vent		

57569

Performance
Environmental Services, Inc.

PLM LABORATORY CHAIN OF CUSTODY

PROJECT #: 151225 **CLIENT:** Chester Street Partners **DATE COLLECTED:** 3/5-6/15

PROJECT: 191 N Chester Street **LOCATION:** Birmingham, MI

TECHNICIAN 1: Thomas Carpenter **TECHNICIAN 2:**

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	HA NUMBER	SAMPLE NUMBER	MATERIAL DESCRIPTION	SAMPLING LOCATION	TEM VERIFY (PLM ≤ 1%)	COMMENTS/RESULTS
11	5	5-1	Hard plaster	East wall of balcony of auditorium		
12	5	5-2	Hard plaster	Attic organ space above stage of auditorium - east wall		
13	5	5-3	Hard plaster	Attic organ space above stage of auditorium - north wall		
14	5	5-4	Hard plaster	Chase in day care room - north end of 1st floor		
15	5	5-5	Hard plaster	Storage/mechanical room by NE stairs - 1st floor		
16	5	5-6	Hard plaster	Storage/mechanical room NE of boiler room - 1st floor - east wall		
17	5	5-7	Hard plaster	Storage/mechanical room NE of boiler room - 1st floor - south wall		
18	7	7-1	1' x 1' Glued-on ceiling tile (small holes, uneven) and black glue pods	SW corner of soloist room - upper level - south end		
19	7	7-2	1' x 1' Glued-on ceiling tile (small holes, uneven) and black glue pods	SW corner of soloist room - upper level - south end		
20	7	7-3	1' x 1' Glued-on ceiling tile (small holes, uneven) and black glue pods	SW corner of soloist room - upper level - south end		

57569

Performance
Environmental Services, Inc.

PLM LABORATORY CHAIN OF CUSTODY

PROJECT #: 151225 **CLIENT:** Chester Street Partners **DATE COLLECTED:** 3/5-6/15

PROJECT: 191 N Chester Street **LOCATION:** Birmingham, MI

TECHNICIAN 1: Thomas Carpenter **TECHNICIAN 2:**

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	HA NUMBER	SAMPLE NUMBER	MATERIAL DESCRIPTION	SAMPLING LOCATION	TEM VERIFY (PLM ≤ 1%)	COMMENTS/RESULTS
21	8	8-1	1' x 1' Glued-on ceiling tile (gouges) and dark brown glue pods	SE end of main foyer - upper level		
22	8	8-2	1' x 1' Glued-on ceiling tile (gouges) and dark brown glue pods	SE end of main foyer - upper level		
23	8	8-3	1' x 1' Glued-on ceiling tile (gouges) and dark brown glue pods	SE end of main foyer - upper level		
24	9	9-1	0"-6" O.D. Mudded pipe fitting insulation on fiberglass straight run pipe insulation	AHU-2 space east of SE stairs - upper level		
25	9	9-2	0"-6" O.D. Mudded pipe fitting insulation on fiberglass straight run pipe insulation	Chase in day care room - north end of 1st floor		
26	9	9-3	0"-6" O.D. Mudded pipe fitting insulation on fiberglass straight run pipe insulation	NW end of boiler room by hot water tank - 1st floor		
27	10	10-1	> 6"-12" O.D. Mudded pipe fitting insulation on fiberglass straight run pipe insulation	SW corner of storage/mechanical room NE of boiler room - 1st floor		
28	10	10-2	> 6"-12" O.D. Mudded pipe fitting insulation on fiberglass straight run pipe insulation	SW corner of boiler room by west door - 1st floor		
29	10	10-3	> 6"-12" O.D. Mudded pipe fitting insulation on fiberglass straight run pipe insulation	SE corner of boiler room - 1st floor		
30	11	11-1	1' x 1' Glued-on ceiling tile (large, evenly spaced holes) and brown glue pods	North end of Sunday school area - 1st floor		

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Performance
Environmental Services, Inc.

PLM LABORATORY CHAIN OF CUSTODY

PROJECT #: 151225 **CLIENT:** Chester Street Partners **DATE COLLECTED:** 3/5-6/15

PROJECT: 191 N Chester Street **LOCATION:** Birmingham, MI

TECHNICIAN 1: Thomas Carpenter **TECHNICIAN 2:**

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	HA NUMBER	SAMPLE NUMBER	MATERIAL DESCRIPTION	SAMPLING LOCATION	TEM VERIFY (PLM ≤ 1%)	COMMENTS/RESULTS
31	11	11-2	1' x 1' Glued-on ceiling tile (large, evenly spaced holes) and brown glue pods	North end of Sunday school area - 1st floor		
32	11	11-3	1' x 1' Glued-on ceiling tile (large, evenly spaced holes) and brown glue pods	North end of Sunday school area - 1st floor		
33	11	11-4	1' x 1' Glued-on ceiling tile (large, evenly spaced holes) and brown glue pods	North end of Sunday school area - 1st floor		
34	11	11-5	1' x 1' Glued-on ceiling tile (large, evenly spaced holes) and brown glue pods	North end of Sunday school area - 1st floor		
35	12	12-1	Exterior window glaze	Window in girl's bathroom NE of boiler room - 1st floor		
36	12	12-2	Exterior window glaze	Front window south of main foyer entrance doors - upper level		
37	13	13-1	Exterior caulk	NW door to Sunday school area - 1st floor		
38	13	13-2	Exterior caulk	NE day care window - 1st floor		
39	14	14-1	Sink undercoating (black)	Day care sink - 1st floor		
40	14	14-2	Sink undercoating (black)	Day care sink - 1st floor		

57569

Performance
Environmental Services, Inc.

PLM LABORATORY CHAIN OF CUSTODY

PROJECT #: 151225 **CLIENT:** Chester Street Partners **DATE COLLECTED:** 3/5-6/15

PROJECT: 191 N Chester Street **LOCATION:** Birmingham, MI

TECHNICIAN 1: Thomas Carpenter **TECHNICIAN 2:**

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	HA NUMBER	SAMPLE NUMBER	MATERIAL DESCRIPTION	SAMPLING LOCATION	TEM VERIFY (PLM ≤ 1%)	COMMENTS/RESULTS
41	15	15-1	0"-6" O.D. Millboard straight run pipe insulation	Storage/mechanical room NE of boiler room - 1st floor - south center		
42	15	15-2	0"-6" O.D. Millboard straight run pipe insulation	Storage room between boiler and furnace rooms - south end - 1st floor		
43	15	15-3	0"-6" O.D. Millboard straight run pipe insulation	Storage room between boiler and furnace rooms - south end - 1st floor		
44	16	16-1	0"-6" O.D. Mudded pipe fitting insulation on Millboard straight run pipe insulation	Storage/mechanical room NE of boiler room - 1st floor - east end		
45	16	16-2	0"-6" O.D. Mudded pipe fitting insulation on Millboard straight run pipe insulation	SW end of storage room between boiler and furnace rooms near west door		
46	16	16-3	0"-6" O.D. Mudded pipe fitting insulation on Millboard straight run pipe insulation	SW corner of furnace room along south wall		
47	17	17-1	Mud between cloth and tar-coated fiberglass duct insulation	Duct on SW corner of furnace F1-b in furnace room - 1st floor		
48	17	17-2	Mud between cloth and tar-coated fiberglass duct insulation	Duct on SE corner of furnace F2 in furnace room - 1st floor		
49	17	17-3	Mud between cloth and tar-coated fiberglass duct insulation	Duct on SE corner of furnace F2 in furnace room - 1st floor		
50	18	18-1	Covebase mastic (brown)	North closet in large committee room - upper level - SW end		

57569

Performance
Environmental Services, Inc.

PLM LABORATORY CHAIN OF CUSTODY

PROJECT #: 151225 **CLIENT:** Chester Street Partners **DATE COLLECTED:** 3/5-6/15

PROJECT: 191 N Chester Street **LOCATION:** Birmingham, MI

TECHNICIAN 1: Thomas Carpenter **TECHNICIAN 2:**

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NOTIFY RESULTS VIA:	labdata@perform-env.com	TURNAROUND TIME:	48 hours	TEST HA LAYERS UNTIL POSITIVE:	Yes

	HA NUMBER	SAMPLE NUMBER	MATERIAL DESCRIPTION	SAMPLING LOCATION	TEM VERIFY (PLM ≤ 1%)	COMMENTS/RESULTS
51	18	18-2	Covebase mastic (brown)	North closet in large committee room - upper level - SW end		
52	19	19-1	Carpet glue (yellow) over black mastic	East end of south foyer hallway between doors and stairs to main foyer - upper level		
53	19	19-2	Carpet glue (yellow) over black mastic	East end of south foyer hallway by door - upper level		

Section 5 CIS Checklist Supplemental Information

The Jeffrey
191 N Chester
Birmingham, MI 48009

Combined CIS and Site Plan Review Supplemental Information

General Information

1. Name and address of applicant and proof of ownership;
See Section 2

2. Name of Development (if applicable);
The Jeffrey

3. Address and Legal description
191 N Chester Birmingham, MI 48009
See survey for legal description

4. Name and address of the land surveyor;
Nowak & Fraus Engineers
46777 Woodward Ave, Pontiac, MI 48342
(248) 332-7931

5. Legend and notes, including a graphic scale, north point, and date;
See Site Plan

6. A separate location map;
Please refer to Section 3 for Vicinity and sheet SP.100b and SP.100c for Location map

7. A map showing the boundary lines of adjacent land and the existing zoning of the area proposed to be developed as well as the adjacent land;
Please refer to Section 4 for Zoning Map

8. Details of all proposed site plan changes
- **Removal of existing porch and existing entry on the east.**
- **Addition of new lobby and entry to the property line (east)**
- **Addition of new office space to the west (no additional building footprint)**
- **Addition of garage entry to the north.**
- **Grading and landscaping to meet city of Birmingham requirements.**

Planning & Zoning Issues

9. Recommended land use of the subject property as designated on the future land use map of the City's Master Plan;
Current Zoning TZ2; See section 4

10. Goals and objectives of the city's Master Plans that demonstrate the city's support of the proposed development;

- **Proposed project is to be constructed within the boundaries of the Birmingham Overlay District and implement the Downtown Birmingham Plan**
- **Proposed project encourages a form of development that will achieve the physical qualities necessary to enhance the economic vitality of Downtown Birmingham**
- **Previously site plan approved two- story front addition is built to the width and property line as required under the TZ2 zoning**
- **The proposed additions on the west do not increase the existing building footprint and are in keeping with the proposed front addition**

11. Whether or not the project site is located within an area of the city for which an The Planning Board in which special design has adopted urban Design Plan criteria or other supplemental development requirements apply;
Yes

12. The current zoning classification of the subject property;
Current zoning of the subject property is TZ2.
Property will conform to this zoning.

13. The zoning classification required for the proposed development;
TZ2

14. The existing land uses adjacent to the proposed project:
TZ3, R7, R1

15. Complete the attached "Zoning Requirements Analysis" chart;
Refer to Section 4

Land Development Issues

16. A survey and site drainage plan;
Refer to the enclosed engineering plans of the site

17. Identify any sensitive soils on site that will require stabilization or alteration in order to support the proposed development:

No sensitive soils

18. Whether or not the proposed development will occur on a steep slope, and if so, the measures that will be taken to overcome potential erosion, slope stability and runoff;
Refer to enclosed paving, grading and soil erosion plan. During construction of the building, care will be taken to prevent sediment laden soils from leaving the site by employing soil erosion best management techniques.

19. The volume of excavated soils to be removed from the site and /or delivered to the Site, and a map of the proposed haul routes;
Approximately 970 CY of in-place soils will be removed from the site for the construction of the new addition on the east. Refer to attached haul route map at the end of this section.

20. Identify the potential hazards and nuisances that may be created by the proposed development and the suggested methods of mitigating such hazards;
No potential hazards and nuisances.

Private Utilities

21. Indicate the source of all required private utilities to be provided;

- **Refer to the enclosed utility plan of the site**
- **Electricity, Natural and cable/telephone services – existing to remain**

22. Provide verification that all required utility easements have been secured for necessary private utilities:
Refer to the enclosed utility plan of the site.

Noise Levels

23. Provide a reading of existing ambient noise and estimated future noise levels on the site:
Included in the Appendix is a study completed by Kolano and Saha Consulting Engineers for Sound Level Measurements and Noise Impact Assessment,

24. Indicate whether the project will be exposed to or cause noise levels which exceed those levels prescribed in Chapter 50, Division 4, Section 50-71 through 50-77 of the Birmingham City Code, as amended:
The Noise Impact Assessment Study prepared for the property concludes that the proposed development will be able to comply with the Birmingham Noise Ordinance limits.

25. Indicate whether the site is appropriate for the proposed activities and facilities given the existing ambient noise and the estimated future noise levels of the site:

Based on the information provided the Noise Impact Assessment study through deliberate effort to minimize noisy equipment, the proposed development will be able to comply with the Birmingham Noise Ordinance limits

Air Quality

26. Indicate whether the project is located in the vicinity of a monitoring station where air quality violations have been registered and, if so, provide information as to whether the project will increase air quality problems in the area:
The property is located in the Southeast Michigan Air Quality District. The monitoring station is located in Oak Park. Current Ambient Air Quality Standards are under existing minimum standards as set forth by the EPA.

27. Indicate if the nature of the project or its potential users would be particularly sensitive to existing air pollution levels and, if so, indicate how the project has been designed to mitigate possible adverse effects;
The development is consistent with the other downtown Birmingham projects. HVAC equipment units will have filters and the exhausts will be designed to meet all current code requirements.

28. Indicate whether the proposal will establish a trend which, if continued, may lead to violation of air quality standards in the future;
We do not anticipate that the development will establish a trend that will adversely affect air quality within the Downtown District.

29. Indicate whether the proposed project will have parking facilities for more than 75 cars and indicate percentage of required parking that is proposed;
The proposed development will have (3) outdoor and (8) indoor parking spaces located in the parking garage. The code requires no parking spaces to be provided.

Environmental Design and Historic Values

30. Indicate whether there will be demonstrable destruction or physical alteration of the natural or human made environment on site or in the right of way (ie. clearance of trees, substantial regrading etc.);
Refer to enclosed engineering site plans.
The sidewalks and streetscape on Chester and Willits will be rebuilt to the appropriate standards.
Willits will have a new garage entrance drive.

31. Indicate whether there will be an intrusion of elements out of character or scale with the existing physical environment (ie. significant changes in size, scale of building, floor levels, entrance patterns, height, materials, color or style from

that of surrounding developments);
No

32. Indicate all elements of the project that are eligible for LEED points if the building were to be LEED certified;
We have determined that LEED certification will not be a part of this development.

33. Indicate whether the proposed structure will block or degrade views, change the skyline or create a new focal point;
The structure will not degrade views. We believe that the building will create a new focal point. Letters from neighbors approving new views are attached as a part of the application.

34. Indicate whether there will be objectionable visual pollution introduced directly or indirectly due to loading docks, trash receptacles or parking, and indicate mitigation measures for same;
We are requesting a variance from the loading dock requirement. Trash receptacles and recycling are located within the building and will not cause visual pollution. Indoor parking is accessed by a new entry/exit from Willits St.

35. Indicate whether there will be an interference with or impairment of ambient conditions necessary for the enjoyment of the physical environment (ie. vibration, dust, odor, heat, glare etc.);
The proposed development will not generate abnormal vibrations, dust, odor, heat, glare or other noxious elements that would prohibit enjoyment of the existing environment.

36. Indicate whether the project area and environs contain any properties listed on the National Register of Historic Places or the city's inventory of historic structures:
This property does not appear on the National Register of Historic Places or the City's Inventory of historic structures.

37. Provide any information on the project area that the State Historic Preservation Office (SHPO) may have:
We are not aware of the property appearing on the SHPO

38. Indicate whether there will be other properties within the boundaries or in the vicinity of the project that appear to be historic and thus require consultation with the SHPO as to eligibility for the National register;
No surrounding properties appear to be historic.

39. Indicate whether the Department of the Interior has been requested to make a determination of eligibility on properties the SHPO or HDC deems eligible and affected by the project;
There is no indication that the Department of the Interior has been requested to make a determination on the historic value of the surrounding properties.

40. Provide proof that the HDC has been given an opportunity to comment on properties that are listed on or have been found eligible for the National Register and which would be affected by the project;
Does Not Apply

Refuse

41. Indicate whether the existing or planned solid waste disposal system will adequately service the proposed development including space for separation of recyclable materials;
Space for refuse and recycling areas for the building occupants will be provided as per standards of the city and area.

42. Indicate whether the design capacity of the existing or planned solid waste disposal system will be exceeded as a result of the project:
Solid waste generated from this facility will be standard and can be handled easily by local waste management companies

43. Indicate whether existing or planned waste water systems will be able to adequately service the proposed development:
Yes. The existing sewer service flow basis of design and capacity of the combined sewer has been reviewed and confirmed by the City Engineer.

44. Indicate whether the design capacity of these facilities will be exceeded as a result of the project;
It is not anticipated that the design capacity of the municipal combined sewer will be exceeded by the development.

45. Indicate the elements of the project that have been incorporated to reduce the amount of water entering the sewer system (such as low flush toilets, Energy Star appliances, restricted flow faucets, greywater recycling etc.) ;
Building design will incorporate restricted flow plumbing fixtures and Energy Star appliances wherever possible.

Storm Sewer

46. Indicate whether existing or planned storm water disposal and treatment systems will adequately serve the proposed development:
Yes

47. Indicate whether the design capacity of these facilities will be exceeded as a result of the project;
It is not anticipated that the design capacity of the municipal sewer system will be exceeded by the proposed development.

48. Indicate the elements of the project that have been incorporated to reduce the amount of storm water entering the sewer system (such as the use of pervious concrete, rain gardens, greywater recycling, green paved etc.):
All care will be taken by ownership to use appropriate storm water management techniques, in accordance with the Birmingham Storm water Ordinance. http://www.bhamgov.org/government/departments/treasury/storm_water_utility_ordinance.php

Water Service

49. Indicate whether either the municipal water utility or onsite water supply system is adequate to serve the proposed project;
Existing domestic system to be adequate; new fire suppression system to be added.

50. Indicate whether the water quality is safe from both a chemical and bacteriological standpoint;
The latest published water quality report can be found at the following address: http://www.bhamgov.org/document_center/Engineering/2015_Water_Quality%20Report.pdf

51. Indicate whether the intended location of the service will be compatible with the location and elevation of the main;
Existing system to remain or be relocated

Public Safety

52. Whether or not the project location provides adequate access to police, fire and emergency medical services:
Building is directly on Chester and Willits Street right of way line and offers direct access for emergency personnel.

53. Whether or not the proposed project design provides easy access for emergency vehicles and individuals (ie. are there obstacles to access, such as one way roads, narrow bridges etc.);
Project located on corner of on Chester and Willits Street with direct access to all local arteries.

54. Whether or not there are plans for a security system which can be expanded, and whether approval for same has been granted by the police department;
A security system is proposed. Approval upon review to meet all police department requirements.

55. Detailed description of all fire access to the building, site, fire hydrants and water connections;

Fire department connection to be coordinated per fire department; Full fire suppression throughout; Access to all floors via fire stairs and elevators; Full state of the art alarm system

56. Whether or not there are plans for adherence to all city and N.F.P.A. fire codes**:**
All NFPA codes will be followed.

57. Proof that one elevator has been designed to accommodate a medical cart:
New Elevator to accommodate a medical cart

58. Detailed specifications on all fire lanes/parking lot surfaces/alleys/streets to demonstrate the ability to accommodate the weight of emergency / fire vehicles;
Existing street access, concrete parking lot surfaces

59. Detailed description of all fire suppression systems:
To be submitted with Construction Documents

60. Provide completed FORM A –Transportation Study Questionnaire (Abbreviated);
See Traffic Impact Assessment as prepared by Stonefield engineering.

61. Provide completed FORM B –
Transportation Study Questionnaire if required by the city's transportation consultant;
See Traffic Impact Assessment as prepared by Stonefield engineering. Does not apply if absent in the study

62. Indicate whether transportation facilities and services will be adequate to meet the needs of all users (i.e. access to public transportation, bicycle accommodations, pedestrian connections, disabled, elderly etc.);
- **Bus Stop is located in close proximity on Maple**
- **A Bike rack will be provided to accommodate (2) bikes**
- **Pedestrian access available at Chester and Willits St.**
- **Full Barrier free access to all levels of the building**

63. Indicate how the project will improve the mobility of all groups by providing transportation choices;
Occupants and visitors can easily access the facility by foot via sidewalks, by car from parking on the street or from nearby parking deck and by bus. A Bike rack will be provided for bikers. The building is located adjacent to the city' s neighborhood connector route.

64. Indicate how the users of the building will be encouraged to use public transit and non motorized forms of transportation;
A Bus stop is in close proximity on Maple. A Bike rack will be provided on site for occupants and visitors. The Bike rack will be consistent with Birmingham city standards.

65. Indicate the elements that have been incorporated into the site and surrounding right-of-way to encourage mode shift away from private vehicle trips;
A Bus stop in close proximity on Maple. A Bike rack on site will be provided for (2) bikes

66. Indicate the elements of the project that have been provided to improve the comfort and safety of cyclists (such as secured or covered bicycle parking, lockers, bike lanes/p aths, bicycle share program etc.);
A Bike rack will be provided on site for (2) bikes

67. Indicate the elements of the project that have been provided to improve the comfort and safety of pedestrians (such as wheelchair ramps, crosswalk markings, pedestrian activated signal lights, bulb outs, benches, landscaping, lighting etc.);
- **Wheelchair and all barrier free access provided**
- **Access route developed north and east of building including planters and trees**
- **The building is located adjacent to the city's neighborhood connector route.**

68. Indicate the elements of the project that have been provided to encourage the use of sustainable transportation modes (such as receptacles for electric vehicle charging, parking for scooters/Smart cars etc.):
Not at this time

69. Indicate whether there are any visual indicators of pond and / or stream water quality problems on or near the site;
Not Applicable

70. Indicate whether the project will involve any increase in impervious surface area and if so, indicate the runoff control measures that will be undertaken:
Refer to the enclosed survey and drainage plans paving plans of the site.

71. Indicate whether the project will affect surface water flows on water levels of ponds or other water bodies:
It is not anticipated that the development will impact any existing surface water flows of ponds or other water bodies.

72. Indicate whether the project may affect or be affected by a wetland, flood plain, or floodway;
It is not anticipated that the development will be impacted or propose impact an existing wetland, floodplain, or floodway. Refer to the enclosed engineering site plans

73. Indicate whether the project location or construction will adversely impact unique natural features on or near the site;
It is not anticipated that the development will be impact or propose impact an existing unique natural features on or near the site.

74. Indicate whether the project will either destroy or isolate a unique natural feature from public access;
Current site is private and the development will not impede the public access to amenities that surround it.

75. Indicate whether any unique natural feature will pose safety hazards for the proposed development;
No existing natural feature will pose any safety hazards for the development.

76. Indicate whether the project will damage or destroy existing wildlife habitats;
Proposed project will not destroy and existing wildlife or habitats

Other Information

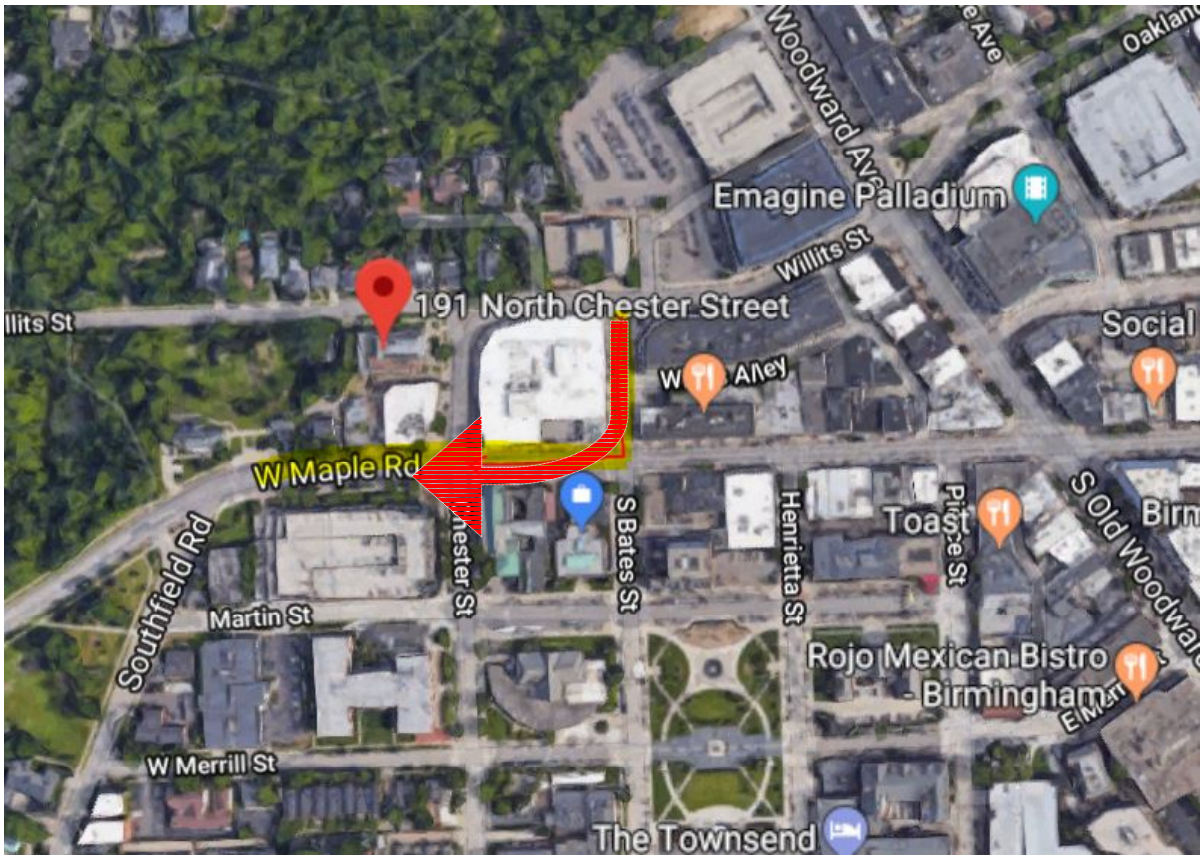
77. Any other information as may reasonably be required by the city to assure an adequ ate analysis of all existing and proposed site features and conditions.
Our office will be happy to supply all additional requested information by the city.

Professional Qualifications

The preparer(s) of the CIS must indicate their professional qualifications, which must include registration in the state of Michigan in their profession where licensing is a state requirement for the practice of the profession (i.e. engineer, surveyor, architect etc.). Where the state does not require licensing (ie. planner, urban designer, economist etc.), the preparer must demonstrate acceptable credentials including, but not limited to, membership in professional societies, university degrees, documentation illustrating professional experience in preparing CIS related materials for similar projects.

Kevin Biddison, AIA

HAUL ROUTE MAP- The Jeffrey



PROPOSED RENOVATION AND NEW ADDITION FOR:

THE JEFFREY

CONDITIONS OF WORK

CONSTRUCTION COORDINATION:

1. ALL CONTRACTORS SHALL REVIEW ALL DRAWINGS & ARE RESPONSIBLE FOR A COMPLETE REVIEW & SITE VISIT. ITEMS AFFECTING ALL TRADES ARE PLACED THROUGHOUT SET & NO "EXTRAS" FOR MISSED ITEMS IN OTHER SECTIONS WILL BE PERMITTED. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ARCHITECT OF ANY AMBIGUITY, INCONSISTENCY OR ERRORS WHICH THEY DISCOVER UPON EXAMINATION OF DOCUMENTS, THE SITE OR LOCAL CONDITIONS.

2. ANY CONTRACTOR OR SUBCONTRACTOR BY SUBMITTING A BID WARRANT'S THAT HE HAS VISITED THE SITE AND IS AWARE OF ANY AND ALL SITE CONDITIONS AFFECTING HIS BID.

3. THE CONTRACTOR BY COMMENCING WORK ACCEPTS THE CONDITIONS OF THE SITE & THE COMPLETENESS OF CONTRACT DOCUMENTS.

4. FIELD VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ARCHITECT. DO NOT SCALE DRAWINGS USE FIGURED DIMENSIONS ONLY.

5. ANY MATERIAL OR LABOR NEITHER SHOWN ON THE DRAWINGS NOR SPECIFIED, BUT WHICH IS OBVIOUSLY NECESSARY TO COMPLETE THE WORK IN A WORKMANLIKE MANNER SHALL BE FURNISHED WITHOUT COST TO THE OWNER.

6. ALL MATERIALS FURNISHED AND INSTALLED BY THE GENERAL CONTRACTOR SHALL BE FREE FROM DEFECTS. ALL WORK SHALL BE GUARANTEED FOR A PERIOD OF (1) YEAR FROM DATE OF ACCEPTANCE OF WORK. DURING THIS PERIOD THE GENERAL CONTRACTOR SHALL CORRECT ANY PROBLEMS DUE TO DEFECTIVE MATERIALS OR FAULTY WORKMANSHIP AT NO COST TO THE OWNER. ANY PROBLEM THAT OCCURS DURING CONSTRUCTION SHALL IMMEDIATELY BE CORRECTED TO THE SATISFACTION OF THE OWNER.

7. NO SUBSTITUTIONS OF SPECIFIED MATERIAL OR EQUIPMENT WILL BE ACCEPTED UNLESS WRITTEN REQUEST FOR APPROVAL HAS BEEN RECEIVED BY THE ARCHITECT AND CONTRACTOR HAS RECEIVED WRITTEN APPROVAL FROM ARCHITECT.

8. DURING AND AT THE COMPLETION OF THE CONTRACTOR'S DAILY WORK, CONTRACTOR IS RESPONSIBLE FOR THE CLEANING UP AND REMOVAL OF ALL RUBBISH AND DEBRIS BEFORE LEAVING THE PROJECT JOB SITE.

PERMITS & SAFETY:

1. GENERAL CONTRACTOR SHALL APPLY & SUBMIT FOR BUILDING PERMIT.

2. GENERAL CONTRACTOR SHALL OBTAIN "ALL RISK" INSURANCE AND ALL CUSTOMARY STATUTORY INSURANCE FOR COMPREHENSIVE GENERAL LIABILITY, ETC. AS REQUIRED BY OWNER/LANDLORD.

3. GENERAL CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION OF WORK, MATERIALS, FIXTURES, ETC. IN LEASED SPACE FROM LOSS OR DAMAGE FROM FIRE, THEFT OR VANDALISM.

4. ALL WORK SHALL BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA). THE FOLLOWING ARE STRICTLY PROHIBITED WORK PRACTICES.

A. ANY COMBUSTIBLE MATERIALS ABOVE FINISHED CEILING OR IN ANY NON-SPRINKLED LOCATIONS.

B. IMPOSING ANY STRUCTURAL LOAD, TEMPORARY OR PERMANENT ON ANY PART OF THE LANDLORD'S WORK OR STRUCTURE WITHOUT PRIOR WRITTEN APPROVAL.

C. CUTTING ANY HOLES IN LANDLORD'S EXISTING FLOOR SLABS, WALLS OR ROOF WITHOUT PROPER APPROVAL'S PROPER APPROVALS FROM LANDLORD. BEFORE STARTING ANY UNDERSLAB WORK CONTRACTORS MUST CHECK WITH THE LANDLORD OR SUPERINTENDENT OF THE LANDLORD'S GENERAL CONTRACTOR TO DETERMINE IF ANY COMMON UTILITY OR OTHER TENANT UTILITY LINES EXIST WITHIN THE SPACE.

CODE COMPLIANCE:

1. WORK INDICATED IS TO BE EXECUTED IN ACCORDANCE WITH THE LATEST EDITIONS OF ALL APPLICABLE CODES.

2. FIRE EXTINGUISHERS SHALL BE PROVIDED BY G.C. AND INSTALLED PER THE FIRE MARSHALL'S INSTRUCTIONS.

3. ALL WALL FINISHES TO MEET CLASS III FLAME SPREAD RATINGS IN ACCORDANCE WITH MBC-2015 CHAPTER 8.

4. INTERIOR FINISHES IN EXIT ACCESS CORRIDORS, OTHER EXIT WAYS, ROOMS, AND ENCLOSED SPACES IN USE GROUPS "B" AND "S" IN SPRINKLED BUILDINGS ARE REQUIRED TO HAVE AT LEAST A CLASS C: FLAME SPREAD 76-200; SMOKE DEVELOPED 0-450; RATING AS LISTED IN THE 2015 MICHIGAN BUILDING CODE.

5. SAFETY GLAZING MUST HAVE PERMANENT IDENTIFICATION IN ACCORDANCE WITH THE 2015 MICHIGAN BUILDING CODE.

6. ALL REQUIREMENTS OF THE MICHIGAN BARRIER FREE ACT & THE AMERICAN'S WITH DISABILITIES ACT SHALL BE MAINTAINED TO COMPLY WITH ICC/A117.1-2009.

7. ALL OFFICE FURNITURE & EQUIPMENT TO BE PROVIDED BY TENANT- SHOWN FOR LAYOUT PURPOSES ONLY. TO COMPLY WITH ADA- ICC/A117.1-2009 (TYP.) REQUIREMENTS, A MINIMUM OF 5%, BUT NOT LESS THAN (1) OF THE LUNCHROOM TABLES AND EMPLOYEE WORKSTATIONS (CUBICLES) SHALL BE ACCESSIBLE. ACCESSIBLE TABLE AND WORKSTATION TOPS SHALL BE 28" MIN. TO 34" MAX. A.F.F. KNEE AND TOE CLEARANCES AS FOLLOWS SHALL ALSO APPLY- TOE: 4" MIN. HIGH, 17" MIN. TO 25" MAX. DEPTH, AND 30" MIN. WIDE. KNEE: 27" MIN. HIGH, 11" DEEP @ 9" HIGH TO 8" DEEP @ 27" HIGH, AND 30" MIN. WIDE.

8. ALL ENTRANCE AND EXIT DOORS SHALL HAVE BARRIER FREE ACCESSIBILITY TO COMPLY WITH ICC/A117.1-2009.

9. TO COMPLY WITH ADA - ICC/A117.1-2009 (TYP.) REQUIREMENTS, CHANGES IN LEVEL GREATER THAN 1/2" SHALL BE RAMPED AND CHANGES IN LEVEL BETWEEN 1/4" AND 1/2" SHALL BE BEVELED A MAXIMUM OF 1:2.

10. ALL LUNCHROOM APPLIANCES TO BE PROVIDED BY TENANT. TO COMPLY WITH ADA-ICC/A117.1-2009 (TYP.) REQUIREMENTS, DISHWASHERS MUST FIT UNDER A 34" HIGH (32 1/4" CLEAR UNDER) COUNTERTOP. THE REFRIGERATOR MUST BE A SIDE-BY-SIDE OR BOTTOM FREEZER UNIT, AND ALL MICROWAVE CONTROLS TO BE NO HIGHER THAN 46" A.F.F. TO MEET OBSTRUCTED HIGH SIDE REACH REQUIREMENTS.

11. SIGNAGE INDICATING ACCESSIBILITY PROVISIONS SHALL BE PROVIDED AT EACH DOOR TO AN EXIT DISCHARGE. A TACTILE SIGN STATING EXIT AND COMPLYING WITH ICC/ANSI A117.1-2009 SHALL BE PLACED ADJACENT TO THE DOOR. PLEASE REFER TO SHEET A. 601 FOR ADDITIONAL INFORMATION AND LOCATION.

FIRE SUPPRESSION NOTE:

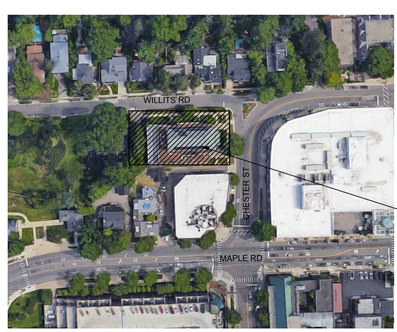
THE BUILDING IS PROVIDED WITH A FULL AUTOMATIC FIRE PROTECTION SPRINKLER SYSTEM (FIRE SUPPRESSION SYSTEM) WHICH WILL BE DESIGNED TO MEET M.B.C. REQUIREMENTS AND CITY OF BIRMINGHAM INSPECTION AND PERMIT APPROVAL. SPRINKLER CONTRACTOR SHALL BE FULLY LICENSED AND BE RESPONSIBLE FOR PREPARATION OF ENGINEERING DRAWING, SUBMISSION OF DRAWINGS TO ALL LOCAL AND STATE AGENCIES FOR APPROVAL, AND FOR COORDINATION OF REQUIREMENTS WITH OWNERS AND TENANTS INSURANCE CARRIER.

NOTE:

FIRE PROTECTION SYSTEM FOR THE BUILDING EQUAL TO ORDINARY HAZARD N.F.P.A. NO. 13 CRITERIA WITH ONE (1) 6" D.I. BUILDING SERVICE PROVIDED. PROTECTION BASED ON TENANT WAREHOUSING 12'-0" A.F.F.

BUILDING TO BE EQUIPPED WITH A FIRE ALARM SYSTEM (PER SPECIFICATIONS PAID FOR BY TENANT)AS REQUIRED PER N.F.P.A. 72-2015 BASED ON BUILDING OCCUPANCY.

TYPE 2A FIRE EXTINGUISHERS SHALL BE PROVIDED AND SPACED A MAX. OF 75' APART PER SECTION 906.1 OF THE 2015 INTERNATIONAL FIRE CODE AND / OR BY THE DIRECTION OF THE FIRE MARSHAL.



EXISTING BUILDING:

191 N CHESTER ST,
BIRMINGHAM, MI 48009

NORTH

LOCATION PLAN

SCALE: NOT TO SCALE

biddison
architecture + design

320 Martin Street Suite 10
Birmingham, MI 48009
t:248.554.9500
Contact Person: Kevin Biddison
e.mail: kb@biddison-ad.com

Consultants

PROJECT ADDRESS

191 N Chester St,
Birmingham, MI 48009

ZONED: TZ-2

APPLICANT INFORMATION

CONTACT PERSON:

Sam Surnow
320 Martin St, Suite 100
Birmingham, MI 48009

GENERAL CONTRACTOR:

Ronnisch Construction
4327 Delemere Ct,
Royal Oak, MI 48073

p.(248) 549-1800

SHEET INDEX

T.101	TITLE SHEET
SP1	PRELIMINARY ENG. SITE PLAN
C1	EXIST. BOUNDARY/TOPO/TREE SURVEY PLAN
L1	LANDSCAPE PLAN
C2	SITE DEMOLITION PLAN
C4	PAVING AND GRADING PLAN
C5	UTILITY PLAN
C6	SOIL EROSION/DRAINAGE AREA PLAN
D1	WATER MAIN STANDARD DETAILS
D2	SEWER STANDARD DETAILS
SP.100	EXISTING SITE IMAGES
SP.100a	EXISTING & PROPOSED IMAGES
SP.100b	EXISTING SITE SURROUNDINGS
SP.100c	PROPOSED SITE SURROUNDINGS
SP.101	ENLARGED ARCHITECTURAL SITE PLAN
SP.102	OVERALL SITE PLAN
PP.101	PHOTOMETRIC PLAN (PREV. APPROVED)
A.100	LOWER LEVEL PLAN
A.101	FIRST FLOOR PLAN
A.102	SECOND FLOOR PLAN
A.201	ELEVATIONS
A.202	ELEVATIONS
A.201a	ELEVATIONS (SHOWING ADDITION IN COLOR FOR VISUAL CLARITY)
A.202b	ELEVATIONS (SHOWING ADDITION IN COLOR FOR VISUAL CLARITY)
A.301	PRELIMINARY SECTION

Project data

GOVERNING CODES:
2015 MICHIGAN BUILDING CODE
2015 MICHIGAN PLUMBING CODE
2015 MICHIGAN MECHANICAL CODE
2015 MICHIGAN REHABILITATION CODE
2015 INTERNATIONAL FUEL GAS CODE
MICHIGAN ELECTRICAL CODE, 2014 N.E.C. W/ PART 8 STATE AMENDMENTS
ICC/ANSI A117.1-2015 AND MICHIGAN BARRIER FREE DESIGN LAW OF PUBLIC ACT 1 OF 1966 AS AMENDED.
MICHIGAN UNIFORM ENERGY CODE RULES PART 10 WITH ANSI/ASHRAE/IESNA STANDARD 90.1-2015
2015 INTERNATIONAL FIRE CODE
NFPA 13 - 2010
NFPA 72 - 2010

BUILDING USE GROUP(S): BUSINESS: B

TYPE OF CONSTRUCTION: 2015 MBC: 2B (UN-PROTECTED)
NFPA 220: TYPE II-000
NFPA 13: 2010
NFPA 72: 2010

Issued for

ZONING	08.29.17
SPECIAL LAND USE PERMIT	01.15.18
COMMUNITY IMPACT STUDY & SITE PL. REV.	04.13.18
REVISIONS PER CITY	05.03.18

Project no.

1997-17

Sheet no.

T.101

GENERAL PAVING NOTES

PAVEMENT SHALL BE OF THE TYPE, THICKNESS AND CROSS SECTION AS INDICATED ON THE PLANS AND AS FOLLOWS:

CONCRETE: PORTLAND CEMENT TYPE IA (AIR-ENTRAINED) WITH A MINIMUM CEMENT CONTENT OF SIX SACKS PER CUBIC YARD, MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI AND A SLUMP OF 1 1/2 TO 3 INCHES.

ASPHALT: BASE COURSE – MDOT BITUMINOUS MIXTURE NO. 1100L, 20AA; SURFACE COURSE – MDOT BITUMINOUS MIXTURE NO. 1100T, 20AA; ASPHALT CEMENT PENETRATION GRADE 85–100, BOND COAT – MDOT SS–1H EMULSION AT 0.10 GALLON PER SQUARE YARD; MAXIMUM 2 INCH LIFT.

PAVEMENT BASE SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY (MODIFIED PROCTOR) PRIOR TO PLACEMENT OF PROPOSED PAVEMENT. EXISTING SUB–BASE SHALL BE PROOF–ROLLED IN THE PRESENCE OF THE ENGINEER TO DETERMINE STABILITY.

ALL CONCRETE PAVEMENT, DRIVEWAYS, CURB & GUTTER, ETC., SHALL BE SPRAY CURED WITH WHITE MEMBRANE CURING COMPOUND IMMEDIATELY FOLLOWING FINISHING OPERATION.

ALL CONCRETE PAVEMENT JOINTS SHALL BE FILLED WITH HOT POURED RUBBERIZED ASPHALT JOINT SEALING COMPOUND IMMEDIATELY AFTER SAWCUT OPERATION. FEDERAL SPECIFICATION SS–S164.

ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY AND THE MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION, CURRENT EDITION.

ALL TOP OF CURB ELEVATIONS, AS SHOWN ON THE PLANS, ARE CALCULATED FOR A 6" CONCRETE CURB UNLESS OTHERWISE NOTED.

ALL SIDEWALK RAMPS, CONFORMING TO PUBLIC ACT NO. 8, 1993, SHALL BE INSTALLED AS INDICATED ON THE PLANS.

CONSTRUCTION OF A NEW OR RECONSTRUCTED DRIVE APPROACH CONNECTING TO AN EXISTING STATE OR COUNTY ROADWAY SHALL BE ALLOWED ONLY AFTER AN APPROVED PERMIT HAS BEEN SECURED FROM THE AGENCY HAVING JURISDICTION OVER SAID ROADWAY.

FOR ANY WORK WITHIN THE PUBLIC RIGHT–OF–WAY, THE CONTRACTOR SHALL PAY FOR AND SECURE ALL NECESSARY PERMITS AND LIKEWISE ARRANGE FOR ALL INSPECTION.

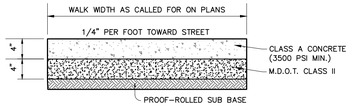
EXISTING TOPSOIL, VEGETATION AND ORGANIC MATERIALS SHALL BE STRIPPED AND REMOVED FROM PROPOSED PAVEMENT AREA PRIOR TO PLACEMENT OF BASE MATERIALS.

EXPANSION JOINTS SHOULD BE INSTALLED AT THE END OF ALL INTERSECTION RADII.

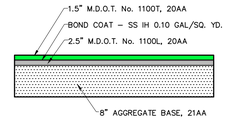
SIDEWALK RAMPS, CONFORMING TO PUBLIC ACT NO. 8, 1973, SHALL BE INSTALLED AS SHOWN AT ALL STREET INTERSECTIONS AND AT ALL BARRIER FREE PARKING AREAS AS INDICATED ON THE PLANS.

ALL PAVEMENT AREAS SHALL BE PROOF–ROLLED UNDER THE SUPERVISION OF A GEOTECHNICAL ENGINEER PRIOR TO THE PLACEMENT OF BASE MATERIALS AND PAVING MATERIALS.

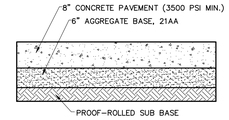
FILL AREAS SHALL BE MACHINE COMPACTED IN UNIFORM LIFTS NOT EXCEEDING 9 INCHES THICK TO 98% OF THE MAXIMUM DENSITY (MODIFIED PROCTOR) PRIOR TO PLACEMENT OF PROPOSED PAVEMENT.



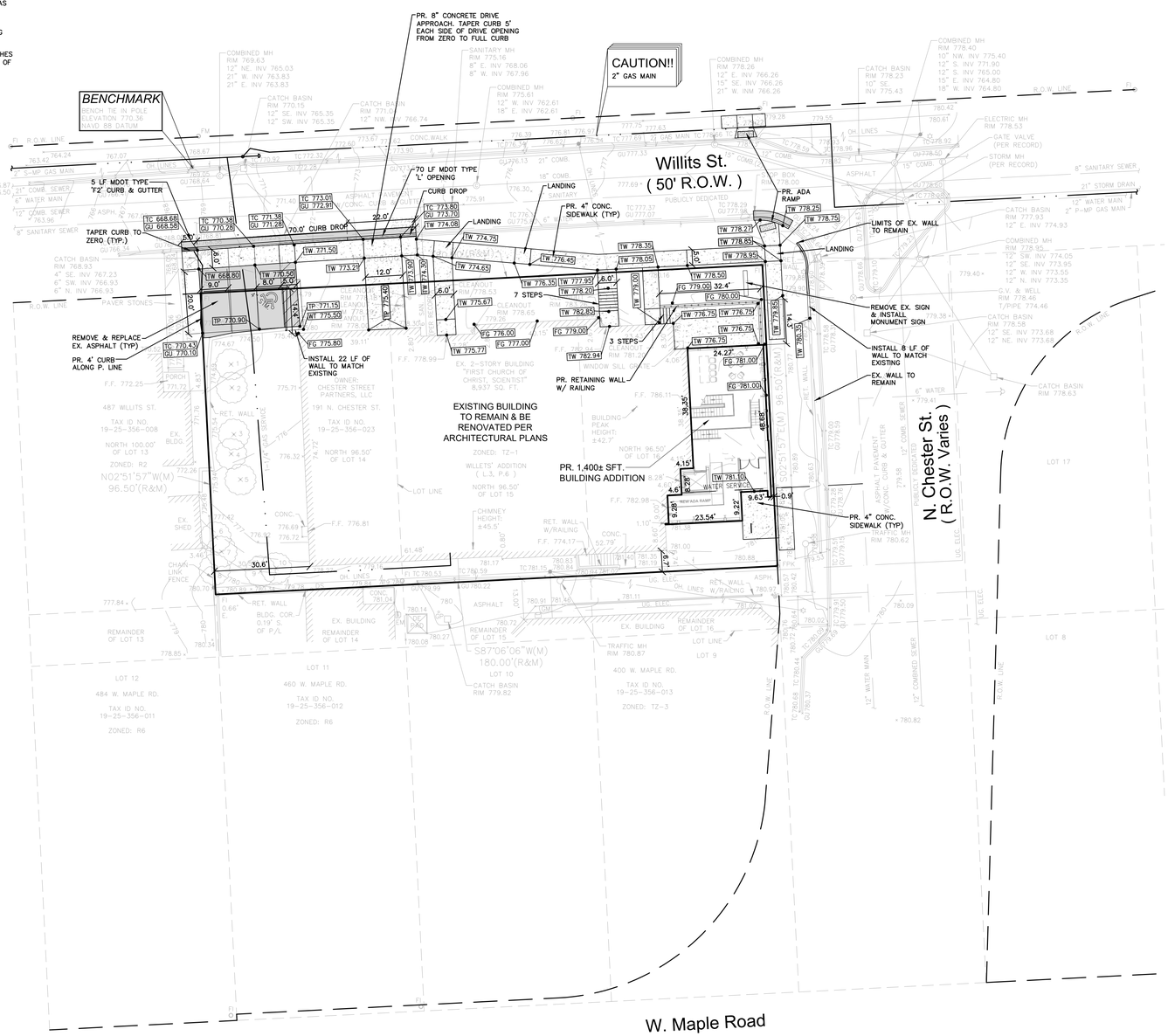
CONCRETE SIDEWALK SECTION
N.T.S.

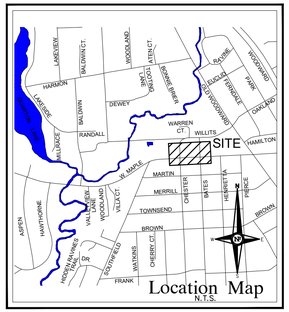


ASPHALT PAVEMENT SECTION
(DRIVE AND PARKING)



CONCRETE PAVEMENT SECTION
N.T.S.





NF ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257

SEAL

STATE OF MICHIGAN
BRAD. W. BRICKEL
ENGINEER NO. 54071
LICENSED PROFESSIONAL ENGINEER

PROJECT
The Jeffrey

CLIENT
Chester Street Partners, LLC
c/o The Surnow Group
320 Martin St., Suite 100
Birmingham, MI 48009

Contact: Sam Surnow
248.877.4000 - Phone

PROJECT LOCATION
Part of the SW 1/4
of Section 25
T.2N., R.10E.
City of Birmingham,
Oakland County, Michigan

SHEET
Preliminary Engineering
Site Plan

811 Know what's below Call before you dig.

REVISIONS
01–15–18 ISSUED FOR SITE PLAN REVIEW
05–03–18 REVISED PER CITY REVIEW

SITE DATA

SITE AREA
GROSS/NET: 17,370.00 SFT. OR 0.399 ACRES

ZONING
EXISTING: TZ–1 (ATTACHED SINGLE–FAMILY RES.)

SITE AREA	17,370.00 SFT.	100.0%
BUILDING FOOTPRINT	10,328.04 SFT.	59.5%
PARKING & DRIVES	821.28 SFT.	4.7%
OPEN SPACE	6,220.68 SFT.	35.8%

SETBACK REQUIREMENTS	REQUIRED	PROVIDED
FRONT:	0.0' (N.&E.)	14.4'(N.),0.9'(E.)
SIDE:	N/A	N/A
REAR:	10' (S.&W.)	6.7'(S.),30.6'(W.)

LIGHTING NOTE

CITY LIGHTS WILL BE INSTALL BY DTE ENERGY THROUGH A CITY CONTRACT (TYP)

TRASH COLLECTION NOTE

TRASH TO BE COLLECTED INTERNALLY, NO EXTERIOR DUMPSTER ENCLOSURE REQUIRED FOR THIS PROJECT.

PAVING LEGEND

PROPOSED CONCRETE PAVEMENT

PROPOSED ASPHALT PAVEMENT

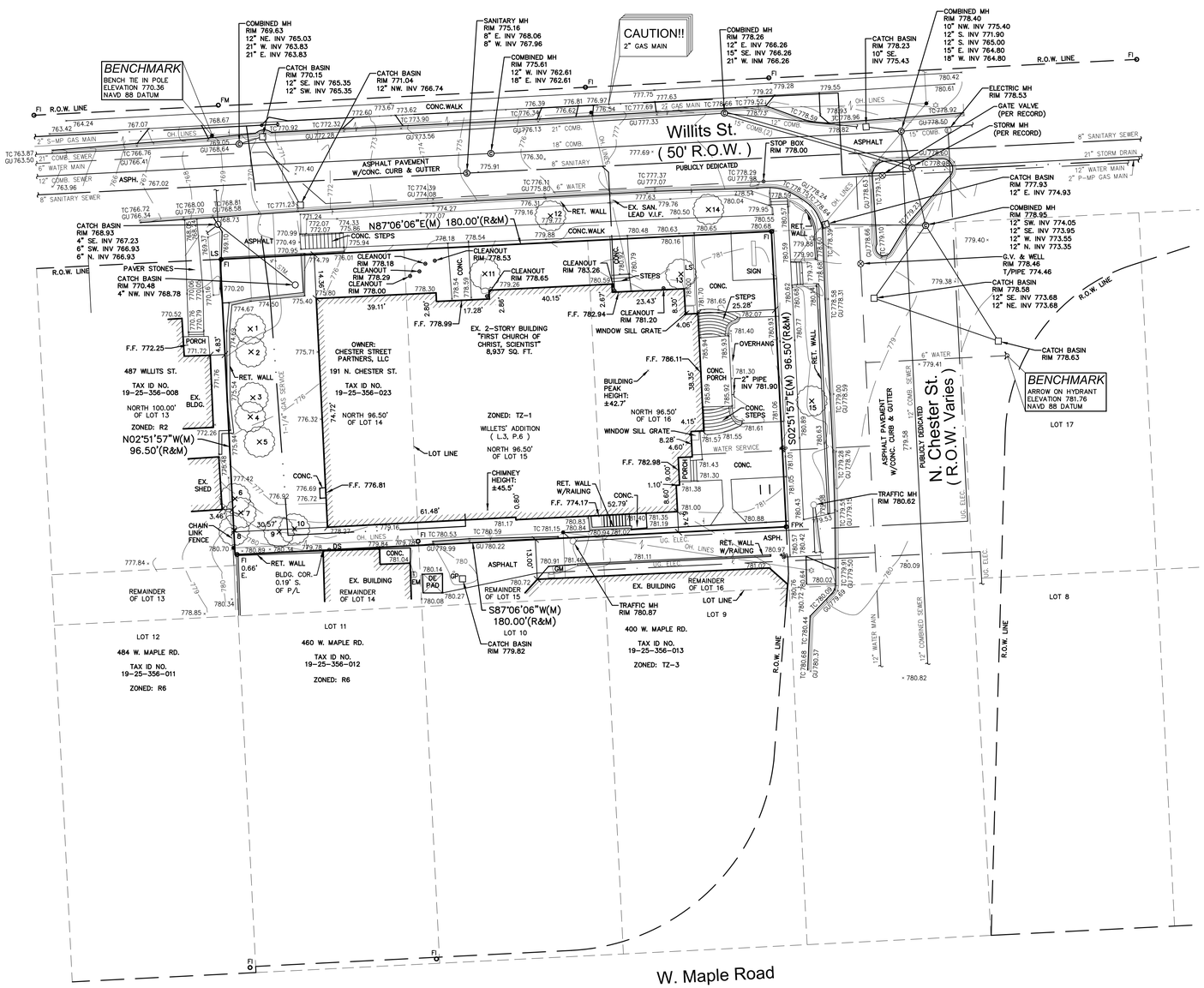
LEGEND

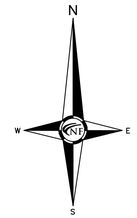
MANHOLE — EXISTING SANITARY SEWER
SAN. CLEAN OUT
HYDRANT, GATE VALVE — EXISTING WATERMAIN
MANHOLE, CATCH BASIN — EXISTING STORM SEWER
EX. R. Y. CATCH BASIN
EXISTING BURIED CABLES
UTILITY POLE, GUY POLE, GUY WIRE — OVERHEAD LINES
LIGHT POLE
SIGN
EXISTING GAS MAIN
C.O., MANHOLE — PR. SANITARY SEWER
HYDRANT, GATE VALVE — PR. WATER MAIN
INLET, C.B., MANHOLE — PR. STORM SEWER
PR. R. Y. CATCH BASIN
PROPOSED LIGHT POLE
TC 600.00 — PR. TOP OF CURB ELEVATION
GU 600.00 — PR. GUTTER ELEVATION
TW 600.00 — PR. TOP OF WALK ELEVATION
TP 600.00 — PR. TOP OF PVMT. ELEVATION
FG 600.00 — FINISH GRADE ELEVATION

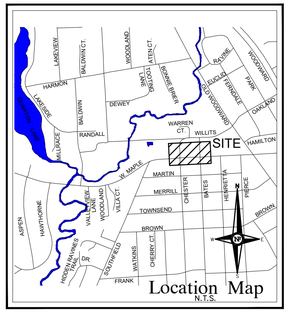
DRAWN BY: R. Johnson
DESIGNED BY: B. Brickel
APPROVED BY: B. Brickel
DATE: January 4, 2018
SCALE: 1" = 20'

NFE JOB NO. K190
SHEET NO. SP1

Tree Inventory List						
Job Number:	K190					
Job Location:	191 N Chester St., Birmingham, MI					
Client	The Surnow Group					
Condition Description Notes:						
"Good" - no observed structural defects*						
"Fair" - minor structural defects, marginal form, some insect activity noted*						
"Poor" - major structural defects, poor form, insect infested*						
**Structural defects may include decayed wood, cracks, root problems, weak branch unions cankers, poor tree architecture, dead/failed branches due to various causes.*						
Tree #	*Botanical Name*	*Common Name*	*Dia.*	*Type*	*Other Dia.*	*Condition*
1	Pinus strobus	Eastern White Pine	14			Good
2	Pinus strobus	Eastern White Pine	15			Good
3	Pinus strobus	Eastern White Pine	18			Good
4	Pinus strobus	Eastern White Pine	13			Good
5	Pinus strobus	Eastern White Pine	12			Good
6	Thuja occidentalis	Northern White-cedar	7			Good
7	Thuja occidentalis	Northern White-cedar	6			Good
8	Juglans nigra	Black Walnut	22			Good
9	Thuja occidentalis	Northern White-cedar	8			Good
10	Thuja occidentalis	Northern White-cedar	12			Good
11	Amelanchier spp.	Serviceberry	4	Multiple	4, 4, 4	Good
12	Ulmus spp.	Elm spp.	12			Good
13	Cornus florida	Flowering Dogwood	6	Multiple	6, 5, 3	Good
14	Pyrus calleryana	Bradford Pear	7			Good
15	Gleditisia triacanthos	Honeylocust	18			Good







SITE DATA

SITE AREA:
17,370.00 SQUARE FEET OR 0.398 ACRES

ZONING:
TZ-1, TRANSITIONAL ZONING 1

PARKING SPACES:
3 STRIPED PARKING SPACES

THE CLIENT DID NOT PROVIDE THE SURVEYOR WITH A ZONING REPORT AT THE TIME OF THE SURVEY, THEREFORE NO ADDITIONAL INFORMATION CAN BE PROVIDED.

LEGAL DESCRIPTION

LAND SITUATED IN THE CITY OF BIRMINGHAM, COUNTY OF OAKLAND, STATE OF MICHIGAN, DESCRIBED AS FOLLOWS:

THE NORTH 96.50 FEET OF LOTS 14, 15 AND 16 OF WILLETS' ADDITION TO THE CITY OF BIRMINGHAM, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 3 OF PLATS, PAGE 6, OAKLAND COUNTY RECORDS.

ADDRESS: 191 N. CHESTER STREET, BIRMINGHAM, MI 48009

TAX ID NO. 19-25-356-023

DATUM NOTE

THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88), REFERENCED HEREON, IS ONE (1) FOOT LOWER THAN THE CITY OF BIRMINGHAM'S VERTICAL DATUM.

FLOOD HAZARD NOTE

THIS PROPERTY IS NOT LOCATED WITHIN THE FLOOD HAZARD AREA INDICATED BY FLOOD INSURANCE RATE MAP (FIRM) NO. 26125C0537F EFFECTIVE DATE: SEPTEMBER 29, 2006. (ZONE X)

SNOW NOTE

SURVEY COMPLETED UNDER SNOWY CONDITIONS, AND EXACT LOCATION OF PAVEMENT, CURBS, AND SURFACE STRUCTURES CANNOT BE GUARANTEED.

TOPOGRAPHIC SURVEY NOTES

ALL ELEVATIONS ARE EXISTING ELEVATIONS, UNLESS OTHERWISE NOTED.

UTILITY LOCATIONS WERE OBTAINED FROM MUNICIPAL OFFICIALS AND RECORDS OF UTILITY COMPANIES, AND NO GUARANTEE CAN BE MADE TO THE COMPLETENESS, OR EXACTNESS OF LOCATION.

THE SURVEY MAY NOT SHOW ALL EASEMENTS OF RECORD UNLESS AN UPDATED TITLE POLICY IS FURNISHED TO THE SURVEYOR BY THE OWNER.

MISS DIG / UTILITY DISCLAIMER NOTE

A MISS DIG TICKET NUMBER B73540430, PURSUANT TO MICHIGAN PUBLIC ACT 174 WAS ENTERED FOR THE SURVEYED PROPERTY. DUE TO THE EXTENDED REPORTING PERIOD FOR UNDERGROUND FACILITY OWNERS TO PROVIDE THEIR RECORDS, THE SURVEY MAY NOT REFLECT ALL THE UTILITIES AT THE TIME THE SURVEY WAS ISSUED ON JANUARY 4, 2018. THE SURVEY ONLY REFLECTS THOSE UTILITIES WHICH COULD BE OBSERVED BY THE SURVEYOR IN THE FIELD OR AS DEPICTED BY THE UTILITY COMPANY RECORDS FURNISH PRIOR TO THE DATE THIS SURVEY WAS ISSUED. THE CLIENT AND/OR THEIR AUTHORIZED AGENT SHALL VERIFY WITH THE FACILITY OWNERS AND/OR THEIR AUTHORIZED AGENTS, THE COMPLETENESS AND EXACTNESS OF THE UTILITIES LOCATION.

CERTIFICATE OF SURVEY

WE HEREBY CERTIFY THAT WE HAVE SURVEYED THE PROPERTY HEREON DESCRIBED.

STATE OF MICHIGAN
KEVIN NAVAROLI
PROFESSIONAL SURVEYOR
NO. 53503
LICENSED PROFESSIONAL SURVEYOR

1-4-2018

KEVIN NAVAROLI, P.S. NO. 53503 — DATE

LEGEND

MANHOLE(MH)	EXISTING SANITARY SEWER
CO	EXISTING SAN. CLEAN OUT
HYDRANT(HYD) GATE VALVE(GVW)	EXISTING WATER MAIN
MANHOLE(MH) CATCH BASIN(CB)	EXISTING STORM SEWER
	EX. R.Y. CATCH BASIN
	EX. UNDERGROUND (UG.) CABLE
UTILITY POLE GUY POLE UP GUY WIRE	OVERHEAD (OH.) LINES
LP	LIGHT POLE
	SIGN
	EXISTING GAS MAIN
LS	LANDSCAPE
CONC.	CONCRETE
DE	DETROIT EDISON
GP	GUARD POST
R.O.W.	RIGHT-OF-WAY
SI	SET IRON
(TYP)	TYPICAL
(R)	RECORD
(M)	MEASURED
C/L	CENTERLINE
WW	WINDOW WELL
GM	GAS METER
EM	ELECTRIC METER
ES	END SECTION
MB	MAILBOX
AC	AIR CONDITIONING UNIT
×15	TREE TAG NUMBER
RET. WALL	RETAINING WALL

NF ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257

SEAL

PROJECT
The Jeffrey
191 N. Chester St.

CLIENT
Chester Street Partners, LLC
c/o The Surnow Group
320 Martin St., Suite 100
Birmingham, MI 48009

Contact: Sam Surnow
248.877.4000 - Phone

PROJECT LOCATION
Part of the SW 1/4
of Section 25
T.2N., R.10E.
City of Birmingham,
Oakland County, Michigan

SHEET
Boundary / Topographic /
Tree Survey

811
Know what's below
Call before you dig.

REVISIONS
03-16-18 ISSUED FOR ENGINEERING REVIEW

DRAWN BY:
M. Carnaghi

DESIGNED BY:

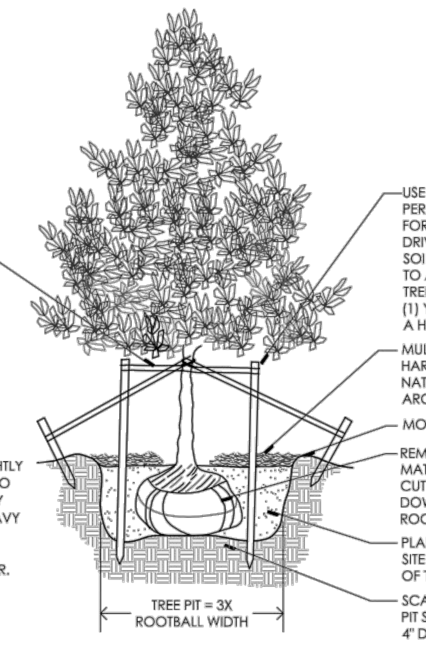
APPROVED BY:
K. Navaroli

DATE:
January 4, 2018

SCALE: 1" = 20'
20 10 0 10 20 30

NFE JOB NO. K190

SHEET NO. C1



NOTE:
GUY DECIDUOUS TREES ABOVE 3" CALIPER, STAKE TREES BELOW 3" CALIPER

STAKE TREES JUST BELOW FIRST BRANCH USING 2-3" WIDE BELT-LIKE NYLON OR PLASTIC STRAPS. CONNECT FROM TREE TO STAKE OPPOSITE. ALLOW FOR SOME FLEXING. REMOVE AFTER ONE (1) YEAR.

NOTES:
TREE SHALL BEAR SAME RELATION TO FINISH GRADE AS IT BORE ORIGINALLY OR SLIGHTLY HIGHER THAN FINISH GRADE UP TO 6" ABOVE GRADE, IF DIRECTED BY LANDSCAPE ARCHITECT FOR HEAVY CLAY SOILS

DO NOT PRUNE TERMINAL LEADER. PRUNE ONLY DEAD OR BROKEN BRANCHES.

REMOVE ALL TAGS, STRING, PLASTIC AND OTHER MATERIALS

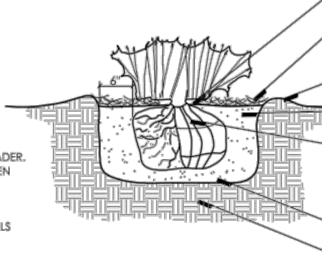
DECIDUOUS TREE PLANTING DETAIL

NTS

NOTES:
TREE SHALL BEAR SAME RELATION TO FINISH GRADE AS IT BORE ORIGINALLY.

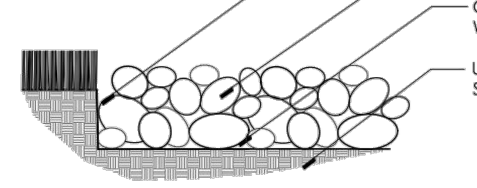
DO NOT PRUNE TERMINAL LEADER. PRUNE ONLY DEAD OR BROKEN BRANCHES.

REMOVE ALL TAGS, STRING, PLASTIC AND OTHER MATERIALS



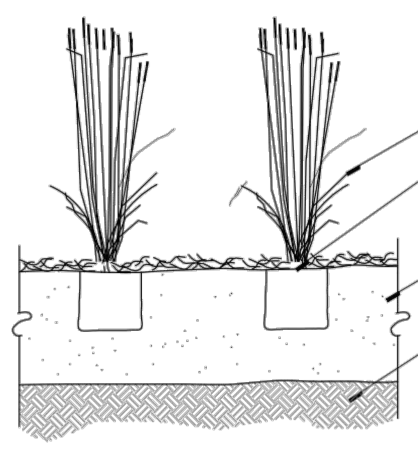
HEDGE PLANTING DETAIL

NTS



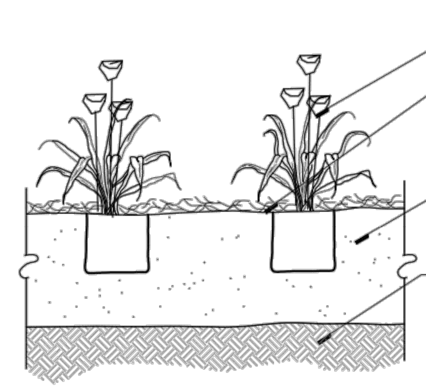
COBBLESTONE MULCH DETAIL

NTS



ORNAMENTAL GRASS PLANTING DETAIL

NTS

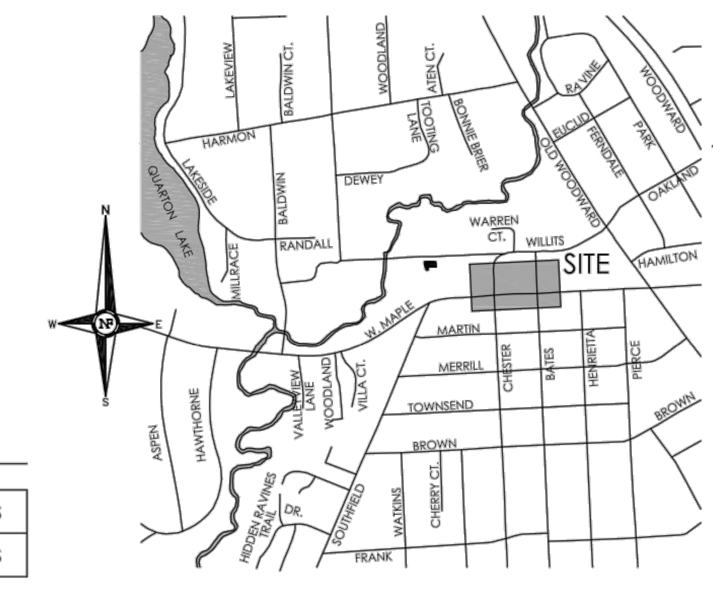


PERENNIAL PLANTING DETAIL

NTS

PLANT SCHEDULE

KEY	QTY	BOTANICAL/COMMON NAME	SIZE	SPACING	ROOT	COMMENT
TREES						
CC	3	Carpinus caroliniana 'Native Flame' Native Flame American Hornbeam	3" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS
TC	5	Tilia cordata 'Chancellor' Chancellor Linden	3" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS
SHRUBS						
TO	6	Thuja occidentalis 'Nigra' Dark Green Arborvitae	8' HT	42" OC	B&B	SHEAR AT UNIFORM 6' HT
GROUNDCOVERS/PERENNIALS						
CA	8	Calamagrostis a. 'Karl Foerster' Karl Foerster Feather Reed Grass	3 GAL	30" OC	CONT	
HR	44	Hemerocallis 'Happy Returns' Happy Returns Daylily	2 GAL	24" OC	CONT	
SA	55	Sesleria autumnalis Autumn Moor Grass	2 GAL	24" OC	CONT	



LOCATION MAP
N.T.S.

NF ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257

GENERAL LANDSCAPE NOTES

1. LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, THE PLAN SHALL GOVERN QUANTITIES. CONTACT THE LANDSCAPE ARCHITECT WITH ANY CONCERNS.
2. THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON-SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON HIS/HER PHASE OF WORK. ANY DAMAGE OR INTERUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. THE CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES, AND SHALL REPORT ANY UNACCEPTACBLE SITE CONDITIONS TO THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT.
4. PLANTS SHALL BE FULL, WELL-BRANCHED, AND IN HEALTHY VIGOROUS GROWING CONDITION.
5. PLANTS SHALL BE WATERED BEFORE AND AFTER PLANTING IS COMPLETE.
6. ALL TREES MUST BE STAKED, FERTILIZED AND MULCHED AND SHALL BE GUARANTEED TO EXHIBIT A NORMAL GROWTH CYCLE FOR AT LEAST ONE (1) YEAR FOLLOWING PLANTING.
7. ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED IN THE MOST RECENT EDITION OF THE "AMERICAN STANDARDS FOR NURSERY STOCK".
8. CONTRACTOR WILL SUPPLY FINISHED GRADE AND EXCAVATE AS NECESSARY TO SUPPLY PLANT MIX DEPTH IN ALL PLANTING BEDS AS INDICATED IN PLANT DETAILS AND A DEPTH OF 4" IN ALL LAWN AREAS.
9. PROVIDE CLEAN BACKFILL SOIL, USING MATERIAL STOCKPILED ON-SITE. SOIL SHALL BE SCREENED AND FREE OF DEBRIS, FOREIGN MATERIAL, AND STONE.
10. SLOW-RELEASE FERTILIZER SHALL BE ADDED TO THE PLANT PITS BEFORE BEING BACKFILLED. APPLICATION SHALL BE AT THE MANUFACTURERS RECOMMENDED RATES.
11. AMENDED PLANT MIX (PREPARED TOPSOIL) SHALL CONSIST OF 1/3 SCREENED TOPSOIL, 1/3 SAND, AND 1/3 "DAIRY DOO" COMPOST, MIXED WELL AND SPREAD TO A DEPTH AS INDICATED IN PLANTING DETAILS.
12. ALL PLANTINGS SHALL BE MULCHED WITH SHREDDED HARDWOOD BARK, SPREAD TO A DEPTH OF 3" FOR TREES AND SHRUBS, AND 2" ON ANNUALS, PERENNIALS, AND GROUNDCOVER PLANTINGS. MULCH SHALL BE FREE FROM DEBRIS AND FOREIGN MATERIAL, AND PIECES ON INCONSISTENT SIZE.
13. NO SUBSTITUTIONS OR CHANGES OF LOCATION, OR PLANT TYPE SHALL BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE.
14. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS PRIOR TO INSTALLATION.
15. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL PLANT MATERIAL IN A VERTICAL CONDITION THROUGHOUT THE GUARANTEED PERIOD.
16. THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE SHALL HAVE THE RIGHT TO REJECT ANY WORK OR MATERIAL THAT DOES NOT MEET THE REQUIREMENTS OF THE PLANS AND/OR SPECIFICATIONS.
17. THE LANDSCAPE CONTRACTOR SHALL SEED AND MULCH OR SOD (AS INDICATED ON PLANS) ALL AREAS DESIGNATED AS SUCH ON THE PLANS, THROUGHOUT THE CONTRACT LIMITS. FURTHER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING AREAS DISTURBED DURING CONSTRUCTION, NOT IN THE CONTRACT LIMITS, TO EQUAL OR GREATER CONDITION.
18. ALL LANDSCAPE AREAS SHALL HAVE PROPER DRAINAGE THAT PREVENTS EXCESSIVE WATER FROM PONDING ON LAWN AREAS OR AROUND TREES AND SHRUBS.
19. ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND SYSTEM.

SEAL

STATE OF MICHIGAN
GEORGE A. OSTROWSKI
LANDSCAPE ARCHITECT
NO. 1310
REGISTERED LANDSCAPE ARCHITECT

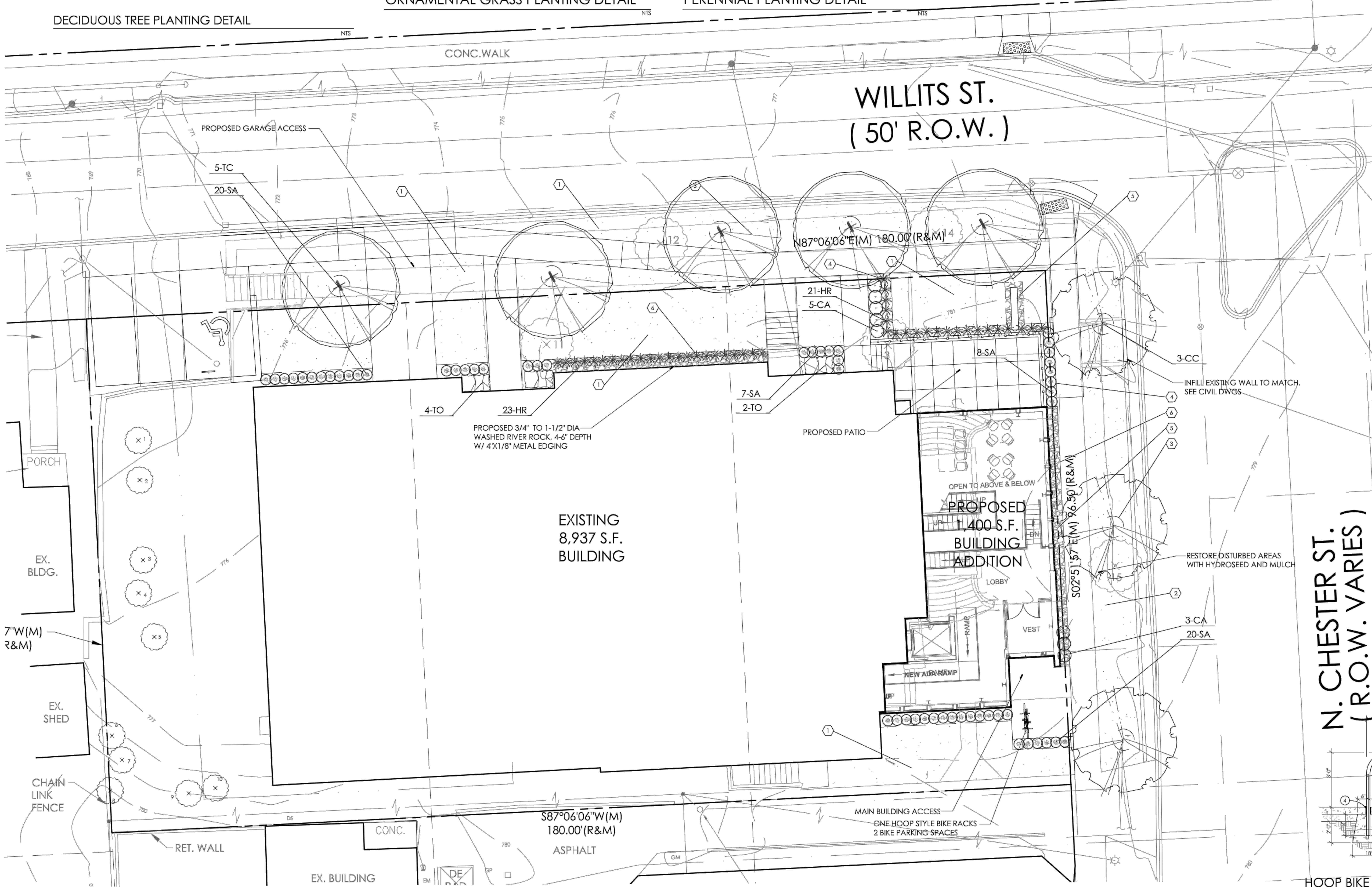
PROJECT
The Jeffrey

CLIENT
Chester Street Partners, LLC
c/o The Surnow Group
320 Martin St., Suite 100
Birmingham, MI 48009

Contact: Sam Surnow
248.877.4000 - Phone

PROJECT LOCATION
Part of the SW 1/4
of Section 25
T.2N., R.10E.
City of Birmingham,
Oakland County, Michigan

SHEET
Landscape Plan



LANDSCAPE REQUIREMENTS

EXISTING SITE AREA: 17,369.99 S.F. OR 0.40 ACRES

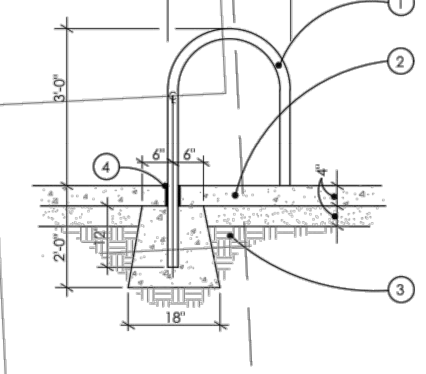
STREET FRONTAGE TREES
CHESTER STREET
96.50 L.F. / 40 L.F. = 2.41 OR 2 TREES REQUIRED
PROVIDED: 3 TREES
WILLITS STREET
180 L.F. / 40 L.F. = 4.5 OR 5 TREES REQUIRED
PROVIDED: 4 TREES

PARKING LOT LANDSCAPE REQUIREMENTS
5% OF THE TOTAL PAVED AREA SHALL BE PROVIDED
AS LANDSCAPE AREAS, 1 TREE PER 150 S.F. OF REQUIRED

PAVED AREA: 648.64 S.F.
5% X 648.64 S.F. = 32.43 S.F. REQUIRED
32.43 S.F. / 150 S.F. = 0.22 OR 0 TREES REQUIRED

GROUNDCOVER KEY

1. TYPICAL SOD LAWN AREAS, SOWN ON 3" TOPSOIL
2. RESTORE EXISTING LAWN AREAS W/ HYDROSEED AND MULCH
3. 4' DIA SPADE CUT EDGE W/ 3" SHREDDED BARK MULCH
4. 3" DEPTH DOUBLE SHREDDED HARDWOOD BARK MULCH
5. 3/4" - 1 1/2" STONE MULCH, 3-4" DEPTH ON WEED BARRIER
6. 1/8" X 4" METAL EDGING, STAKED PER MANUFACTURER



1. POWDER COATED BIKE LOOP. COLOR SHALL BE BLACK.
2. 4" CONC. SLAB THICKENED TO ACCEPT BIKE RACK INSTALLATION ON 4" COMP. SAND AS SHOWN.
3. COMP. SUBGRADE TO 95% MOD. PROC.
4. EXPANSION JOINT W/ SEALANT- SEE SPECS.

MFR:
MADRAX
MODEL NO. U910-IG W/ TGIC POWDER COAT FINISH OR APPROVED SUBSTITUTE.
AVAILABLE THRU:
ENGAN-TOOLEY- DOYLE AND ASSOC., INC.
(800) 722-8546

HOOP BIKE RACK

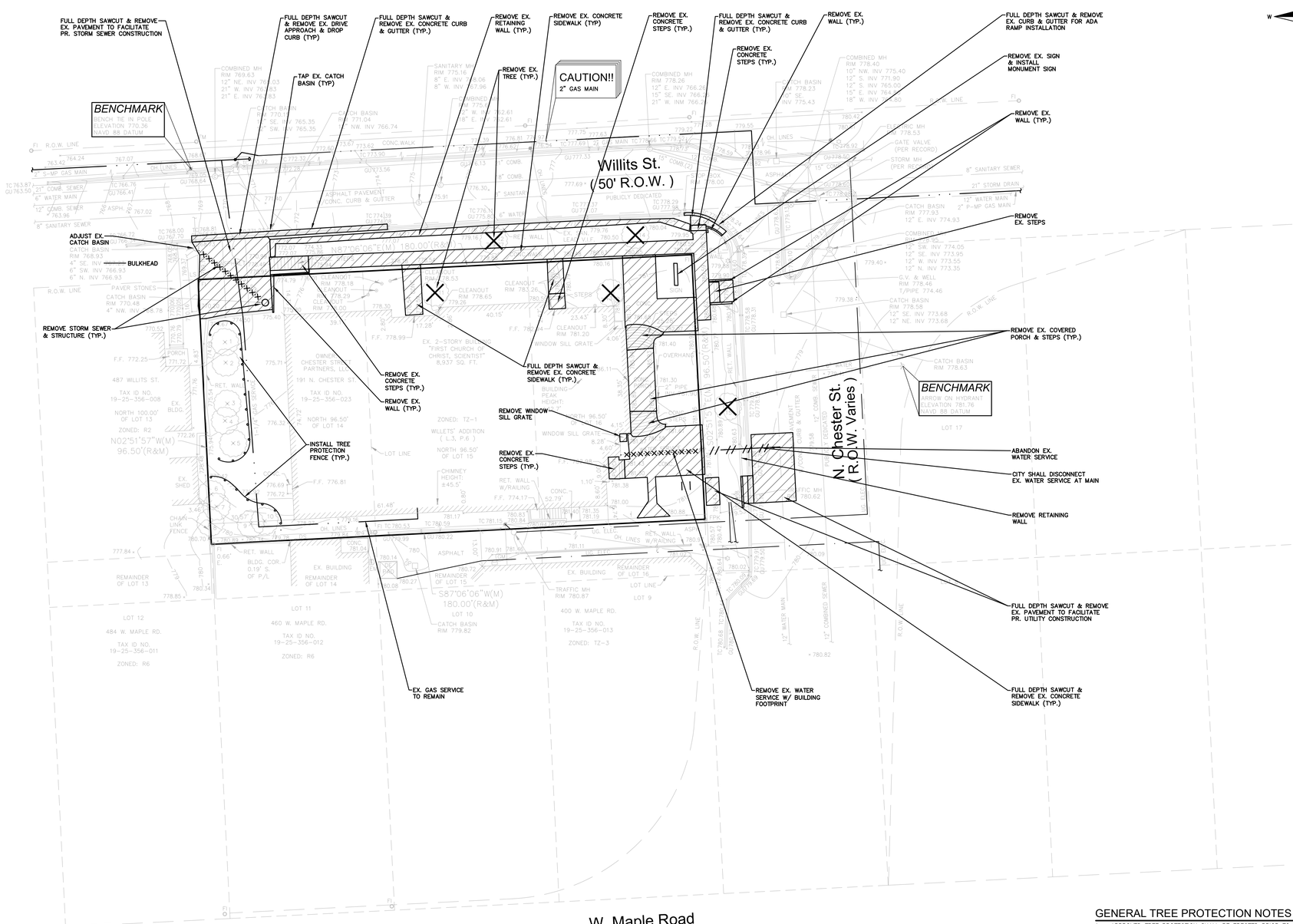
NTS

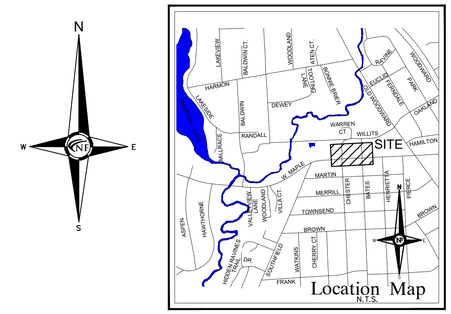
811
Know what's below
Call before you dig.

REVISIONS
03/14/18 REVISED PER PC
05/03/18 REVISED PER CITY

DRAWN BY:
G. Ostrowski
DESIGNED BY:
G. Ostrowski
APPROVED BY:
G. Ostrowski
DATE:
January 16, 2018
SCALE: 1" = 10'
10 5 0 5 10 15

NFE JOB NO.
K190
SHEET NO.
L1





DEMOLITION NOTES

DEMOLITION OF SITE IMPROVEMENTS SHALL BE ALLOWED ONLY AFTER AN APPROVED PERMIT HAS BEEN SECURED FROM THE PUBLIC AGENCY HAVING JURISDICTION OVER SAID DEMOLITION.

FOR ANY DEMOLITION WITHIN PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL PAY FOR, AND SECURE, ALL NECESSARY PERMITS AND LIKEWISE SHALL ARRANGE FOR ALL SITE INSPECTIONS.

SITE DEMOLITION INCLUDES THE COMPLETE REMOVAL OF SITE IMPROVEMENTS AND OFF-SITE DISPOSAL. DEBRIS SHALL BE TRANSPORTED TO AN APPROPRIATE DISPOSAL FACILITY THAT IS LICENSED FOR THAT TYPE OF DEBRIS.

THE CONTRACTOR SHALL COORDINATE TRUCK ROUTES WITH THE MUNICIPALITY PRIOR TO COMMENCEMENT OF SITE DEMOLITION. ALL TRUCKS SHALL BE TARPED OR PROPERLY SECURED TO CONTAIN DEMOLITION DEBRIS PRIOR TO LEAVING SITE.

EXISTING ON-SITE UNDERGROUND UTILITIES AND BUILDING SERVICES HAVE BEEN INDICATED BASED UPON THE BEST AVAILABLE UTILITY RECORDS AND/OR ON-SITE INSPECTION. NO GUARANTEE IS MADE BY THE DESIGN ENGINEER, AS TO THE COMPLETENESS OR ACCURACY OF UTILITY DATA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF UTILITY INFORMATION (THE DESIGN ENGINEER MAKES NO GUARANTEE NOR ASSUMES ANY LIABILITY AS TO THE COMPLETENESS AND/OR ACCURACY OF UTILITY DATA).

PRIOR TO THE REMOVAL OR ABANDONMENT OF ANY EXISTING UNDERGROUND UTILITY OR BUILDING SERVICE LINES CALLED FOR IN THE PLANS OR DISCOVERED DURING EXCAVATION, THE CONTRACTOR MUST DETERMINE IF THE UTILITY LINE OR BUILDING SERVICE IS STILL IN USE. IF THE UTILITY LINE OR BUILDING SERVICE IS STILL IN USE/ACTIVE THE CONTRACTOR MUST TAKE ALL THE NECESSARY STEPS TO GUARANTEE THAT THE UTILITY LINE OR BUILDING SERVICE IS RECONNECTED WITHOUT AN INTERRUPTION IN SERVICE. THE RECONNECTION OF THE UTILITY LINE OR BUILDING SERVICE MUST BE IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS OF THE APPROPRIATE GOVERNMENTAL AGENCY OR PRIVATE UTILITY COMPANY.

SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED BY THE CONTRACTOR PRIOR TO SITE DEMOLITION.

* THE CONTRACTOR SHALL NOTIFY MISS DIG (1-800-482-7171) A MINIMUM OF THREE (3) WORKING DAYS PRIOR TO THE START OF THE SITE DEMOLITION.

THE CONTRACTOR SHALL COORDINATE THE REMOVAL AND/OR RELOCATION OF EXISTING UTILITY POLES AND BUILDING SERVICES WITH THE DETROIT EDISON COMPANY. REMOVAL OF DETROIT EDISON ELECTRICAL SERVICES SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND REQUIREMENTS OF DETROIT EDISON.

THE CONTRACTOR SHALL COORDINATE THE REMOVAL AND/OR RELOCATION OF EXISTING UTILITY POLES AND BUILDING SERVICES WITH CONSUMERS ENERGY/MICHCON. REMOVAL OF CONSUMERS ENERGY/ MICHCON GAS SERVICES SHALL BE IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS OF CONSUMERS ENERGY/MICHCON.

THE CONTRACTOR SHALL COORDINATE THE REMOVAL AND/OR RELOCATION OF EXISTING UTILITY POLES AND BUILDING SERVICES WITH AMERITECH. REMOVAL OF AMERITECH COMMUNICATION SERVICES SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND REQUIREMENTS OF AMERITECH.

THE CONTRACTOR SHALL COORDINATE THE REMOVAL AND/OR RELOCATION OF EXISTING UTILITY POLES AND BUILDING SERVICES WITH THE APPROPRIATE CABLE MEDIA COMPANY. REMOVAL OF CABLE SERVICES SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND REQUIREMENTS OF THE CABLE COMPANY.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFICATION OF PRIVATE UTILITY COMPANIES AND COORDINATE UTILITY SERVICE SHUT OFF/DISCONNECT, PRIOR TO DEMOLITION OF EXISTING STRUCTURES OR PROPERTIES.

ALL UTILITY METERS SHALL BE REMOVED BY THE APPROPRIATE UTILITY COMPANY.

ANY ON-SITE STORM SEWER FACILITIES LOCATED DURING DEMOLITION SHALL BE REMOVED AND BULK HEADED AT THE PROPERTY LINE IF INDICATED FOR REMOVAL ON THE PLANS.

PRIOR TO BUILDING DEMOLITION, ALL HAZARDOUS MATERIAL SHALL BE REMOVED BY OTHERS. THE DEMOLITION CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER SHOULD ANY SUSPICIOUS MATERIAL BE FOUND.

WATER SERVICES AND/OR STOP-BOX SHALL BE PRESERVED AND BULK HEADED AT THE PROPERTY LINE OR AS DIRECTED BY THE OWNER'S REPRESENTATION.

WHERE EXISTING BUILDINGS PLANED FOR DEMOLITION FALL WITHIN PROPOSED BUILDING FOOT PRINTS, BASEMENT FLOOR SLABS, FOUNDATION WALLS AND FOOTINGS SHALL BE COMPLETELY REMOVED AND BACK FILLED WITH MDOT CLASS II GRANULAR MATERIAL AND BE MACHINE COMPACTED TO A MINIMUM OF 98% OF MATERIALS MAXIMUM DENSITY.

NOTE

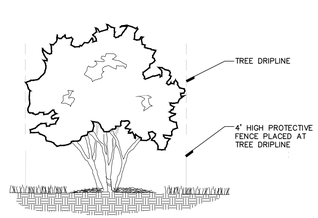
CONTRACTOR SHALL FIELD VERIFY THE EXISTING SANITARY LEAD AND TELEVISE TO DETERMINE CONDITION AND LOCATION.

TOPOGRAPHIC SURVEY NOTES

ALL ELEVATIONS ARE EXISTING ELEVATIONS, UNLESS OTHERWISE NOTED.

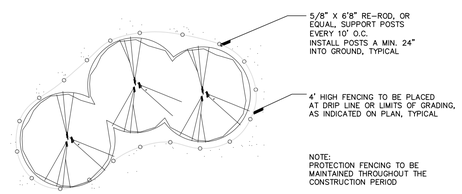
UTILITY LOCATIONS WERE OBTAINED FROM MUNICIPAL OFFICIALS AND RECORDS OF UTILITY COMPANIES, AND NO GUARANTEE CAN BE MADE TO THE COMPLETENESS, OR EXACTNESS OF LOCATION.

THIS SURVEY MAY NOT SHOW ALL EASEMENTS OF RECORD UNLESS AN UPDATED TITLE POLICY IS FURNISHED TO THE SURVEYOR BY THE OWNER



TREE PROTECTION DETAIL-SECTION

NTS



TREE PROTECTION DETAIL-PLAN

NTS

GENERAL TREE PROTECTION NOTES

1. APPROVED TREE PROTECTION SHALL BE ERECTED PRIOR TO THE START OF CONSTRUCTION ACTIVITIES, AND SHALL REMAIN IN PLACE UNTIL THE IN PLACE UNTIL CONSTRUCTION IS COMPLETE.
2. ALL UNDERSTORY VEGETATION WITHIN THE LIMITS OF PROTECTIVE FENCING SHALL BE PRESERVED.
3. NO PERSON MAY CONDUCT ANY ACTIVITY WITHIN THE DRIP LINE OF ANY TREE DESIGNATED TO REMAIN, INCLUDING BUT NOT LIMITED TO, PLACING SOLVENTS, BUILDING MATERIALS, CONSTRUCTION EQUIPMENT, OR SOIL DEPOSITS WITHIN THE DRIP LINE.
4. WHERE GROUPINGS OF TREES ARE TO REMAIN, TREE FENCING SHALL BE PLACED AT THE LIMITS OF GRADING LINE.
5. DURING CONSTRUCTION, NO PERSON SHALL ATTACH ANY DEVICE OR WIRE TO ANY TREE, SCHEDULED TO REMAIN.
6. ALL UTILITY SERVICE REQUESTS MUST INCLUDE NOTIFICATION TO THE INSTALLER THAT PROTECTED TREES MUST BE AVOIDED. ALL TRENCHING SHALL OCCUR OUTSIDE OF THE PROTECTIVE FENCING.
7. SWALES SHALL BE ROUTED TO AVOID THE AREA WITHIN THE DRIP LINES OF PROTECTED TREES.
8. TREES LOCATED ON ADJACENT PROPERTIES THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITIES MUST BE PROTECTED.
9. ROOT ZONES OF PROTECTED TREES SHOULD BE SURROUNDED WITH RIGIDLY STAKED FENCING.
10. THE PARKING OF IDLE AND RUNNING EQUIPMENT SHALL BE PROHIBITED UNDER THE DRIP LINE OF PROTECTED TREES.
11. THE STRIPPING OF TOPSOIL FROM AROUND PROTECTED TREES SHALL BE PROHIBITED.
12. ALL TREES TO BE REMOVED SHALL BE CUT AWAY FROM TREES TO REAMIN.
13. THE GRUBBING OF UNDERSTORY VEGETATION WITHIN CONSTRUCTION AREAS SHOULD BE CLEARED BY CUTTING VEGETATION AT THE GROUND WITH A CHAIN SAW OR MINIMALLY WITH A HYDRO-AXE.
14. THE CONTRACTOR IS RESPONSIBLE FOR THE REPLACEMENT PER ORDINANCE GUIDELINES, FOR THE DAMAGE OR REMOVAL OF ANY TREE DESIGNATED TO REMAIN.
15. TREES TO BE REMOVED SHALL BE FIELD VERIFIED, EVALUATED AND FLAGGED FOR REMOVAL, BY THE LANDSCAPE ARCHITECT OR FORESTER, ONLY AS DIRECTED BY THE OWNER OR OWNERS REPRESENTATIVE.

LEGEND

- MANHOLE — EXISTING SANITARY SEWER
- HYDRANT, GATE VALVE — EXISTING SAN. CLEAN OUT
- MANHOLE, CATCH BASIN — EXISTING WATER MAIN
- EXISTING STORM SEWER
- EX. R. Y. CATCH BASIN
- EXISTING BURIED CABLES
- UTILITY POLE, GUY POLE, GUY WIRE — OVERHEAD LINES
- LIGHT POLE
- SIGN
- EXISTING GAS MAIN
- EXISTING UTILITY TO BE REMOVED
- EXISTING UTILITY TO BE ABANDONED
- 12" MAPLE — INDICATES EXISTING TREE TO BE REMOVED
- INDICATES AREAS OF PAVEMENT, BUILDINGS, ETC. TO BE REMOVED

NF ENGINEERS

CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257

SEAL

STATE OF MICHIGAN
BRAD W. BRICKEL
ENGINEER NO. 54071
LICENSED PROFESSIONAL ENGINEER

Brad Brickel

PROJECT
The Jeffrey
191 N. Chester St.

CLIENT
Chester Street Partners, LLC
c/o The Surnow Group
320 Martin St., Suite 100
Birmingham, MI 48009

Contact: Sam Surnow
248.877.4000 - Phone

PROJECT LOCATION
Part of the SW 1/4
of Section 25
T.2N., R.10E.
City of Birmingham,
Oakland County, Michigan

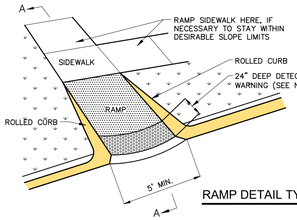
SHEET
Demolition Plan

811 Know what's below Call before you dig.

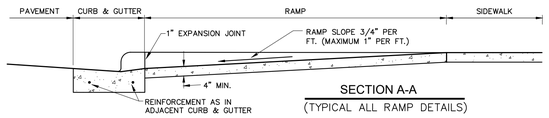
REVISIONS
03-16-18 ISSUED FOR ENGINEERING REVIEW

DRAWN BY: C. Ellison
DESIGNED BY: B. Brickel
APPROVED BY: B. Brickel
DATE: January 4, 2018
SCALE: 1" = 20'

NFE JOB NO. K190
SHEET NO. C2

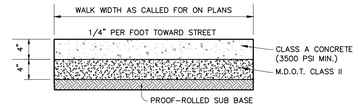


RAMP DETAIL TYPE I



SECTION A-A
(TYPICAL ALL RAMP DETAILS)

MDOT SIDEWALK RAMP DETAIL TYPE 1
N.T.S.



CONCRETE SIDEWALK SECTION
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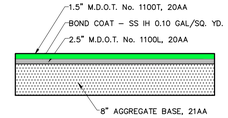
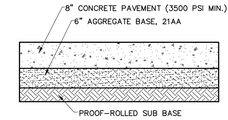


ASPHALT PAVEMENT SECTION
(DRIVE AND PARKING)



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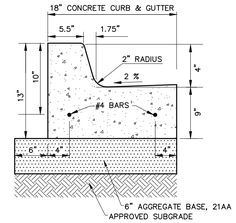

4" CONCRETE CURB DETAIL
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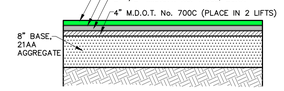
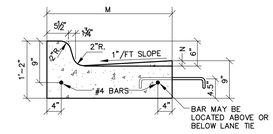
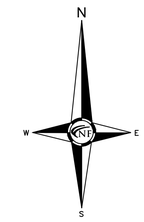


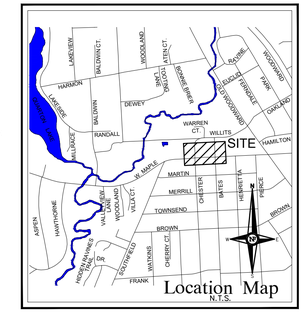
DEEP STRENGTH ASPHALT SECTION
(N. CHESTER STREET)
N.T.S.

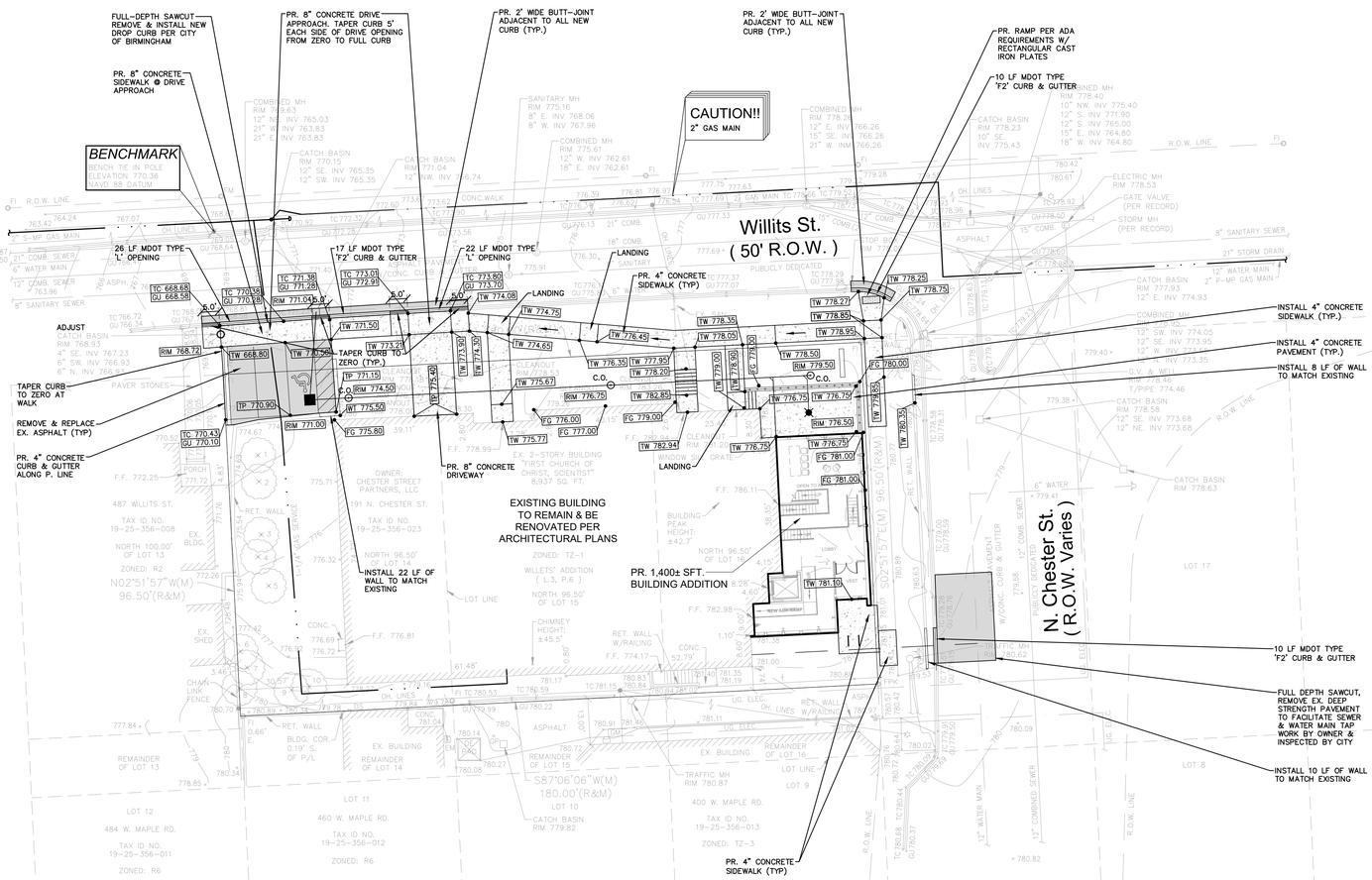


DETAIL	DIMENSIONS M	DIMENSIONS N	LANE TIES	CONCRETE CU. YD./LIN. FT.
F1	1'-6"	7/8"	AS SHOWN	0.0484
F2	1'-6"	7/8"	OMITTED	0.0484
F3	2'-0"	1 1/8"	AS SHOWN	0.0610
F4	2'-0"	1 1/8"	OMITTED	0.0610
F5	2'-6"	1 1/8"	AS SHOWN	0.0737
F6	2'-6"	1 1/8"	OMITTED	0.0737

MDOT CURB AND GUTTER DETAIL F
N.T.S.







GENERAL PAVING NOTES

PAVEMENT SHALL BE OF THE TYPE, THICKNESS AND CROSS SECTION AS INDICATED ON THE PLANS AND AS FOLLOWS:

CONCRETE: PORTLAND CEMENT TYPE IA (AIR-ENTRAINED) WITH A MINIMUM CEMENT CONTENT OF SIX SACKS PER CUBIC YARD, MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI AND A SLUMP OF 1 1/2 TO 3 INCHES.

ASPHALT: BASE COURSE – MDOT BITUMINOUS MIXTURE NO. 1100L, 20AA; SURFACE COURSE – MDOT BITUMINOUS MIXTURE NO. 1100T, 20AA; ASPHALT CEMENT PENETRATION GRADE 85-100, BOND COAT – MDOT SS-1H EMULSION AT 0.10 GALLON PER SQUARE YARD; MAXIMUM 2 INCH LIFT.

PAVEMENT BASE SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY (MODIFIED PROCTOR) PRIOR TO PLACEMENT OF PROPOSED PAVEMENT. EXISTING SUB-BASE SHALL BE PROOF-ROLLED IN THE PRESENCE OF THE ENGINEER TO DETERMINE STABILITY.

ALL CONCRETE PAVEMENT, DRIVEWAYS, CURB & GUTTER, ETC., SHALL BE SPRAY CURED WITH WHITE MEMBRANE CURING COMPOUND IMMEDIATELY FOLLOWING FINISHING OPERATION.

ALL CONCRETE PAVEMENT JOINTS SHALL BE FILLED WITH HOT POURED RUBBERIZED ASPHALT JOINT SEALING COMPOUND IMMEDIATELY AFTER SAWCUT OPERATION. FEDERAL SPECIFICATION SS-S164.

ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY AND THE MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION, CURRENT EDITION.

ALL TOP OF CURB ELEVATIONS, AS SHOWN ON THE PLANS, ARE CALCULATED FOR A 6" CONCRETE CURB UNLESS OTHERWISE NOTED.

ALL SIDEWALK RAMPS, CONFORMING TO PUBLIC ACT NO. 8, 1993, SHALL BE INSTALLED AS INDICATED ON THE PLANS.

CONSTRUCTION OF A NEW OR RECONSTRUCTED DRIVE APPROACH CONNECTING TO AN EXISTING STATE OR COUNTY ROADWAY SHALL BE ALLOWED ONLY AFTER AN APPROVED PERMIT HAS BEEN SECURED FROM THE AGENCY HAVING JURISDICTION OVER SAID ROADWAY.

FOR ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL PAY FOR AND SECURE ALL NECESSARY PERMITS AND LIKEWISE ARRANGE FOR ALL INSPECTION.

EXISTING TOPSOIL, VEGETATION AND ORGANIC MATERIALS SHALL BE STRIPPED AND REMOVED FROM PROPOSED PAVEMENT AREA PRIOR TO PLACEMENT OF BASE MATERIALS.

EXPANSION JOINTS SHOULD BE INSTALLED AT THE END OF ALL INTERSECTION RADII.

SIDEWALK RAMPS, CONFORMING TO PUBLIC ACT NO. 8, 1973, SHALL BE INSTALLED AS SHOWN AT ALL STREET INTERSECTIONS AND AT ALL BARRIER FREE PARKING AREAS AS INDICATED ON THE PLANS.

ALL PAVEMENT AREAS SHALL BE PROOF-ROLLED UNDER THE SUPERVISION OF A GEOTECHNICAL ENGINEER PRIOR TO THE PLACEMENT OF BASE MATERIALS AND PAVING MATERIALS.

FILL AREAS SHALL BE MACHINE COMPACTED IN UNIFORM LIFTS NOT EXCEEDING 9 INCHES THICK TO 98% OF THE MAXIMUM DENSITY (MODIFIED PROCTOR) PRIOR TO PLACEMENT OF PROPOSED PAVEMENT.

STREETSCAPE NOTE

REFER TO LANDSCAPE PLANS AND CITY OF BIRMINGHAM STANDARDS NOTES & DETAILS FOR ALL STREETSCAPE WORK.

THE APPLICANT SHALL RECONSTRUCT ALL STREETSCAPE ELEMENTS IN ACCORDANCE WITH CURRENT STANDARDS AS RECOMMENDED BY THE ENGINEERING DEPARTMENT.

SIDEWALK NOTE

REFER TO THE LANDSCAPE PLAN FOR PROPOSED SIDEWALK SURFACES AND JOINT PATTERNS (TYP)

ESTIMATED QUANTITIES

PAVING

DESCRIPTION	QUANTITY	UNITS
4" ASPHALT ON 8" 21AA BASE	69	S.Y.
8" DEEP STRENGTH ASPHALT ON 8" 21AA BASE	45	S.Y.
4" CONCRETE SIDEWALK	1,819	S.F.
8" NON-REINFORCED CONCRETE SIDEWALK	348	S.F.
8" NON-REINFORCED CONCRETE	31	S.Y.
M.D.O.T. TYPE "L" OPENING	48	L.F.
6" 'F2' CONCRETE CURB & GUTTER	27	L.F.
4" CONCRETE CURB & GUTTER	22	L.F.

PAVING LEGEND

PROPOSED CONCRETE PAVEMENT

PROPOSED ASPHALT PAVEMENT

LEGEND

EXISTING SANITARY SEWER
SAN. CLEAN OUT
EXISTING WATERMAIN
EXISTING STORM SEWER
EX. R. Y. CATCH BASIN
EXISTING BURIED CABLES
OVERHEAD LINES
LIGHT POLE
SIGN
EXISTING GAS MAIN
PR. SANITARY SEWER
PR. WATER MAIN
PR. STORM SEWER
PR. R. Y. CATCH BASIN
PROPOSED LIGHT POLE
TC 600.00 — PR. TOP OF CURB ELEVATION
GU 600.00 — PR. GUTTER ELEVATION
TW 600.00 — PR. TOP OF WALK ELEVATION
TP 600.00 — PR. TOP OF PVMT. ELEVATION
FG 600.00 — FINISH GRADE ELEVATION

NF ENGINEERS
CIVIL ENGINEERS
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NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257

SEAL

STATE OF MICHIGAN
BRAD W. BRICKEL
ENGINEER NO. 54071
LICENSED PROFESSIONAL ENGINEER

PROJECT
The Jeffrey
191 N. Chester St.

CLIENT
Chester Street Partners, LLC
c/o The Surnow Group
320 Martin St., Suite 100
Birmingham, MI 48009

Contact: Sam Surnow
248.877.4000 - Phone

PROJECT LOCATION
Part of the SW 1/4
of Section 25
T.2N., R.10E.
City of Birmingham,
Oakland County, Michigan

SHEET
Paving & Grading Plan

811 Know what's below Call before you dig.

REVISIONS
03-16-18 ISSUED FOR ENGINEERING REVIEW

DRAWN BY: C. Ellison
DESIGNED BY: B. Brickel
APPROVED BY: B. Brickel
DATE: January 4, 2018
SCALE: 1" = 20'

NFE JOB NO. K190
SHEET NO. C4

STORM SEWER NOTES

ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY. THE MUNICIPALITY STANDARD NOTES, DETAILS AND SPECIFICATIONS SHALL BE INCORPORATED AS PART OF THEIR PLANS.

ALL STORM SEWER TRENCHES UNDER OR WITHIN THREE (3) FEET OF EXISTING OR PROPOSED PAVEMENT SHOULD BE BACKFILLED WITH MDOT CLASS II MATERIAL (SAND) AND BE MACHINE COMPACTED TO A MINIMUM OF 95% OF THE MATERIAL'S MAXIMUM DENSITY. PAVEMENT SHALL INCLUDE PARKING LOTS, DRIVE APPROACHES, CURB & GUTTER AND ADJACENT WALLS.

ALL STORM SEWER PIPE SHALL BE INSTALLED ON CLASS "B" BEDDING OR BETTER UNLESS OTHERWISE INDICATED ON THE PLANS.

STORM SEWER SHALL BE OF THE TYPE, SIZE & CLASS DESIGNATION INDICATED ON THE PLANS AND SHALL BE INSTALLED AT THE PROPOSED LINE AND GRADE INDICATED.

ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE PIPE CONFORMING TO ASTM SPECIFICATION C-76, CL IV.

ALL MANHOLE, CATCH BASIN, INLET, REAR YARD DRAIN FRAMES AND COVERS SHALL BE AS INDICATED ON THE PLANS IN ACCORDANCE WITH MUNICIPALITY STANDARDS.

THE CONTRACTOR SHALL NOTIFY MISS DIG (1-800-482-7171) A MINIMUM OF THREE (3) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.

EXACT GRADES AND INVERTS OF PROPOSED STORM SEWER ARE TO BE CHECKED WITH THE FIELD ENGINEER PRIOR AND DURING INSTALLATION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE DESIGN ENGINEER OF ANY PLAN INCONSISTENCY AN/OR UTILITY CONFLICTS.

ALL STORM SEWER PIPE JOINTS SHALL BE "PREMIUM JOINT" MODIFIED GROOVED TONGUE, (M.G.T.) WITH SYNTHETIC RUBBER GASKETS CONFORMING TO ASTM SPECIFICATION C-443 & C-361 UNLESS OTHERWISE INDICATED ON THE PLANS. ALTERNATE JOINT CONNECTION MAYBE STANDARD GROOVED TONGUE WITH COLD MASTIC (DEWITT #10 JOINT COMPOUND OR EQUAL).

FACTORY MANUFACTURED PRECAST TEE SECTIONS SHALL BE USED FOR ROOF DRAINS AND/OR SUMP PUMP LEADS AND LATERALS WHERE INDICATED ON THE PLANS. BLIND TOP CONNECTIONS INTO STORM SEWER WILL NOT BE PERMITTED BY BREAKING PIPE WALL.

THE UNDERGROUND SITE CONTRACTOR SHALL INSTALL ALL STORM SEWER BUILDING LEADS TO WITHIN FIVE (5) FEET OF PROPOSED BUILDING.

GROUTED RIP RAP SHALL BE INSTALLED AT THE ENDS OF ALL CULVERTS AND END SECTIONS. GROUTED RIP RAP SHALL LIKEWISE BE INSTALLED AT OUTLET POINTS IN DETENTION AND SEDIMENTATION FACILITY. THE MINIMUM WIDTH OF THE RIP RAP SHALL BE TWICE THE OUTSIDE DIAMETER OF THE PIPE. THE RIP RAP SHALL EXTEND FROM THE BOTTOM OF THE SLOPE TO THE PIPE INVERT.

THE CONTRACTOR SHALL PAY FOR AND SECURE ALL NECESSARY PERMITS AND LIKEWISE ARRANGE FOR ALL SITE INSPECTION.

SANITARY SEWER NOTES

THE CONTRACTOR SHALL NOTIFY THE INSPECTION SECTION OF THE DETROIT WATER AND SEWERAGE DEPT. AT (313) 833-4682 AT LEAST 48 HOURS PRIOR TO THE START OF ANY SANITARY SEWER CONSTRUCTION.

ALL SEWERS TO BE PLACED ON CLASS "B" BEDDING OR BETTER.

WYES, RISERS AND HOUSE LEADS ARE TO BE PLACED AT LOCATIONS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER. ALL WYES ARE INCIDENTAL.

EACH WYE OR HOUSE LEAD SHALL HAVE A PLUG OF THE SAME TYPE OF JOINT AS THE HOUSE LEAD.

HOUSE LEADS SHALL BE A MINIMUM OF 9 FEET DEEP AT THE PROPERTY LINE.

WHENEVER EXISTING MANHOLES OR SEWER PIPE ARE TO BE TAPPED, HOLES ARE TO BE DRILLED AT 4 INCH CENTER TO CENTER SPACINGS AROUND THE PERIPHERY OF THE PROPOSED OPENING TO CREATE A PLANE OF WEAKNESS JOINT - A 12 INCH THICK CONCRETE COLLAR IS TO ENCASE THE NEW PIPE AND OPENING.

MAXIMUM INFILTRATION SHALL NOT EXCEED 100 GALLONS PER INCH OF DIAMETER PER MILE OF PIPE PER 24 HOURS. FOR PURPOSES OF TESTING INFILTRATION, A BULKHEAD WITH A ONE INCH DIAMETER PIPE SHALL BE PROVIDED AT THE DOWNSTREAM MANHOLE.

THE INSIDE JOINTS FOR ALL SANITARY SEWERS 30" AND LARGER SHALL BE CEMENT POINTED.

ALL SANITARY SEWER MANHOLES SHALL BE PROVIDED WITH WATER TIGHT BOLT DOWN COVERS.

ALL CONCRETE SANITARY SEWER, MANHOLE AND PIPE JOINT SHALL BE MODIFIED GROOVED TONGUE WITH RUBBER GASKETS AS REQUIRED UNDER THE CURRENT ADOPTED A.S.T.M. C-443.

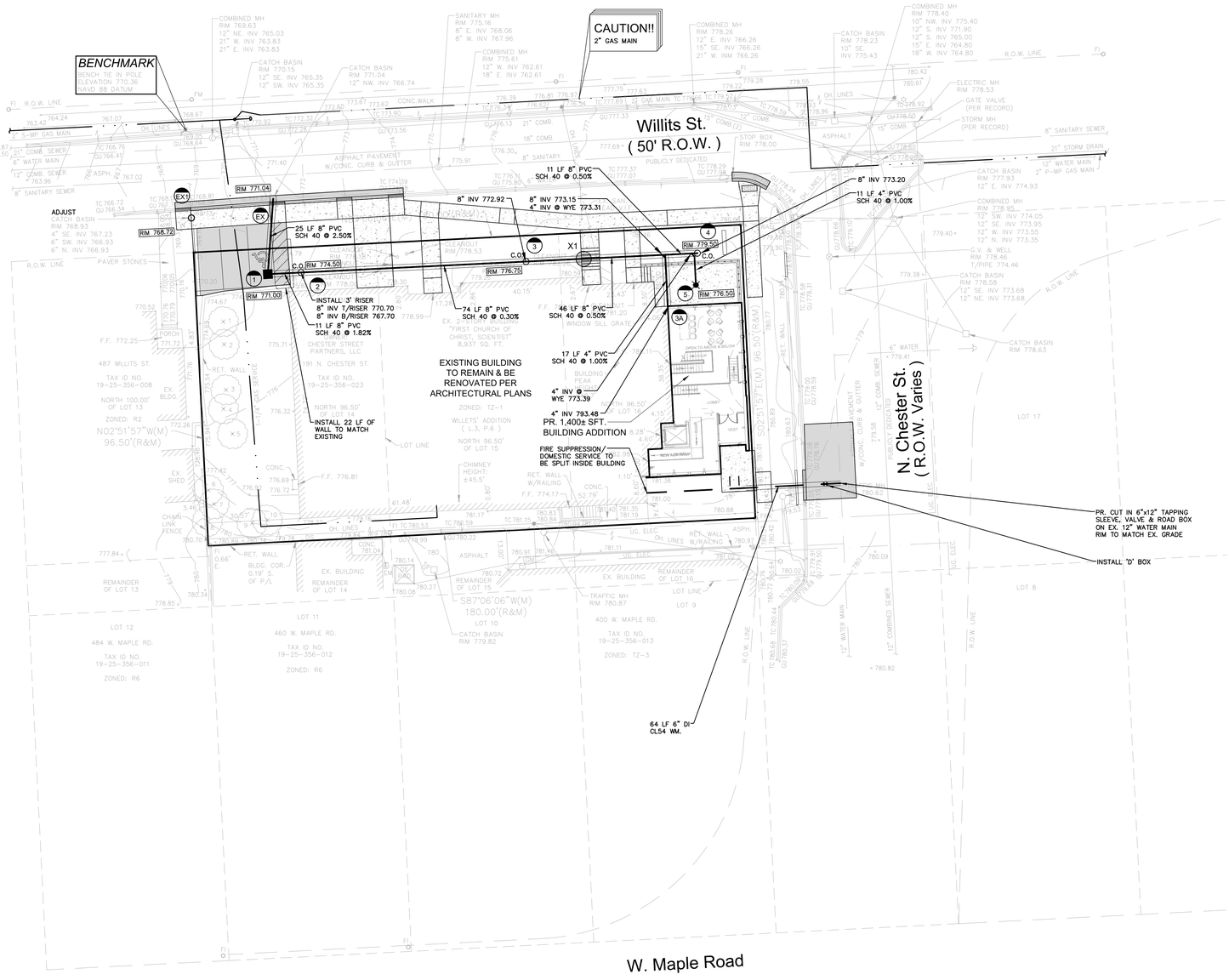
CONTACT THE OFFICE OF THE MACOMB COUNTY PUBLIC WORKS COMMISSIONER AT 469-5325, 48 HOURS BEFORE CONSTRUCTION.

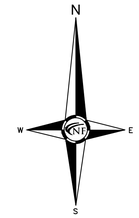
NO GROUND WATER, STORM WATER, CONSTRUCTION WATER, DOWNSPOUT OR WEEP TILE DRAINAGE SHALL BE ALLOWED TO ENTER ANY SANITARY SEWER INSTALLATION.

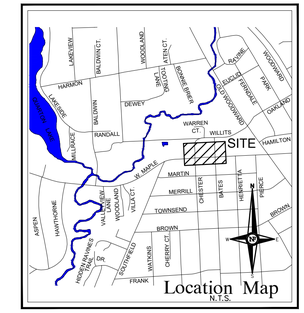
ALL SANITARY SEWER LEADS SHALL BE INSTALLED TO A POINT 5 FEET FROM THE PROPOSED BUILDING.

T=	15 Minutes	Time of Concentration	City of Birmingham, Oakland County, MI	Project No:	K190
I =	175 / (T+25)	10 Year Storm Event Intensity	Storm Sewer Calculations	Project Name:	The Jeffrey
n (cmp)	0.025	Manning's Roughness Coefficient		Location:	191 Chester
n (Conc.)	0.013	Manning's Roughness Coefficient		Dated:	8-Mar-18
n (Pvc)	0.009	Manning's Roughness Coefficient			

Drainage Area (Location)	From Manhole Number	To Manhole Number	Drainage Area (Acres)	Runoff Coefficient (C)	Equivalent Area (C * A)	Total Area (Sum C * A)	Time of Concentration (Minutes)	Rainfall Intensity (Inches/Hr.)	Actual Discharge (CFS)	Pipe Size (Inches)	Pipe Slope (% Slope)	Pipe Length (Feet)	Flow Full Velocity (Ft / Sec)	Time of Flow (Minutes)	Full Pipe Capacity (CFS)	H. G. Elev. Upper End (Feet)	H. G. Elev. Lower End (Feet)	H. G. Slope (% Slope)	Ground Elevation (Upper)	Change in Elevation (Feet)	Invert Elev. Upper End (Feet)	Invert Elev. Lower End (Feet)
A	5	4	0.010	0.90	0.01	0.01	15.00	4.38	0.04	4	1.00	11	3.15	0.06	0.27	773.65	773.65	0.02	776.50	0.11	773.50	773.39
B	4	3	0.240	0.90	0.22	0.23	15.06	4.37	0.98	8	0.50	56	3.54	0.26	1.23	773.63	773.45	0.32	779.50	0.28	773.20	772.92
---	3	2 Drop	0.000	0.90	0.00	0.23	15.32	4.34	0.98	8	3.00	74	8.66	0.14	3.02	671.08	670.84	0.31	776.75	2.22	772.92	770.70
---	2 Drop	1	0.000	0.90	0.00	0.23	15.46	4.32	0.97	8	3.80	11	9.75	0.02	3.40	670.84	670.81	0.31	774.50	0.42	770.70	770.28
---	1	EX	0.000	0.90	0.00	0.23	15.48	4.32	0.97	8	2.50	25	7.91	0.05	2.76	667.39	667.31	0.31	771.00	0.63	767.40	766.78







Storm Sewer Structure Schedule	
Structure Name	Structure Details
#1 2' DIA. CATCH BASIN W/ 2' SUMP	PR. RIM 771.00 PR. 8" E. INV. 767.50 PR. 8" N. INV. 767.40
#2 CLEANOUT DROP CONNECTION	PR. RIM 774.50 PR. 8" W. INV. 767.70 PR. 8" E. INV. 770.70
#3 CLEANOUT	PR. RIM 776.75 PR. 8" W. INV. 770.92 PR. 8" E. INV. 772.92
#4 CLEANOUT	PR. RIM 779.50 PR. 4" S. INV. 773.39 PR. 8" W. INV. 773.20
#5 LANDSCAPE DRAIN	PR. RIM 776.50 PR. 4" N. INV. 773.50
#EX TAP EX. CATCH BASIN	PR. RIM 771.04 PR. 8" S. INV. 766.78 EX. 12" NW. INV. 766.74
#EX1 ADJUST EX. CATCH BASIN	PR. RIM 768.72

LEGAL DESCRIPTION

LAND SITUATED IN THE CITY OF BIRMINGHAM, COUNTY OF OAKLAND, STATE OF MICHIGAN, DESCRIBED AS FOLLOWS:

THE NORTH 96.50 FEET OF LOTS 14, 15 AND 16 OF WILLETS' ADDITION TO THE CITY OF BIRMINGHAM, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 3 OF PLATS, PAGE 6, OAKLAND COUNTY RECORDS.

ADDRESS: 191 N. CHESTER STREET, BIRMINGHAM, MI 48009

TAX ID NO. 19-25-356-023

UTILITY CROSSING SCHEDULE

X1 PR. 8" STM. B/P 772.97
EX. 6" SAN. T/P V.I.F.

UTILITY SERVICE NOTE

EXISTING SANITARY SEWER LEAD TO REMAIN. LOCATION UNKNOWN. ASSUMED CONNECTION TO WILLITS STREET.

PERMITS TO PERFORM WATER, SANITARY, AND/OR STORM SEWER TAPS SHALL BE OBTAINED BY THE APPLICANT FROM THE APPROPRIATE GOVERNING AGENCY.

ESTIMATED QUANTITIES

STORM SEWER

DESCRIPTION	QUANTITY	UNITS
8" PVC SCH 40, SEWER PIPE	167	L.F.
4" PVC SCH 40, SEWER PIPE	28	L.F.
LANDSCAPE DRAIN	1	EA.
CLEANOUT	3	EA.
2' DIA. INLET W/ 2' SUMP	1	EA.
SEWER TAP/CONNECTION	1	EA.

WATER MAIN

DESCRIPTION	QUANTITY	UNITS
6" D.I., CLASS 54, WATER MAIN	64	L.F.
WATER MAIN CONNECTION	1	EA.

LEGEND

- MANHOLE — EXISTING SANITARY SEWER
- SAN. CLEAN OUT
- HYDRANT, GATE VALVE — EXISTING WATER MAIN
- MANHOLE, CATCH BASIN — EXISTING STORM SEWER
- EX. R. Y. CATCH BASIN
- EXISTING BURIED CABLES
- UTILITY POLE, GUY POLE, GUY WIRE — OVERHEAD LINES
- LIGHT POLE
- SIGN
- EXISTING GAS MAIN
- C.O., MANHOLE — PR. SANITARY SEWER
- HYDRANT, GATE VALVE — PR. WATER MAIN
- INLET, C.B., MANHOLE — PR. STORM SEWER
- PR. R. Y. CATCH BASIN
- SAND BACKFILL (95 % DENSITY)
- PROPOSED LIGHT POLE

NF ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257

SEAL

STATE OF MICHIGAN
BRAD W. BRICKEL
ENGINEER NO. 54071
LICENSED PROFESSIONAL ENGINEER

PROJECT
The Jeffrey
191 N. Chester St.

CLIENT
Chester Street Partners, LLC
c/o The Surnow Group
320 Martin St., Suite 100
Birmingham, MI 48009

Contact: Sam Surnow
248.877.4000 - Phone

PROJECT LOCATION
Part of the SW 1/4
of Section 25
T.2N., R.10E.
City of Birmingham,
Oakland County, Michigan

SHEET
Utility Plan

811 Know what's below Call before you dig.

REVISIONS
03-16-18 ISSUED FOR ENGINEERING REVIEW

DRAWN BY: C. Ellison
DESIGNED BY: B. Brickel
APPROVED BY: B. Brickel
DATE: January 4, 2018
SCALE: 1" = 20'

NFE JOB NO. K190
SHEET NO. C5

SOIL EROSION CONTROL - SEQUENCE OF OPERATION (NEW CONSTRUCTION)

INSTALL CRUSHED CONCRETE ACCESS DRIVE AND TEMPORARY CULVERTS AT THE SITE ENTRANCE AS INDICATED ON THE PLANS.

INSTALL SILT FENCE OR SIMILAR APPROVED SILT BARRIER ALONG PROPERTY LINES AND AROUND SENSITIVE NATURAL FEATURES AS INDICATED ON THE PLANS.

EXCAVATE A SHALLOW SWALE/DITCH AROUND PERIMETER OF SITE. GRADE THE TEMPORARY SWALE TO AN EXISTING DRAINAGE FACILITY. PLACE OUTLET FILTER IN EXISTING UPSTREAM STORM SEWER FACILITIES.

IF INDICATED ON CONSTRUCTION PLANS, SEDIMENTATION BASINS, DETENTION POND, ETC., SHALL BE CONSTRUCTED PRIOR TO THE INSTALLATION OF ANY OTHER WORK.

STRIP EXISTING TOPSOIL, VEGETATION AND ORGANIC MATTER FROM BUILDING PAD AND PARKING AREAS. COMMENCE LAND BALANCE AND MASS GRADING OPERATIONS. MAINTAIN A MINIMUM BUFFER OF 15' OF EXISTING VEGETATION WHEREVER POSSIBLE AROUND SITE PERIMETER. STOCK PILES SHOULD BE LOCATED AWAY FROM EXISTING DRAINAGE FACILITIES.

EXCAVATE AND INSTALL UNDERGROUND UTILITIES. INSTALL PEASTONE INLET FILTERS AROUND ALL NEW STORM SEWER FACILITIES AS INDICATED ON THE PLANS. EXISTING AND PROPOSED STORM SEWER FACILITIES SHALL BE PROTECTED FROM EROSION AND SEDIMENT INFILTRATION AT ALL TIMES.

COMMENCE FINAL GRADING AND TRIMMING OPERATIONS. PREPARE SUBGRADE FOR INSTALLATION OF PROPOSED PAVEMENT.

SEED AND MULCH ALL DISTURBED SITE AREAS AND INSTALLED SITE LANDSCAPING.

REMOVE CONSTRUCTION DEBRIS AND JET VAC NEWLY INSTALLED STORM SEWER SYSTEM AS REQUIRED BY THE MUNICIPALITY.

REMOVE ALL REMAINING TEMPORARY SOIL EROSION AND SEDIMENTATION CONTROL MEASURES ONCE PERMANENT MEASURES ARE ESTABLISHED.

WHENEVER POSSIBLE, THE SITE SHALL BE GRADED TO WITHIN SIX INCHES (6") OF THE PROPOSED FINISH GRADE PRIOR TO INSTALLATION OF UNDERGROUND FACILITIES.

STAGING OF PROPOSED WORK SHALL BE COMPLETED BY THE CONTRACTOR AS REQUIRED TO ENSURE PROGRESSIVE STABILIZATION OF DISTURBED AREAS.

SOIL EROSION CONTROL

CUTTING, FILLING AND GRADING SHALL BE MINIMIZED AND THE NATURAL TOPOGRAPHY OF THE SITE SHALL BE PRESERVED TO THE MAXIMUM POSSIBLE EXTENT, EXCEPT WHERE SPECIFIC FINDINGS DEMONSTRATE THAT MAJOR ALTERATIONS WILL STILL MEET THE PURPOSES AND REQUIREMENTS OF THIS ORDINANCE.

DEVELOPMENT SHALL BE STAGED TO KEEP THE EXPOSED AREAS OF SOIL AS SMALL AS PRACTICABLE.

SOIL EROSION CONTROL MEASURES SHALL BE INSTALLED BETWEEN THE DISTURBED AREA AND ANY WATERCOURSES, INCLUDING RIVERS, STREAMS, CREEKS, LAKES, PONDS AND OTHER WATERCOURSES; WETLANDS; OR ROADWAYS ON OR NEAR THE SITE.

SEDIMENT RESULTING FROM ACCELERATED SOIL EROSION SHALL BE REMOVES FROM RUNOFF WATER BEFORE THAT WATER LEAVES THE SITE.

TEMPORARY AND PERMANENT SOIL EROSION CONTROL MEASURES DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF WATER AROUND, THROUGH, OR AWAY FROM THE SITE SHALL BE DESIGNED TO LIMIT THE WATER FLOW TO A NON-EROSIVE VELOCITY.

TEMPORARY SOIL EROSION CONTROL MEASURES SHALL BE REMOVED AFTER PERMANENT SOIL EROSION CONTROL MEASURES HAVE BEEN IMPLEMENTED. ALL SITES SHALL BE STABILIZED WITH PERMANENT SOIL EROSION CONTROL MEASURES.

IF LAKES, PONDS, CREEKS, STREAMS, OR WETLANDS ARE LOCATED ON OR NEAR THE SITE, EROSION CONTROL MEASURES WHICH DIVERT RUNOFF AND TRAP SEDIMENT MUST BE PROVIDED AT STRATEGIC LOCATIONS. STRAW BALE BERMS MAY BE USED AS TEMPORARY STORMWATER DIVERSION STRUCTURES, BUT WILL NOT BE CONSIDERED SUFFICIENT FOR TRAPPING SEDIMENT. THE USE OF SEDIMENT BASINS, FILTER FABRIC, VEGETATED BUFFER STRIPS, AND ROCK FILTERS IN LIEU OF STRAW BALE BERMS SHALL BE STRONGLY ENCOURAGED. OTHER MEASURES MAY BE REQUIRED IF REASONABLY DETERMINED TO BE NECESSARY TO PROTECT A WATERCOURSE OR WETLAND.

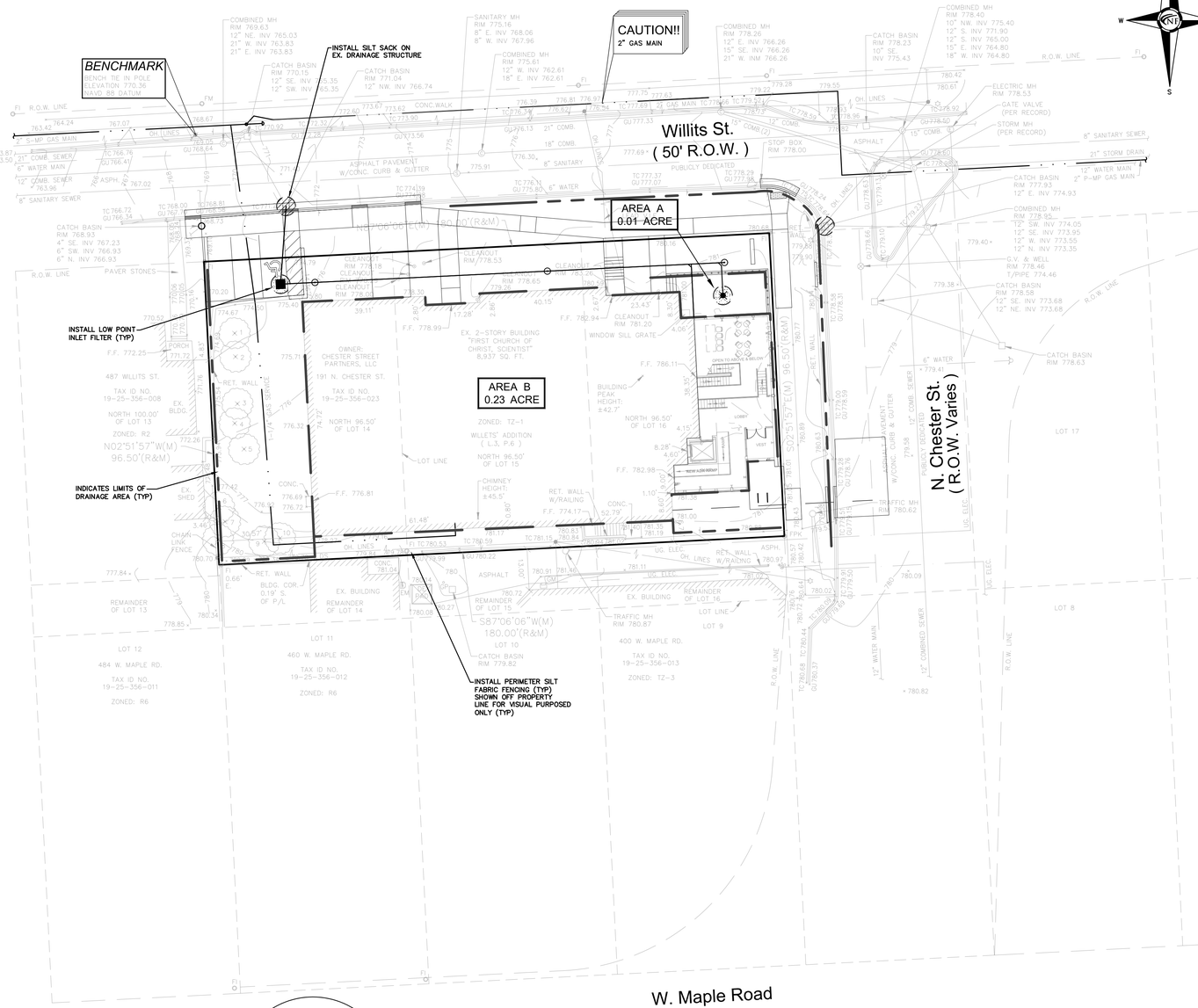
WHEN IT IS NOT POSSIBLE TO PERMANENTLY STABILIZE A DISTURBED AREA AFTER AN EARTH CHANGE HAS BEEN COMPLETED OR WHEN SIGNIFICANT EARTH CHANGE ACTIVITY CEASES, TEMPORARY SOIL EROSION CONTROL MEASURES SHALL BE INSTALLED.

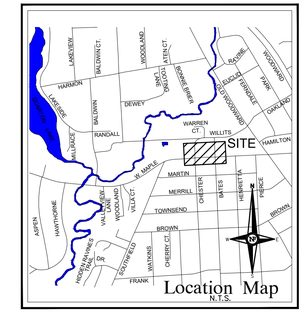
PERMANENT EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN 15 (FIFTEEN) CALENDAR DAYS AFTER FINAL GRADING OR THE FINAL EARTH CHANGE HAS BEEN COMPLETED. ALL TEMPORARY SOIL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED.

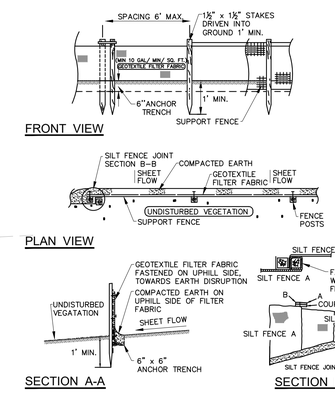
VEGETATED BUFFER STRIPS SHALL BE CREATED OR RETAINED ALONG THE EDGES OF ALL LAKES, PONDS, CREEKS, STREAMS, OTHER WATERCOURSES, OR WETLANDS.

EROSION AND SEDIMENTATION CONTROL MEASURES SHALL RECEIVE REGULAR MAINTENANCE TO ASSURE PROPER FUNCTIONING.

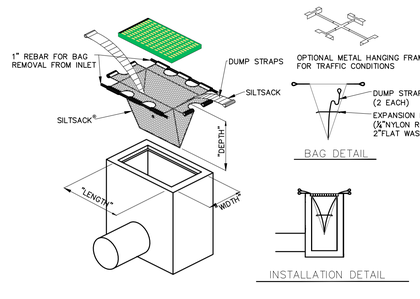
ALL GRADING PLANS AND SPECIFICATIONS, INCLUDING EXTENSIONS OF PREVIOUSLY APPROVED PLANS, SHALL INCLUDE PROVISIONS FOR EROSION AND SEDIMENT CONTROL IN ACCORDANCE WITH, BUT NOT LIMITED TO, THE STANDARDS CONTAINED IN THE "STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL", PUBLISHED BY THE OAKLAND COUNTY WATER RESOURCE COMMISSIONER.



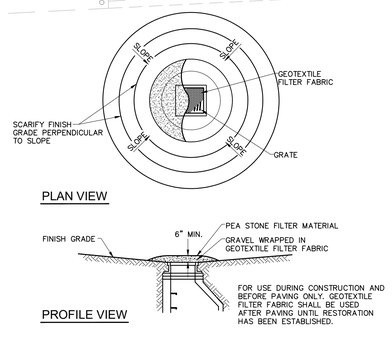




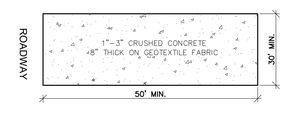
SILTFENCE DETAIL
NTS



SILT SACK FILTER DETAIL



LOW POINT INLET FILTER
N.T.S.



TEMPORARY CRUSHED CONCRETE CONSTRUCTION ACCESS ROAD

CONSTRUCTION SEQUENCE / TIMING SCHEDULE

1.	INSTALL PERIMETER FILTER FABRIC FENCING AND STONE FILTER WHERE REQUIRED.	APRIL 2018
2.	MASS GRADE SITE.	MAY 2018
3.	COMMENCE UNDERGROUND UTILITY WORK.	MAY 2018
4.	INSTALL INLET FILTERS ON PROPOSED DRAINAGE STRUCTURES.	JUNE 2018
5.	FILL IN SEDIMENTATION TRAPS AND PAVE SITE.	SEPTEMBER 2018
6.	COMPLETE ALL BUILDINGS AND LANDSCAPE ACTIVITY.	NOVEMBER 2018
7.	JET VAC NEW STORM SEWER SYSTEM AS REQUIRED.	DECEMBER 2018
8.	REMOVE ALL TEMPORARY SOIL EROSION MEASURES.	DECEMBER 2018

LEGAL DESCRIPTION

LAND SITUATED IN THE CITY OF BIRMINGHAM, COUNTY OF OAKLAND, STATE OF MICHIGAN, DESCRIBED AS FOLLOWS:

THE NORTH 96.50 FEET OF LOTS 14, 15 AND 16 OF WILLETS' ADDITION TO THE CITY OF BIRMINGHAM, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 3 OF PLATS, PAGE 6, OAKLAND COUNTY RECORDS.

ADDRESS: 191 N. CHESTER STREET, BIRMINGHAM, MI 48009

TAX ID NO. 19-25-356-023

NOTES

REFER TO THE WRC SOIL EROSION AND SEDIMENTATION CONTROL DETAIL SHEET FOR ALL ADDITIONAL NOTES & DETAILS (TYP)

THE TOTAL AREA OF EARTH DISRUPTION IS 0.24 ACRES.

THE SOIL EROSION CONTROLS WILL BE MAINTAINED WEEKLY AND AFTER EVERY STORM EVENT BY SITE CONTRACTOR. NAME TO BE PROVIDED UPON SELECTION OF GENERAL CONTRACTOR.

A SOIL EROSION PERMIT IS REQUIRED FROM THE CITY OF BIRMINGHAM

SOIL DATA

THIS SITE CONSISTS OF URBAN-LAND SPINKS COMPLEX, 0 TO 8 PERCENT SLOPES, AND UDORTHENTS AND UDIPSAMMENTS, NEARLY LEVEL TO HILLY BASED ON DATA PROVIDED BY THE UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE.

ESTIMATED QUANTITIES

SOIL EROSION

DESCRIPTION	QUANTITY	UNITS
SILT FABRIC FENCING	392	L.F.
INLET FILTER	2	EA.
SILT SACK OR EQUAL	2	EA.

LEGEND

- INDICATES LIMITS OF SILT FABRIC FENCE
- INDICATES LIMITS OF DRAINAGE DISTRICT AREA
- INDICATES LIMITS OF SOIL DISRUPTION
- INDICATES LOW POINT INLET FILTER OR PROPOSED DRAINAGE STRUCTURE
- INDICATES SILT SACK OR EQUAL ON EXISTING. DRAINAGE STRUCTURE
- AREA A 0.00 ACRE — INDICATES DRAINAGE DISTRICT AREA

NF ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257

SEAL

STATE OF MICHIGAN — BRAD W. BRICKEL — ENGINEER NO. 54071 — LICENSED PROFESSIONAL ENGINEER

PROJECT
The Jeffrey
191 N. Chester St.

CLIENT
Chester Street Partners, LLC
c/o The Surnow Group
320 Martin St., Suite 100
Birmingham, MI 48009

Contact: Sam Surnow
248.877.4000 - Phone

PROJECT LOCATION
Part of the SW 1/4
of Section 25
T.2N., R.10E.
City of Birmingham,
Oakland County, Michigan

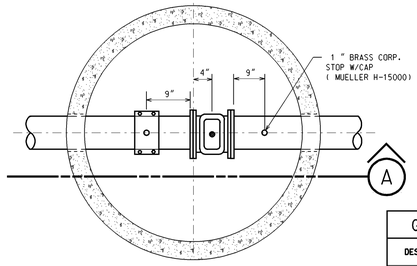
SHEET
Soil Erosion /
Drainage Area Plan

811 Know what's below Call before you dig.

REVISIONS
03-16-18 ISSUED FOR ENGINEERING REVIEW

DRAWN BY: C. Ellison
DESIGNED BY: B. Brickel
APPROVED BY: B. Brickel
DATE: January 4, 2018
SCALE: 1" = 20'

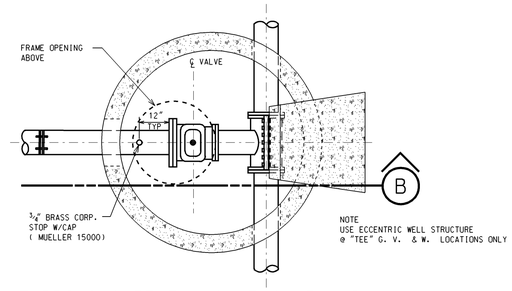
NFE JOB NO. K190
SHEET NO. C6



GATE WELL PLAN

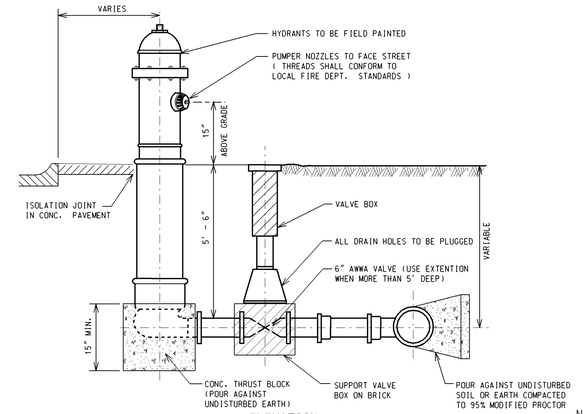
NO SCALE

GATE WELL SCHEDULE				
DESCRIPTION	DIM.	PIPE DIA. INCHES		
		6" & 8"	12"	16"
INSIDE DIA.	A	60"	72"	72"
WALL THICK.	B	5"	7"	7"
VALVE BLOCK THICK.	C	4"	4"	4"

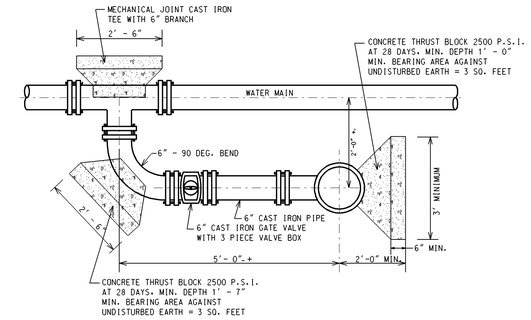


TAPPING SLEEVE, VALVE & WELL PLAN

NO SCALE



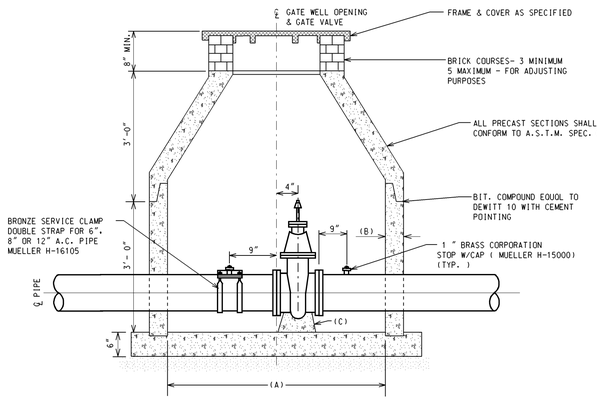
ELEVATION



"L" HYDRANT CONNECTION

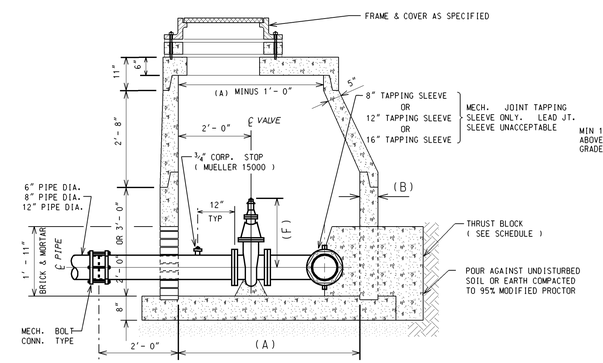
NO SCALE
W-9

NOTE: FOR CONSTRUCTION OF NEW FIRE HYDRANT TO EXISTING "LIVE" WATERMAIN, USE 6" TAPPING SLEEVE VALVE & BOX TO MAKE CONNECTION, AND DELETE "6" CAST IRON GATE VALVE WITH 3 PIECE VALVE " AS SHOWN ON DETAIL .



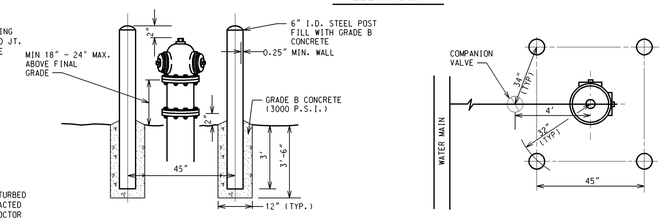
SECTION "A" GATE WELL

NO SCALE
W-1 & W-3

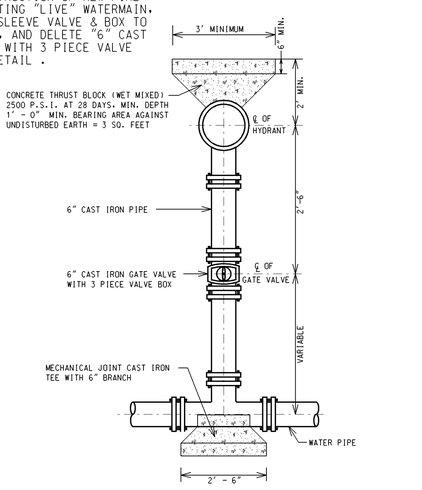


SECTION "B" TAPPING SLEEVE, VALVE & WELL

NO SCALE
W-4

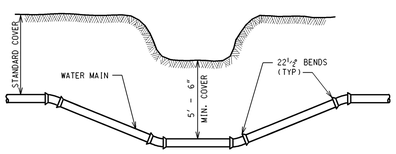


FIRE HYDRANT GUARD POSTS DETAIL



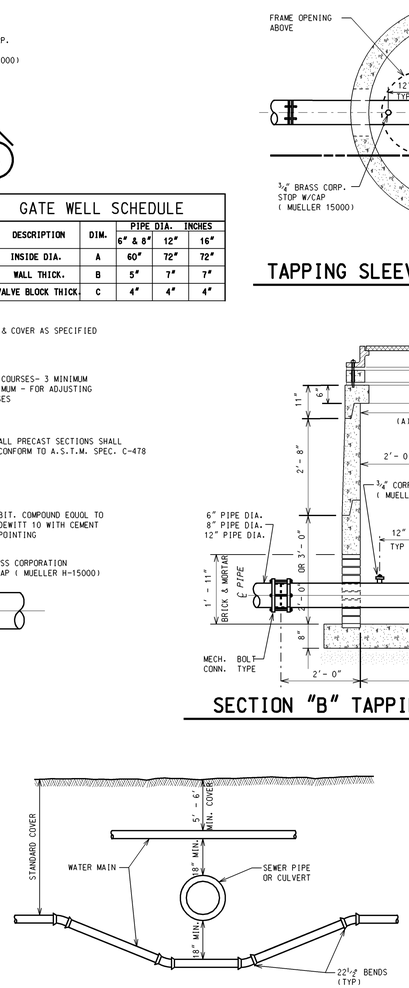
STRAIGHT HYDRANT CONNECTION

NO SCALE
W-10



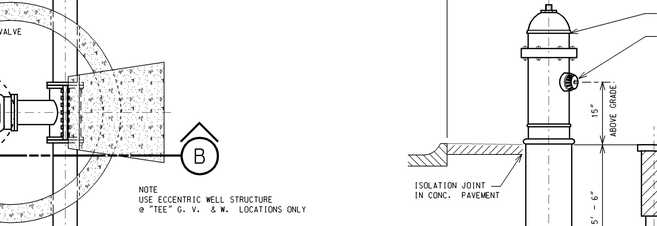
DITCH AND STREAM CROSSING

NO SCALE



SEWER OR CULVERT CROSSING

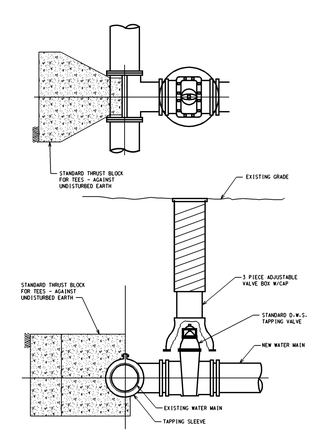
NO SCALE



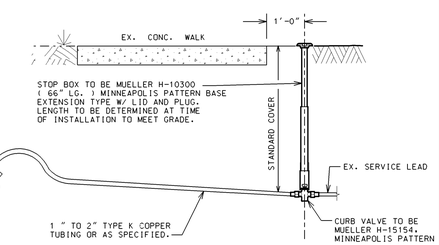
PROP. WATER MAINS
NOT UNDER PAVED SURFACE

PROP. WATER MAINS UNDER PAVED SURFACE
OR WITHIN INFLUENCE OF PAVED SURFACE

BEDDING DETAILS

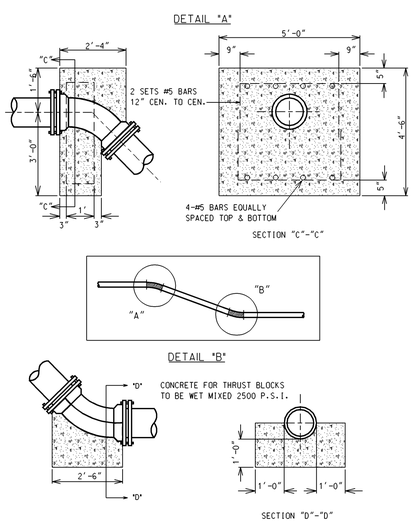


TAPPING SLEEVE & VALVE W/VALVE BOX

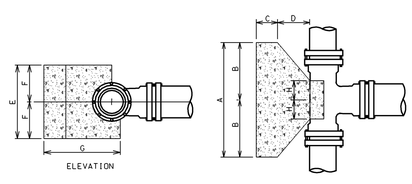


WATER SERVICE CONNECTION (TYP)

NO SCALE



VERTICAL BEND THRUST BLOCKS FOR 8"-12" MAINS



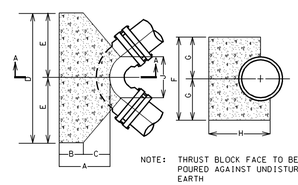
THRUST BLOCK FACE SHALL BE POURED AGAINST UNDISTURBED EARTH.

CONCRETE FOR THRUST BLOCKS TO BE WET MIXED 2500 P.S.I.

SCHEDULE OF THRUST BLOCK DIMENSIONS				
CODE		TEE SIZE		
		8"x8" 12"x8" 16"x8" 24"x8"	12"x12" 16"x12" 24"x12"	16"x16" 24"x16"
A		3'-0"	4'-0"	5'-0"
B		1'-6"	2'-0"	2'-6"
C		0'-9"	0'-9"	1'-0"
D		1'-0"	1'-4"	1'-8"
E		2'-0"	3'-0"	4'-0"
F		1'-0"	1'-6"	2'-0"
G	8"	2'-2"		
	12"	2'-6"	2'-10"	
	16"	2'-10"	3'-1"	3'-8"
	24"	3'-3"	3'-7"	4'-2"
H	8"	0'-6"		
	12"	0'-6"	0'-10"	
	16"	0'-6"	0'-10"	1'-0"
	24"	0'-6"	0'-10"	1'-0"

CONCRETE THRUST BLOCK FOR TEES

N.T.S.



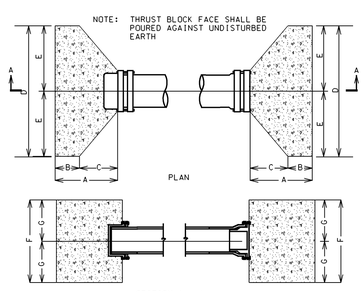
NOTE: THRUST BLOCK FACE TO BE POURED AGAINST UNDISTURED EARTH

CONCRETE FOR THRUST BLOCKS TO BE WET MIXED 2500 P.S.I.

SIZE	ANGLE	A MIN.	B MIN.	C	D	E	F	G	H MIN.	J
6"	45 °	1'-6"	0'-9"	0'-9"	1'-6"	0'-9"	1'-6"	0'-9"	1'-8"	0'-10"
6"	90 °	1'-6"	0'-9"	0'-9"	2'-0"	1'-0"	2'-0"	1'-0"	1'-8"	0'-10"
8"	45 °	1'-9"	0'-9"	1'-0"	2'-4"	1'-2"	2'-0"	1'-0"	1'-11"	1'-4"
8"	90 °	1'-9"	0'-9"	1'-0"	3'-4"	1'-8"	2'-6"	1'-3"	1'-11"	1'-2"
12"	22-1/2	1'-9"	0'-9"	1'-0"	2'-6"	1'-3"	2'-0"	1'-0"	2'-0"	1'-4"
12"	45 °	2'-1"	0'-9"	1'-4"	3'-6"	1'-9"	2'-6"	1'-3"	2'-4"	1'-4"
12"	90°	2'-1"	0'-9"	1'-4"	5'-6"	2'-9"	3'-0"	1'-6"	2'-4"	1'-8"
16"	22-1/2	2'-8"	1'-0"	1'-8"	3'-4"	1'-8"	2'-6"	1'-3"	3'-0"	1'-2"
16"	45 °	2'-8"	1'-0"	1'-8"	5'-4"	2'-8"	3'-0"	1'-6"	3'-0"	1'-6"
16"	90°	2'-8"	1'-0"	1'-8"	6'-0"	3'-0"	5'-0"	2'-6"	3'-0"	1'-8"
24"	90°	4'-7"	1'-0"	3'-7"	10'-0"	5'-0"	7'-0"	3'-6"	5'-4"	2'-4"

CONCRETE THRUST BLOCK FOR BENDS

N.T.S.



SIZE	A MIN.	B MIN.	C	D	E	F	G
8"	1'- 11"	0'- 9"	1'- 2"	3'- 0"	1'- 6"	2'- 0"	1'- 0"
12"	2'- 1"	0'- 9"	1'- 4"	4'- 0"	2'- 0"	3'- 0"	1'- 6"
16"	2'- 8"	1'- 0"	1'- 8"	5'- 0"	2'- 6"	4'- 0"	2'- 0"

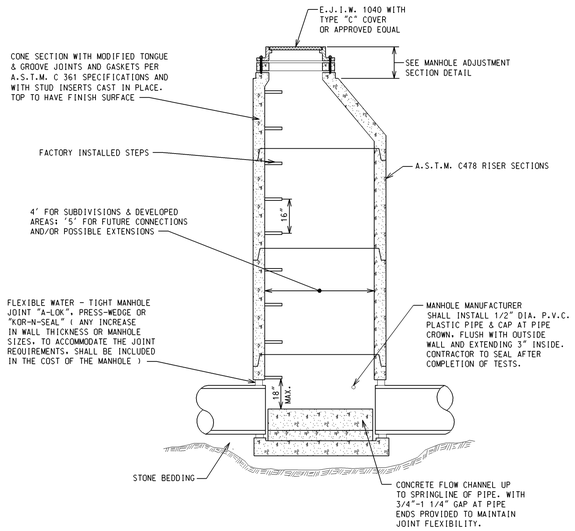
CONC. THRUST BLOCKS FOR PLUGS & CAPS

City of Birmingham
A Walkable Community

151 MARTIN STREET BIRMINGHAM, MICHIGAN 48102

WATER MAIN STANDARD DETAILS

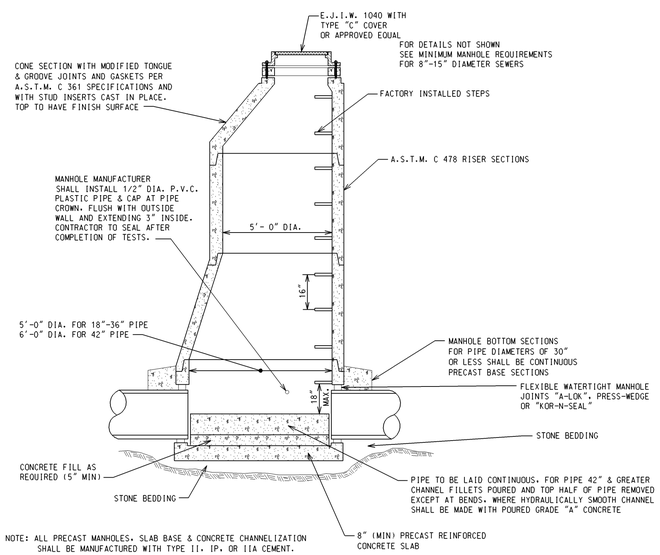
DATE:	ADDITION AND/OR REVISION	DRAWN	PROJECT NO.	SHEET NO.
		DESIGNED	DATE APRIL 2005	WM-1
		APPROVED	SCALE	



NOTE: ALL PRECAST MANHOLES, SLAB BASE & CONCRETE CHANNELIZATION SHALL BE MANUFACTURED WITH TYPE II, IP, OR IIA CEMENT.

SEWER MANHOLE

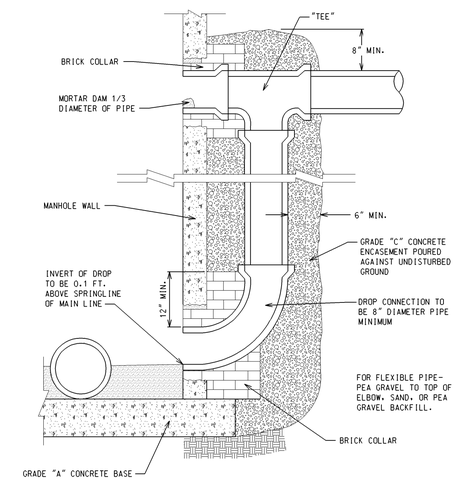
(8" THRU 15" DIA. SEWERS)



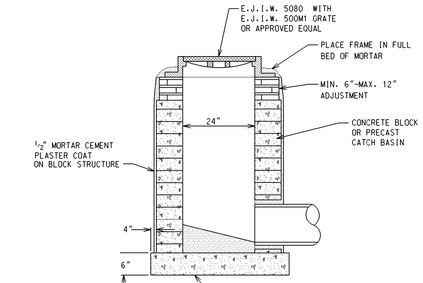
NOTE: ALL PRECAST MANHOLES, SLAB BASE & CONCRETE CHANNELIZATION SHALL BE MANUFACTURED WITH TYPE II, IP, OR IIA CEMENT.

SEWER MANHOLE

(18" THRU 42" DIA. SEWERS)

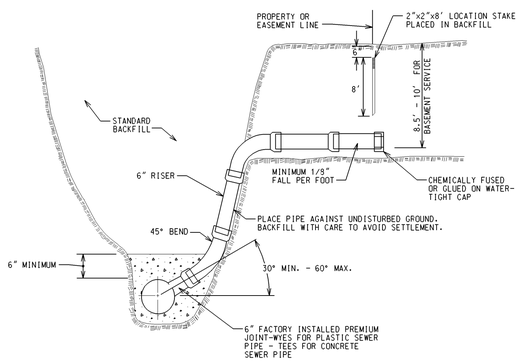


EXTERNAL DROP CONNECTION



2 FT. DIAMETER INLET

NOTE:
FOR CATCH BASINS OR INLETS WITHIN YARD AREAS USE E.J.I.W. 1040 WITH TYPE "N" COVER OR APPROVED EQUAL



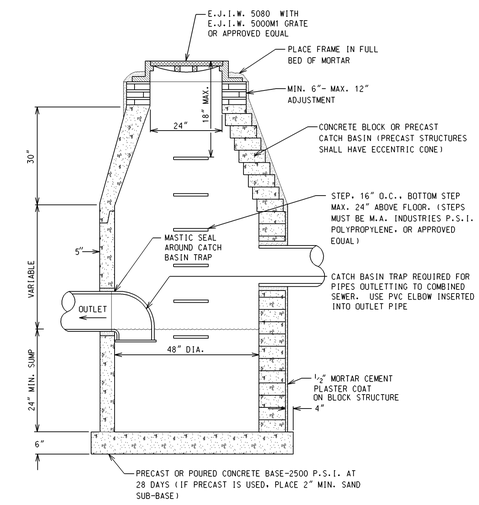
BUILDING LEAD DETAIL

0' - 15' COVER

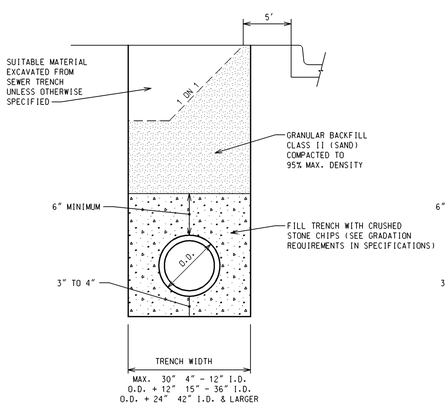
KOR-N-TEE TAP FOR CONCRETE

NO SCALE

SANITARY MANHOLE ADJUSTMENT SECTION DETAIL



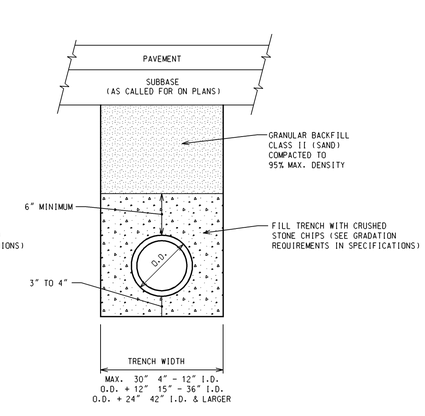
4 FT. DIAMETER CATCH BASIN

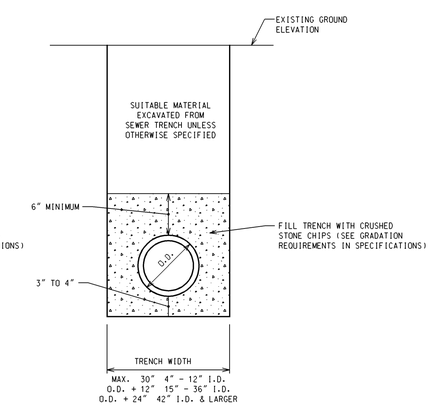


TRENCH DETAIL "A"

SEWER UNDER ROAD BED OR WITHIN THE INFLUENCE OF ROAD BED

NOT TO SCALE

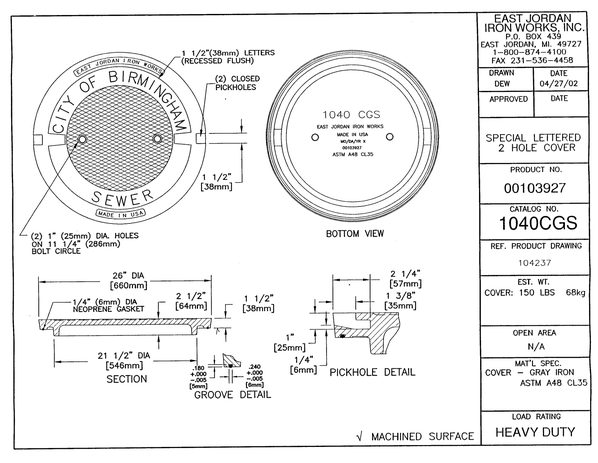




TRENCH DETAIL "B"

SEWER NOT UNDER ROAD BED

NOT TO SCALE



EAST JORDAN IRON WORKS, INC.
P.O. BOX 439
EAST JORDAN, MI. 49727
1-800-874-4100
FAX 231-536-4458

DRAWN DEW	DATE 04/27/02
APPROVED	DATE
SPECIAL LETTERED 2 HOLE COVER	
PRODUCT NO. 00103927	
CATALOG NO. 1040CGS	
REF. PRODUCT DRAWING 104237	
EST. WT. COVER: 150 LBS 68kg	
OPEN AREA N/A	
MAT'L SPEC. COVER - GRAY IRON ASTM A48 CL35	
LOAD RATING HEAVY DUTY	

City of Birmingham
A Walkable Community

151 MARTIN STREET BIRMINGHAM, MICHIGAN 48102

SEWER STANDARD DETAILS

DATE:	ADDITION AND/OR REVISION	DRAWN	PROJECT NO.	SHEET NO.
		DESIGNED	DATE JANUARY 2007	
		APPROVED	SCALE	

biddison
architecture + design
320 Martin St. Suite 10
Birmingham, MI 48009
t:248.554.9500

Consultants

Project title

PROPOSED BUILDING RENOVATION FOR:

THE JEFFREY

191 N Chester St
Birmingham, Michigan 48009

Issued dr/ch

SPECIAL LAND USE PERMIT	01.15.18
CIS & SITE PLAN REVIEW	04.13.18

Sheet title

EXISTING
SITE IMAGES

STATE OF MICHIGAN
KEVIN L. BIDDISON
ARCHITECT
No. 1
LICENSED ARCHITECT

Project no.

1997.17

Sheet no.

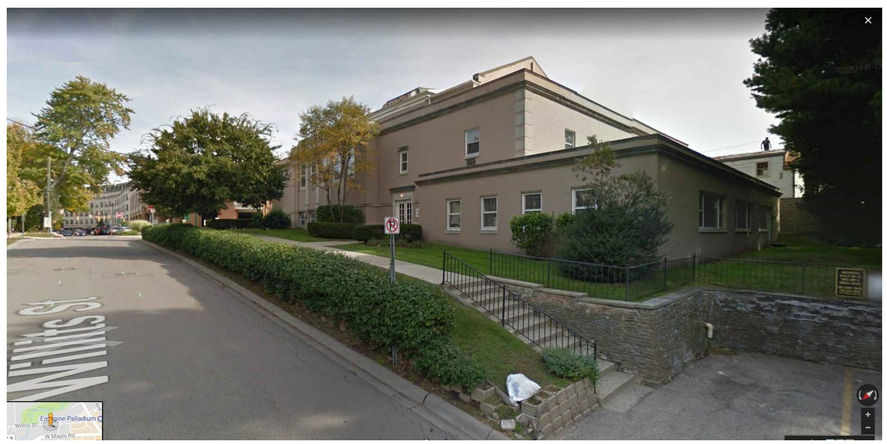
SP.100

biddison
architecture + design

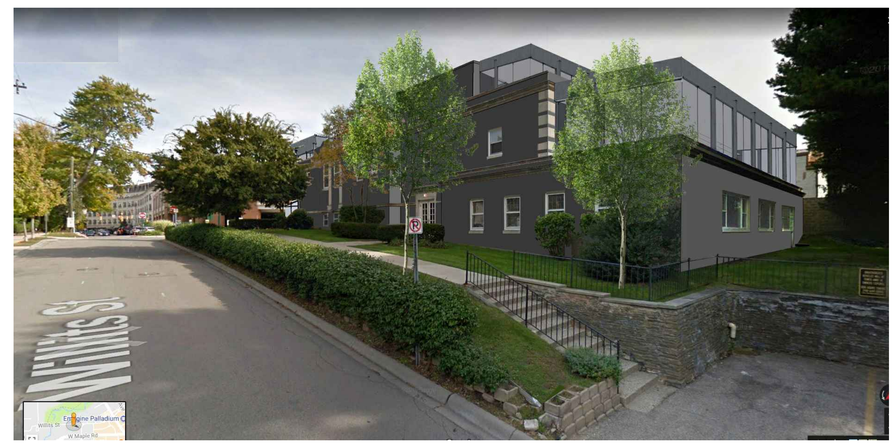
320 Martin St. Suite 10
Birmingham, MI 48009
t:248.554.9500

EXISTING VIEW FROM CHESTER ST.
NO SCALE

PROPOSED VIEW FROM CHESTER ST.
NO SCALE



EXISTING VIEW FROM WILLITS ST.
NO SCALE



PROPOSED VIEW FROM WILLITS ST.
NO SCALE

EXISTING VIEW FROM WILLITS ST.
NO SCALE

PROPOSED VIEW FROM WILLITS ST.
NO SCALE

Consultants

Project title

PROPOSED BUILDING RENOVATION FOR:

THE JEFFREY

191 N Chester St
Birmingham, Michigan 48009

Issued dr/ch

REV. PER CITY	05.03.18

Sheet title

SITE IMAGES-
EXIST. & PROPOSED

STATE OF MICHIGAN
KEVIN L. BIDDISON
ARCHITECT
No. 1101
LICENSED ARCHITECT

Project no.

1997.17

Sheet no.

NORTH

EXISTING SITE PLAN & SURROUNDINGS

NO SCALE

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architecture + design

320 Martin St. Suite 10
Birmingham, MI 48009
t:248.554.9500

Consultants

PROJECT ADDRESS

191 N Chester St,
Birmingham, MI 48009

ZONED: TZ-2

APPLICANT INFORMATION

CONTACT PERSON:

Sam Surnow
320 Martin St, Suite 100
Birmingham, MI 48009

Project title

PROPOSED BUILDING RENOVATION FOR:

THE JEFFREY

191 N Chester St
Birmingham, Michigan 48009

Issued dr/ch

ZONING	08.29.17
SPECIAL LAND USE PERMIT	01.16.18
ZONING BD. APPEAL	02.15.18
PLANNING COMMISSION	03.13.18
CIS & SITE PLAN REVIEW	04.13.18
REV. PER CITY	05.03.18

Sheet title

EXISTING SITE SURROUNDINGS

STATE OF MICHIGAN
KEVIN L. BIDDISON
ARCHITECT
LICENSED ARCHITECT

Project no.

1997.17

Sheet no.

SP.101b

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architecture + design

320 Martin St. Suite 10
Birmingham, MI 48009
t:248.554.9500

Consultants

PROJECT ADDRESS

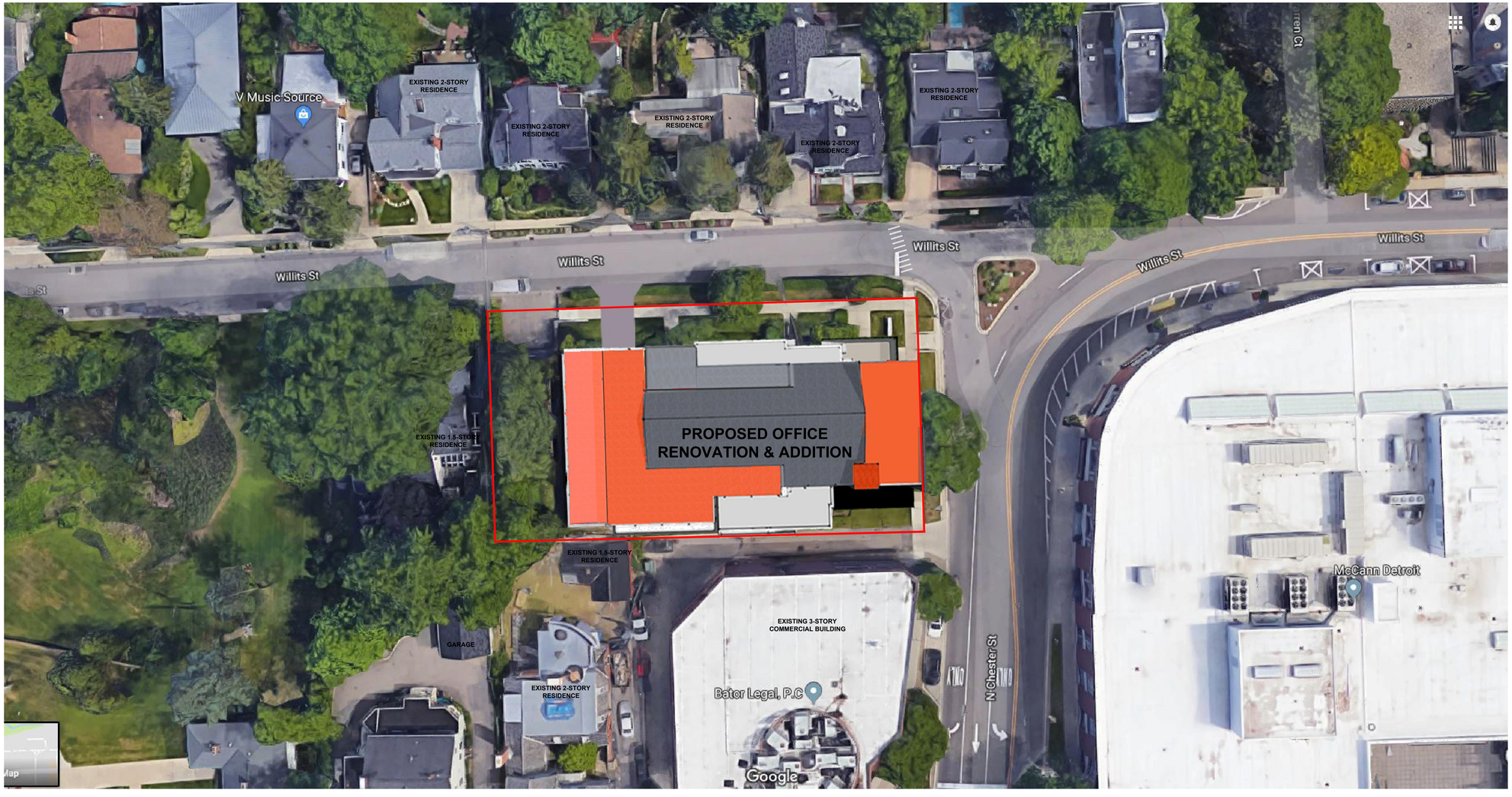
191 N Chester St,
Birmingham, MI 48009

ZONED: TZ-2

APPLICANT INFORMATION

CONTACT PERSON:

Sam Surnow
320 Martin St, Suite 100
Birmingham, MI 48009



NORTH

PROPOSED SITE PLAN & SURROUNDINGS

NO SCALE

AREAS MARKED IN RED ON "THE JEFFREY" REPRESENT NEW FLOOR AREA ADDITIONS TO THE BUILDING

Project title

PROPOSED BUILDING RENOVATION FOR:

THE JEFFREY

191 N Chester St
Birmingham, Michigan 48009

Issued dr/ch

ZONING	08.29.17
SPECIAL LAND USE PERMIT	01.16.18
ZONING BD. APPEAL	02.15.18
PLANNING COMMISSION	03.13.18
CIS & SITE PLAN REVIEW	04.13.18
REV. PER CITY	05.03.18

Sheet title

PROPOSED SITE PLAN & SURROUND.

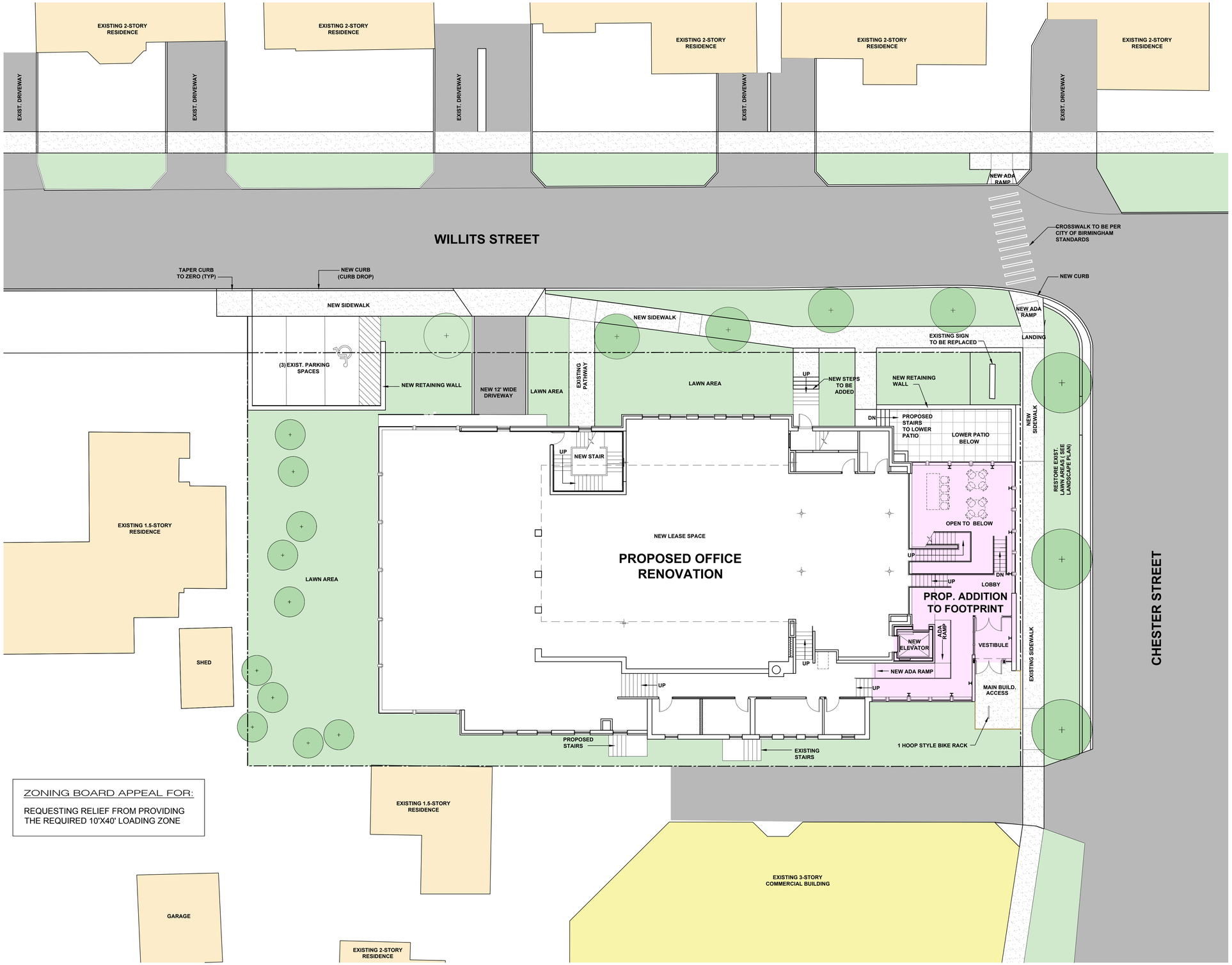
STATE OF MICHIGAN
KEVIN L. BIDDISON
ARCHITECT
No.
LICENSED ARCHITECT

Project no.

1997.17

Sheet no.

SP.100c



ZONING BOARD APPEAL FOR:

REQUESTING RELIEF FROM PROVIDING THE REQUIRED 10'X40' LOADING ZONE

NORTH

ENLARGED PROPOSED SITE PLAN

SCALE: 3/32"=1'-0"

biddison
architecture + design
320 Martin St. Suite 10
Birmingham, MI 48009
t:248.554.9500

Consultants

PROJECT ADDRESS

191 N Chester St,
Birmingham, MI 48009

ZONED: TZ-2

APPLICANT INFORMATION

CONTACT PERSON:

Sam Surnow
320 Martin St, Suite 100
Birmingham, MI 48009

Project title

PROPOSED BUILDING RENOVATION FOR:

THE JEFFREY

191 N Chester St
Birmingham, Michigan 48009

Issued dr/ch

ZONING	08.29.17
SPECIAL LAND USE PERMIT	01.16.18
ZONING BD. APPEAL	02.15.18
PLANNING COMMISSION	03.13.18
CIS & SITE PLAN REVIEW	04.13.18
REV. PER CITY	05.03.18

Sheet title

ENLARGED PROP. SITE PLAN

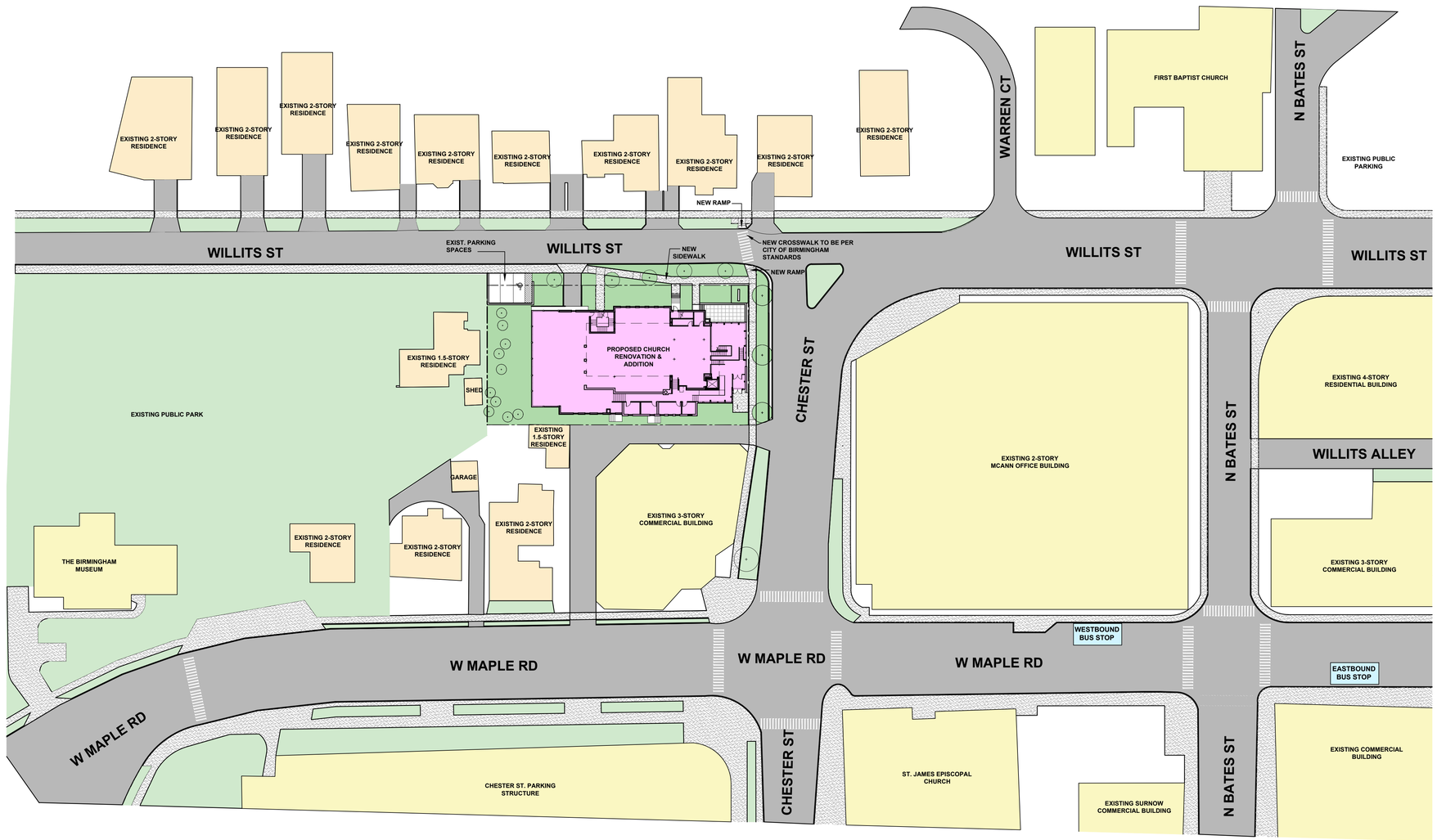
STATE OF MICHIGAN
KEVIN L. BIDDISON
ARCHITECT
No. 1-2-1-4
LICENSED ARCHITECT

Project no.

1997.17

Sheet no.

SP.101



NORTH

PROPOSED OVERALL SITE PLAN & SURROUNDINGS

NO SCALE

ZONING BOARD APPEAL FOR:

REQUESTING RELIEF FROM PROVIDING THE REQUIRED 10'X40' LOADING ZONE

biddison
architecture + design
320 Martin St. Suite 10
Birmingham, MI 48009
t:248.554.9500

Consultants

PROJECT ADDRESS

191 N Chester St,
Birmingham, MI 48009

ZONED: TZ-2

APPLICANT INFORMATION

CONTACT PERSON:

Sam Surnow
320 Martin St, Suite 100
Birmingham, MI 48009

Project title

PROPOSED BUILDING RENOVATION FOR:

THE JEFFREY

191 N Chester St
Birmingham, Michigan 48009

Issued dr/ch

ZONING	08.29.17
SPECIAL LAND USE PERMIT	01.16.18
ZONING BD. APPEAL	02.15.18
PLANNING COMMISSION	03.13.18
CIS & SITE PLAN REVIEW	04.13.18
REV. PER CITY	05.03.18

Sheet title

PROP. OVERALL SITE & SURROUNDINGS

STATE OF MICHIGAN
KEVIN L. BIDDISON
ARCHITECT
No. 1
LICENSED ARCHITECT

Project no.

1997.17

Sheet no.

SP.102

LITHONIA LIGHTING

Catalog Number	
Notes	
Type	

FEATURES & SPECIFICATIONS

INTENDED USE
Provides years of maintenance-free illumination for outdoor use in residential & commercial applications. Ideal for applications such as lighting walkways and stairways.

CONSTRUCTION
Cast-aluminum housing with corrosion-resistant paint in either dark bronze or white finish.
ADA compliant.

OPTICS
4000K CCT LEDs.
Polycarbonate lens protects the LED from moisture, dirt and other contaminants.
LUMEN MAINTENANCE: The LED will deliver 70% of its initial lumens at 50,000 hour average LED life. See Lighting Facts Label on page 2 for performance details.

ELECTRICAL
MVOLT driver operates on any line voltage from 120-277V.
Operating temperature -30°C to 40°C.
1KV surge protection standard.

INSTALLATION
Surface mount to universal junction box (provided by others).

LISTINGS
UL Listed to U.S. and Canadian safety standards for wet locations.
Tested in accordance with IESNA LM-79 and LM-80 standards.

WARRANTY
Five-year limited warranty.
Full warranty terms located at www.AcuityBrands.com/CustomerResources/Terms_and_Conditions.aspx

Note: Specifications are subject to change without notice.

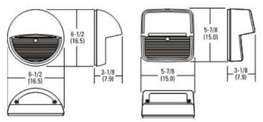
Actual performance may differ as a result of end-user environment and application.

Outdoor General Purpose

OLSR & OLSS

LED STEP LIGHT

Specifications
All dimensions are inches (centimeters).



ORDERING INFORMATION Lead times will vary depending on options selected. Consult with your sales representative. **Example:** OLSS DDB

Series		Color temperature (CCT)	Voltage		Finish	
OLSR	Step light round	(blank) 4000K	(blank) MVOLT (120V-277V)	DDB	Dark bronze	
OLSS	Step light square			WH	White	

gotham

Luminaire Type:
Catalog Number
(autopopulated):

Gotham Architectural Downlighting
LED Downlights

4" Evo® Square
Downlight

Solid-State Lighting

FEATURES

OPTICAL SYSTEM
- Self-flanged or flangeless semi-specular, matte-diffuse finishing trim
- Patented Bounding Ray™ optical design (U.S. Patent No. 5,800,050)
- 55° cutoff to source and source image
- Top-down flash characteristic
- Polycarbonate lens integral to light engine

MECHANICAL SYSTEM
- 16-gauge galvanized steel construction; maximum 1-1/4" ceiling thickness
- Telescopic mounting bars maximum of 24" and minimum of 15", included, 4" vertical adjustment
- Toolless adjustments post installation
- Junction box capacity: 8 (4 in, 4 out) 12AWG rated for 90°C
- Light engine and driver accessible through aperture
- Patented adjustable aperture allows 1/4" adjustments in all directions and up to 5° of rotation allowing post-installation adjustments to ensure trim-to-trim alignment.
- Injection molded mud ring included with flangeless trims. Ships separately. Installs independently of the mounting frame to reduce cracks in plaster due to vibration.

ELECTRICAL SYSTEM
- Fully serviceable and upgradeable lensed LED light engine
- 70% lumen maintenance at 60,000 hours
- Tested according to LM-79 and LM-80 standards
- Overload and short circuit protected
- 2.5 SDCM; 85 CRI typical, 90+ CRI optional

LISTINGS
- Fixtures are CSA certified to meet US and Canadian standards; wet location, covered ceiling. ENERGY STAR® certified product.

WARRANTY
- 5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/Customer/Resources/Terms_and_conditions.aspx

Note: Actual performance may differ as a result of end user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C.

ORDERING INFORMATION

A+ Capable options indicated by this color background.

EXAMPLE: EVO SQ 35/10 4ARFL LSS MVOLT EZ1

Series	Type	Color temperature	Nominal lumen values	Aperture/Trim color	Trim style	Finish	Voltage
EVO	SQ	27/ 2700 K 30/ 3000 K 35/ 3500 K 40/ 4000 K 50/ 5000 K	07 750 lumens 10 1000 lumens 15 1500 lumens 20 2000 lumens 25 2500 lumens 30 3000 lumens	4AR Clear 4PR Pewter 4WTR Wheat 4WR[1] White 4BR[1] Black	(blank) Self-flanged FL Flangeless	LSS Semi-specular LD Matte-diffuse	MVOLT 120 277 347[2]

Driver[3]		Options			
EZ10	eldoLED 0-10V ECOdrive. Linear dimming to 10% min.	SF	Single fuse. Specify 120V or 277V.	BGTD	Bodine generator transfer device. Specify 120V or 277V.
EZ1	eldoLED 0-10V ECOdrive. Linear dimming to 1% min.	TRW[4]	White painted flange	CP[11]	Chicago plenum. Specify 120V or 277V.
EZD	eldoLED 0-10V SOLOdrive. Logarithmic dimming to <1%.	TRBL[4]	Black painted flange	CRI90	High CRI (90+)
EDAB	eldoLED SOLOdrive DALI. Logarithmic dimming to <1%.	EL[5]	Emergency battery pack with integral test switch, CEC compliant	RRL_	RELOC®-ready luminaire connectors enable a simple and consistent factory installed option across all ABL luminaire brands. Refer to RRL for complete nomenclature.
EDER	eldoLED POWERdrive DMX with RDM (remote device management). Square Law dimming to <1%. Includes termination resistor. Refer to DMXR Manual.	ELR[6]	Emergency battery pack with remote test switch, CEC compliant		
EXA1	XPoint Wireless. eldoLED 0-10V ECOdrive. Linear dimming to 1%. Refer to XPoint tech sheet.	NPS80EZ[5]	nLight® dimming pack controls 0-10V eldoLED drivers.		
EXAB	XPoint Wireless. eldoLED 0-10V SOLOdrive. Logarithmic dimming to <1%. Refer to XPoint tech sheet.	NPS80EZER[5,6]	nLight® dimming pack controls 0-10V eldoLED drivers. ER controls fixtures on emergency circuit.		
ECOS2[4,5]	Lutron® Hi-Lume® 2-wire forward-phase driver. Minimum dimming level 1%. Minimum lumen 1000/Maximum lumen 3000.	NLS®	nLight® Lumen Compensation		
ECOS3*	Lutron® Hi-Lume® 3-wire or EcoSystem® dimming driver. Minimum dimming level 1%. Minimum lumen 1000/Maximum lumen 4500.				

ACCESSORIES order as separate catalog numbers (shipped separately)

ISD BC	0-10V wallbox dimmer. Refer to ISD-BC.

GOTHAM ARCHITECTURAL DOWNLIGHTING | P 800.315.4982 | gothamlighting.com
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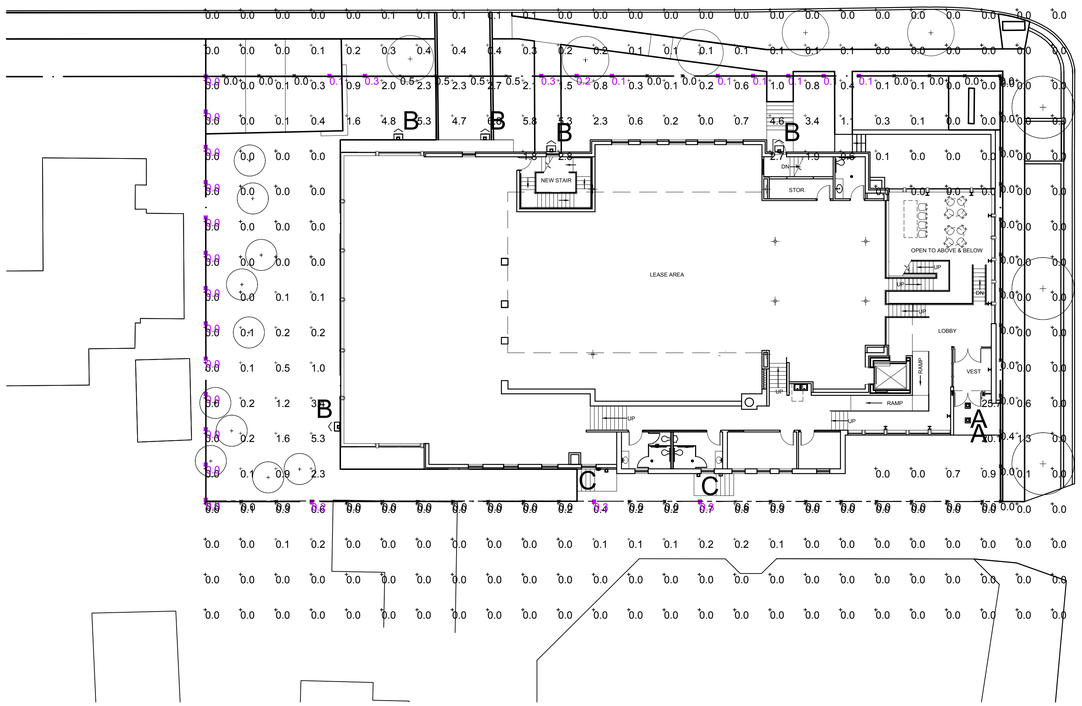
gotham



Plan View
Scale - 1" = 16ft

WST LED
Architectural Wall Sconce

Catalog Number	
Notes	
Type	

Hit the Tab key or mouse over the page to see all interactive elements.

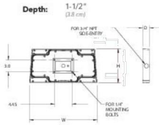
Specifications

Luminaire

Height: 8-1/2" (21.59 cm)
Width: 17" (43.18 cm)
Depth: 10-3/16" (25.9 cm)
Weight: 20 lbs (9.1 kg)

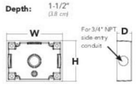
Optional Back Box (PBBW)

Height: 4" (10.2 cm)
Width: 5-1/2" (14.0 cm)
Depth: 1-1/2" (3.8 cm)



Optional Back Box (BBW)

Height: 4" (10.2 cm)
Width: 5-1/2" (14.0 cm)
Depth: 1-1/2" (3.8 cm)



A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability!
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background.

To learn more about A+, visit www.acuitybrands.com/aplus.

See ordering tree for details.

A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL

A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: WST LED P1 40K VF MVOLT DDBTXD

WST LED

Series	Performance Package	Color temperature	Distribution	Voltage	Mounting
WST LED	P1 1,500 Lumen package P2 3,000 Lumen package P3 6,000 Lumen package	27K 2700 K 30K 3000 K 40K 4000 K 50K 5000 K	VF Visual comfort forward throw VW Visual comfort wide	MVOLT[1] 120[2] 208[2] 240[2] 277[2] 347[2] 480[2]	**Shipped included** (blank) Surface mounting bracket **Shipped separately** BBW Surface-mounted back box[3] PBBW Premium surface-mounted back box[4]

Options

PE	Photoelectric cell, button type[5]
PER	NEMA twist-lock receptacle only (controls ordered separate)[5]
PERS	Five-wire receptacle only (controls ordered separate)[5]
PER7	Seven-wire receptacle only (controls ordered separate)[5]
PIR	Motion/Ambient Light Sensor, 8-15' mounting height[7,8]
PIR 1FC3V	Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[7,9]
PIRH	180° motion/ambient light sensor, 15-30' mounting height[7,8]
PIRH1FC3V	Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[7,9]
SF	Single fuse (120, 277, 347V)[2]
DF	Double fuse (208, 240, 480V)[2]
DS	Dual switching[5]
E7WH	Emergency battery backup, Non CEC compliant (7W)[10]
E7WC	Emergency battery backup, Non CEC compliant (cold, 7W)[10,11]
E7WHR	Remote emergency battery backup, Non CEC compliant (remote 7W)[10,12]
E20WH	Emergency battery pack 18W constant power, CEC compliant[5]
E20WC	Emergency battery pack -20°C 18W constant power, CEC compliant[10,11]
E23WHR	Remote emergency battery backup, Non CEC compliant (remote 20W)[10,12,13]
ICE	Left side conduit entry[14]
RCE	Right side conduit entry[14]

Shipped separately

RBPW	Retrofit back plate[3]
VG	Vandal guard[15]
WG	Wire guard[15]

Finish (required)

DDBXD	Dark bronze
DBLXD	Black
DNAXD	Natural aluminum
DWHXD	White
DSSXD	Sandstone
DDBTXD	Textured dark bronze
DBLBXD	Textured black
DNATXD	Textured natural aluminum
DWHGXD	Textured white
DSSTXD	Textured sandstone

Accessories
Ordered and shipped separately.

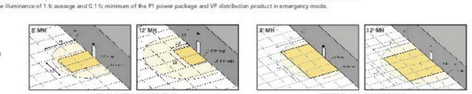
WSTHCPBBWDDBXD U	Premium Surface - mounted back box
WSBBW DDBTXD U	Surface - mounted back box
RBPW DDBXD U	Retrofit back plate

NOTES
1 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
2 Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
3 Also available as a separate accessory; see accessories information.
4 Top conduit entry standard.
5 Need to specify 120, 208, 240 or 277 voltage.
6 Photocell ordered and shipped as a separate line item from Acuity Brands Controls. Shorting Cap included.
7 Not available with VG or WG. See PER Table.
8 Reference Motion Sensor table.
9 Not available with Emergency options, PE or PER options.
10 Not available with 347/480V.
11 Battery pack rated for -20° to 40°C.
12 Comes with PIRBW.
13 Warranty period is 3 years.
14 Not available with BBW.
15 Must order with fixture; not an accessory.

Emergency Battery Operation

The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product.
All emergency backup configurations include an independent secondary driver with an integral relay to immediately detect AC power loss, meeting interpretations of NFPA 70/NEC-2008 - 700.16.
The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time supply power is lost, per International Building Code Section 1006 and NFPA 101 Life Safety Code Section 7.9. provided luminaires are mounted at an appropriate height and illuminate an open space with no major obstructions.
The examples below show illuminance of 1 fc average and 0.1 fc minimum of the P1 power package and VF distribution product in emergency mode.

10' x 10' Gridlines
8' and 12' Mounting Height



WST LED P1 27K VF MVOLT E7WH — WST LED P2 40K VF MVOLT E20WH

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GENERAL NOTE
1. SEE LUMINAIRE LOCATIONS FOR MOUNTING HEIGHT.
2. SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR.
3. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT GRADE UNLESS NOTED.

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.

THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
East Property line @ 6' AFG	✕	0.0 fc	0.4 fc	0.0 fc	N/A	N/A	0.0:1
North Property line @ 6' AFG	✕	0.2 fc	0.5 fc	0.0 fc	N/A	N/A	0.4:1
South Property line @ 6' AFG	✕	0.1 fc	0.6 fc	0.0 fc	N/A	N/A	0.2:1
West Property line @ 6' AFG	✕	0.0 fc	0.0 fc	0.0 fc	N/A	N/A	N/A

Schedule

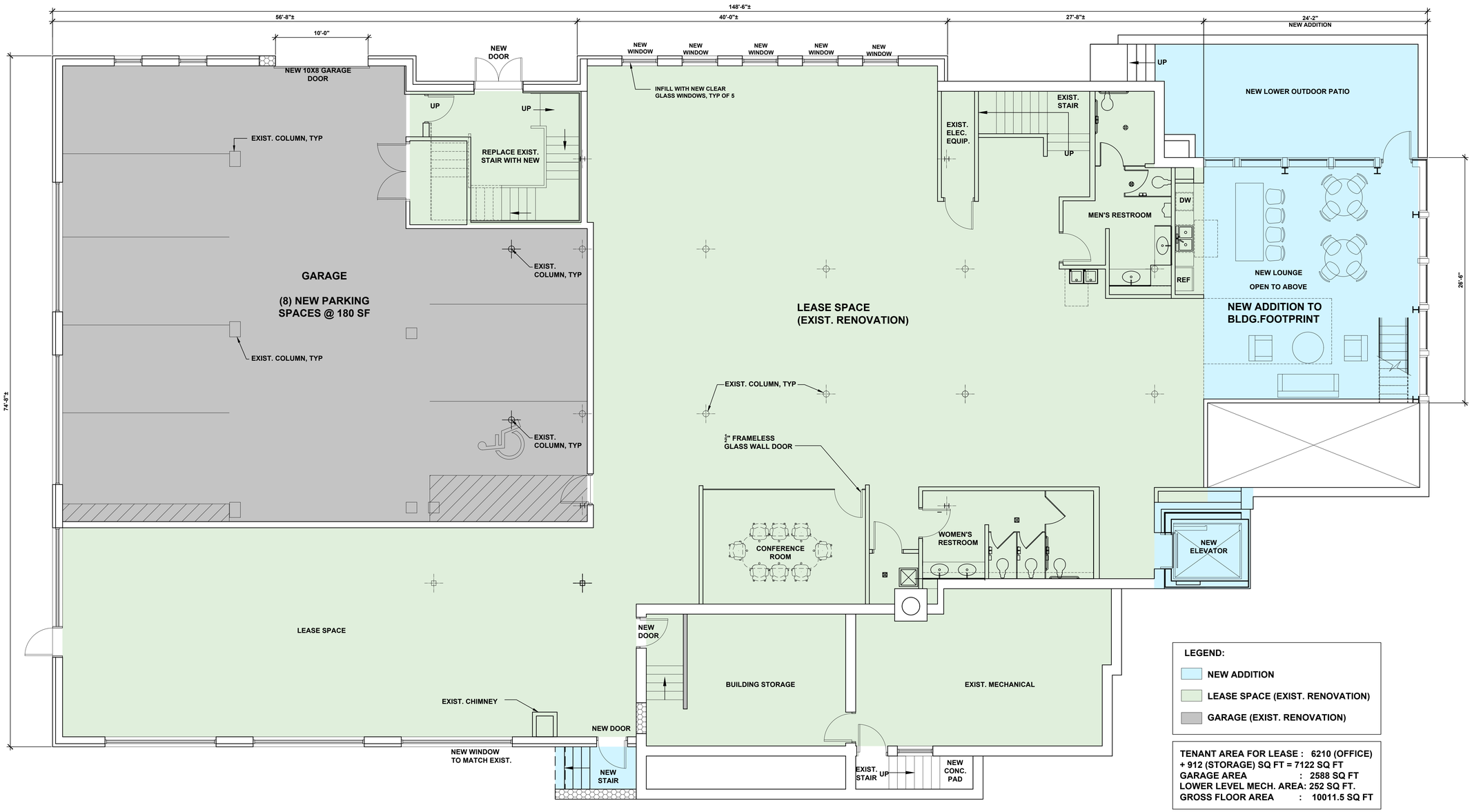
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens per Lamp	LLF	Wattage	Mounting Height
	A	2	Gotham Architectural Lighting	EVO SQ 35/30 4AR MWD LSS	3000LM 80 CRI 3500K 4fft EVO SQUARE DOWNLIGHT SEMI SPECULAR	LED	1	EVO_SQ_35_30_4AR_MWD_LSS.ies	3187	0.9	36.91	12'-0"
	B	5	Lithonia Lighting	WST LED P1 40K VW MVOLT	WST LED, Performance package 1, 4000 K, visual comfort wide, MVOLT	LED	1	WST_LED_P1_40K_VW_MVOLT.ies	1659	0.9	12	12'-0"
	C	2	Lithonia Lighting	OLSR	OUTDOOR LED ROUND STEP LIGHT WITH 4000K LEDS AND POLYCARBONATE LENS	LED	1	OLSR.ies	358	0.9	9.15	10'-0"

THE JEFFREY
PHOTOMETRIC SITE PLAN
PREPARED FOR: BIDDISON ARCHITECTURE
GASSER BUSH ASSOCIATES
WWW.GASSERBUSH.COM

Designer
LM/AM
Date
1/16/2018
Scale
Not to Scale
Drawing No. PP101
#18-10693-V1

biddison
architecture + design
320 Martin St. Suite 10
Birmingham, MI 48009
t:248.554.9500

Consultants



NORTH

LOWER LEVEL FLOOR PLAN

SCALE: 3/16"=1'-0"

Project title

PROPOSED BUILDING RENOVATION FOR:

THE JEFFREY

191 N Chester St
Birmingham, Michigan 48009

Issued dr/ch

ZONING	08.29.17
REVIEW	09.29.17
REVIEW	10.09.17
SPECIAL LAND USE PERMIT	01.15.18
PLANNING COMMISSION	03.13.18
CIS & SITE PLAN REVIEW	04.13.18
REV. PER CITY	05.03.18

Sheet title

LOWER LEVEL FLOOR PLAN

STATE OF MICHIGAN
KEVIN L. BIDDISON
ARCHITECT
No.
LICENSED ARCHITECT

Project no.

1997.17

Sheet no.

A.100

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architecture + design
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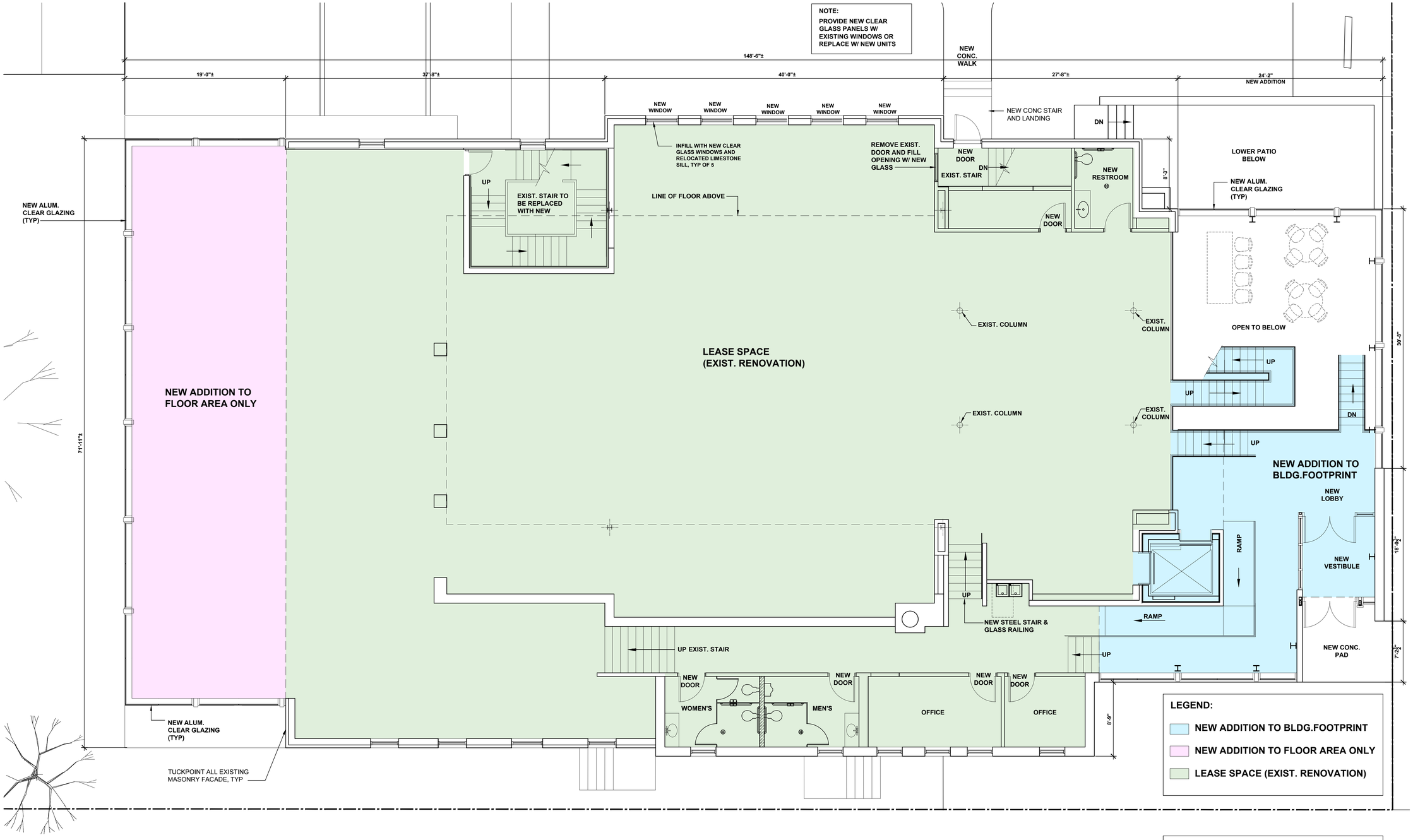

TENANT AREA FOR LEASE : 9,518 SQ FT
GROSS FLOOR AREA : 10266.30 SQ FT

NORTH

FIRST FLOOR PLAN

SCALE: 3/16"=1'-0"

Consultants

Project title

PROPOSED BUILDING RENOVATION FOR:

THE JEFFREY

191 N Chester St
Birmingham, Michigan 48009

Issued dr/ch

ZONING	08.29.17
REVIEW	09.29.17
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REV. PER CITY	05.03.18

Sheet title

FIRST FLOOR PLAN

STATE OF MICHIGAN KEVIN L. BIDDISON ARCHITECT LICENSED ARCHITECT

Project no.

1997.17

Sheet no.

A.101

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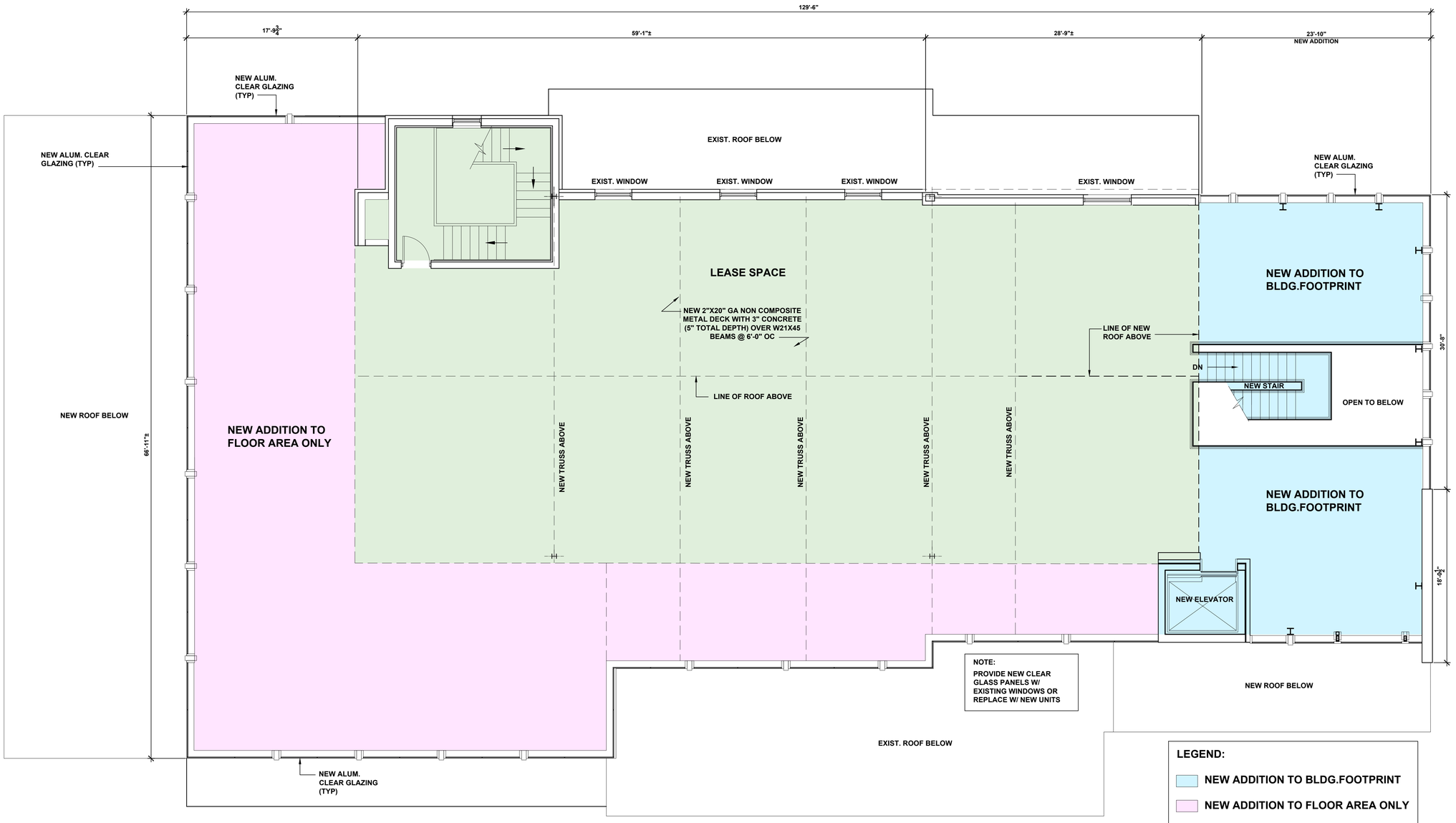

LEGEND:

- NEW ADDITION TO BLDG.FOOTPRINT
- NEW ADDITION TO FLOOR AREA ONLY
- LEASE SPACE (EXIST. RENOVATION)

TENANT AREA FOR LEASE :	6742 SQ FT
GROSS FLOOR AREA :	7012.45 SQ FT

NORTH

SECOND FLOOR PLAN

SCALE: 3/16"=1'-0"

Project title

PROPOSED BUILDING RENOVATION FOR:

THE JEFFREY

191 N Chester St
Birmingham, Michigan 48009

Issued dr/ch

ZONING	08.29.17
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CIS & SITE PLAN REVIEW	04.13.18
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Sheet title

SECOND FLOOR PLAN

STATE OF MICHIGAN
KEVIN L. BIDDISON
ARCHITECT
LICENSED ARCHITECT

Project no.

1997.17

Sheet no.

A.102

201.02
A.201

PROPOSED EAST ELEVATION

SCALE: 3/16"=1'-0"

NOTE:
● DENOTES NEW WINDOW/DOOR

201.01
A.201

PROPOSED NORTH ELEVATION

SCALE: 3/16"=1'-0"

NOTE:
● DENOTES NEW WINDOW/DOOR

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Project title

PROPOSED BUILDING RENOVATION FOR:

THE JEFFREY

191 N Chester St
Birmingham, Michigan 48009

Issued dr/ch

SPECIAL LAND USE PERMIT	01.15.18
PLANNING COMMISSION	03.13.18
CIS & SITE PLAN REVIEW	04.13.18

Sheet title

PROPOSED ELEVATIONS

STATE OF MICHIGAN
KEVIN L. BIDDISON
ARCHITECT
No. 1101
LICENSED ARCHITECT

Project no.

1997.17

Sheet no.

A.201

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NOTE:
● DENOTES NEW WINDOW/DOOR

202.02
A.202

PROPOSED WEST ELEVATION

SCALE: 3/16"=1'-0"

202.01
A.202

PROPOSED SOUTH ELEVATION

SCALE: 3/16"=1'-0"

NOTE:
● DENOTES NEW WINDOW/DOOR

Consultants

Issued dr/ch

SPECIAL LAND USE PERMIT	01.15.18
PLANNING COMMISSION	03.13.18
CIS & SITE PLAN REVIEW	04.13.18

Project title

PROPOSED BUILDING RENOVATION FOR:

THE JEFFREY

191 N Chester St
Birmingham, Michigan 48009

Sheet title

PROPOSED ELEVATIONS

STATE OF MICHIGAN
KEVIN L. BIDDISON
ARCHITECT
LICENSED ARCHITECT

Project no.

1997.17

Sheet no.

A.202

201.02
A.201

PROPOSED EAST ELEVATION

SCALE: 3/16"=1'-0"

NOTE:
● DENOTES NEW WINDOW/DOOR

201.01
A.201

PROPOSED NORTH ELEVATION

SCALE: 3/16"=1'-0"

NOTE:
● DENOTES NEW WINDOW/DOOR

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Consultants

Project title

PROPOSED BUILDING RENOVATION FOR:

THE JEFFREY

191 N Chester St
Birmingham, Michigan 48009

Issued dr/ch

SPECIAL LAND USE PERMIT	01.15.18
PLANNING COMMISSION	03.13.18
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Sheet title

PROPOSED ELEVATIONS

STATE OF MICHIGAN
KEVIN L. BIDDISON
ARCHITECT
No. 1101
LICENSED ARCHITECT

Project no.

1997.17

Sheet no.

A.201

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NOTE:
● DENOTES NEW WINDOW/DOOR

202.02
A.202

PROPOSED WEST ELEVATION

SCALE: 3/16"=1'-0"

202.01
A.202

PROPOSED SOUTH ELEVATION

SCALE: 3/16"=1'-0"

NOTE:
● DENOTES NEW WINDOW/DOOR

Consultants

Issued dr/ch

SPECIAL LAND USE PERMIT	01.15.18
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Project title

PROPOSED BUILDING RENOVATION FOR:

THE JEFFREY

191 N Chester St
Birmingham, Michigan 48009

Sheet title

PROPOSED ELEVATIONS

STATE OF MICHIGAN
KEVIN L. BIDDISON
ARCHITECT
LICENSED ARCHITECT

Project no.

1997.17

Sheet no.

A.202

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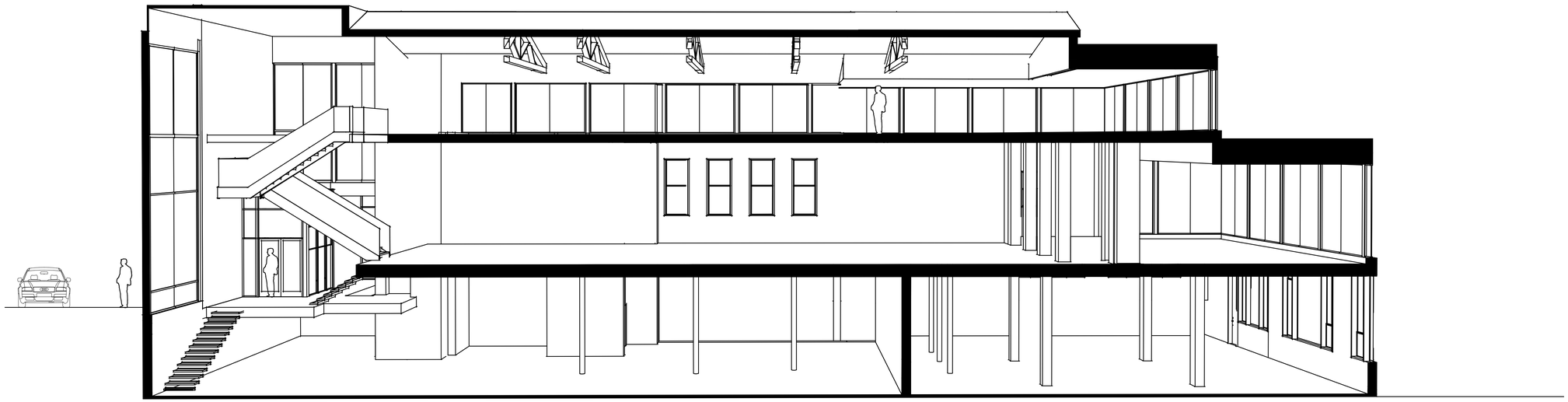

301.02
A.301
PRELIMINARY SECTION
NO SCALE

301.01
A.301
PRELIMINARY SECTION
NO SCALE

Project title

PROPOSED BUILDING RENOVATION FOR:

THE JEFFREY

191 N Chester St
Birmingham, Michigan 48009

Issued dr/ch

ZONING REVIEW	08.29.17
SPECIAL LAND USE PERMIT	09.29.17
PLANNING COMMISSION	01.15.18
CIS & SITE PLAN REVIEW	03.13.18
REV. PER CITY	04.13.18
	05.03.18

Sheet title

PRELIMINARY SECTIONS

Project no.

1997.17

Sheet no.

A.301

FLEIS&VANDENBRINK
DESIGN. BUILD. OPERATE.

April 24, 2018

VIA EMAIL

Ms. Jana L. Ecker
Planning Director
City of Birmingham
151 Martin Street
Birmingham, Michigan 48012

RE: 191 N. Chester Street – The Jeffery
Community Impact Statement and Traffic Impact Assessment Review

Dear Ms. Ecker:

Fleis & VandenBrink (F&V) and MKSK staff have completed our review of the Community Impact Statement (CIS), the Trip Impact Assessment (TIA) and Site Plan for the proposed office development at 191 N. Chester Street. The CIS was prepared by Biddison Architecture dated April 13, 2018, the TIA was prepared by Stonefield dated April 12, 2017 and the site plan dated prepared by Nowak and Fraus is dated March 14, 2018. All of the documents were received by F&V and MKSK for review on April 18, 2018. Based on this review, we have the following comments and observations:

COMMUNITY IMPACT STATEMENT

1. Item #63 should also identify that the project is located adjacent to the City's neighborhood connector route.
2. Item #64 states that a bike rack will be provided. Please indicate here how many bike parking spaces will be provided and if the four bike parking spaces proposed are adequate to encourage employees and visitors to use this mode of transportation. The bike rack should be consistent with the City standards and noted herein.
3. Item #65 consider providing ride sharing facilities (pick-up/drop-off areas).
4. Item #66 states that a bike rack will be provided for occupants and visitors. If possible, it is recommended that a bike rack for employees is provided within the parking garage to provide safe, secure and covered bicycle parking.
5. Item #67 states "crosswalks (will be) available at pedestrian access points of the building. Please identify where the pedestrian crosswalks are proposed.

TRAFFIC IMPACT ASSESSMENT

1. The TIA is dated April 12, 2017. For the record, please confirm if this date and correct as necessary.
2. The trip generation used in the analysis was developed based on data from the Institute of Transportation Engineer's (ITE) *Trip Generation Manual, 10th Edition* using land use code 710-General Office Building. Please confirm the following regarding the proposed land use:
    a. Is the intention of this office building to be used by a single tenant or multiple tenants?
    b. Confirm the gross square footage (GSF) of the site. The CIS, TIA and Site Plan all have differing GSF for this site.
3. A trip generation comparison of the previous land use and the proposed land uses should be provided.

27725 Stansbury Boulevard, Suite 195
Farmington Hills, MI 48334
P: 248.536.0080
F: 248.536.0079
www.fveng.com

4. On Page 15 the study states that Willits Street is designated as a *future neighborhood connector route*. The neighborhood connector route was completed in 2017, this should be reflected in the study.
5. The projected trip generation for this site using the parking garage. Since the parking garage only has 8 spaces, the site traffic trip distribution as shown is misleading. It is anticipated that the majority of site generated traffic will use the adjacent parking facilities and therefore will not have a significant impact to the traffic volumes on Chester Street.
6. The completed Traffic Study Questionnaire-Form A should be provided.
7. The traffic engineer for this project should consult with F&V and MKSK to verify the necessary scope of work for this project and an updated TIA should be provided in accordance with the approved scope of work.

SITE PLAN

1. There is a proposed ADA ramp that will replace the existing staircase on Willits Street. This ADA ramp does not have a corresponding ramp on the opposite side of the road. The proposed pedestrian connectivity shall be ADA compliant.
2. There is a proposed ADA parking space provided in the existing parking facility to remain. Please verify that this will meet ADA compliance and access via the proposed new sidewalk as shown.
3. There is a proposed ADA parking space in the proposed parking garage. The parking space should meet ADA requirements. In addition, there is no access to the upper floors from the parking garage other than through the lower lever leased spaces. Please clarify how ADA access will be provided.

We hope that this review satisfies the City's current planning needs regarding this project. If you have any questions or concerns, please contact our offices.

Sincerely,

FLEIS & VANDENBRINK

Julie M. Kroll, PE, PTOE
Sr. Project Manager

MKSK Studios

Brad Strader, AICP, PTP
Principal

JMK:BKS:jmk

BIDDISON
ARCHITECTURE

`

April 25, 2018

Ms. Julie Knoll, P.E.
Fleis & VanDenbrink
27725 Stansbury Blvd. Suite 195
Farmington Hills, Mi. 48334

Re: 191 Chester Street – The Jeffery
Community Impact Statement and Traffic Study

Dear Ms. Knoll,

Please review the item by item response to your review and questions regarding the above referenced project.

Community Impact Study:

1. Adjacentcy to the City's neighborhood connector route is so noted and has been added to the CIS as requested.
2. A single bike rack consistent with City Standards will be provided which will handle two bikes and will be more than enough to provide space for those who wish to ride a bike to work. The Post Office building at 320 Martin Street, which Mr. Surnow also owns and resides in, is the same square footage with a single City bike rack out front on the sidewalk, which has proven to more than service the needs of that building.
3. The current site is very tight and does not provide for additional areas that could be designated strictly for pick up and drop off for ride sharing. Since the front entry of the building faces Chester and is located at the sidewalk we feel that those few in this small building who might be ride sharing would have access to the City parking directly in front of the building for this pick up and drop off.
4. We can review the possibility of bike parking inside the garage but due to the very tight nature of that area for the purpose for which it was intended it might not be possible. However since we are providing one bike rack for both occupants and visitors it will need to be on site not in the garage.
5. The cross walk at the corner of Maple and Chester is currently in place. This gives access from the downtown area and the Chester Street Parking structure, which is where the majority of the buildings occupants and visitors will park and walk to the building. No other street crossing points exist, any future crosswalk at the Willits and Chester corner would be provided by the City of Birmingham.

Traffic Impact Study:

Refer to the attached response from Stonefield Engineering.

Site Plan:

1. The proposed ADA ramp on the Corner of Willits Street was a requirement discussed with the City of Birmingham Building and Engineering Departments on site and was provided at their request to give ADA accessibility to an existing non-compliant corner for use for a future pedestrian cross walk. Any crosswalk development to the north side of Willits will be provided by the City of Birmingham in the future it is not part of our project work.
2. The existing ADA parking space and access to the building has been reviewed and approved but the City of Birmingham Engineering Department and was designed in conjunction with them.

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Birmingham, MI 48009
p 248•554•9500

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BIDDISON
ARCHITECTURE

3. ADA access from the garage will be provided via the new elevator on the lower level. If the building becomes a multi- tenant facility a corridor would be provided from the garage into the common areas of the building to allow for direct access to the elevator. In addition the front entry of the building on Chester Street will provide grade level access into the building which will be provided with an internal ADA ramp along with the elevator to provide access to all levels of the building.

Thank you for your input on this project we look forward to seeing it service the community in a positive way as it is redeveloped. If you have any further questions or concerns please do not hesitate to contact me.

Sincerely,

Kevin Biddison, AIA
Biddison architecture

320 Martin Street Suite LL-10
Birmingham, MI 48009
p 248•554•9500

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STONEFIELD
engineering & design

April 25, 2018

Ms. Jana L. Ecker
Planning Director
City of Birmingham
151 Martin Street
Birmingham, MI 48012

RE: Response to CIS and TIA Review
191 N. Chester Street – The Jeffrey
City of Birmingham, Oakland County, Michigan
SE&D Job No.: S-18051

Dear Ms. Ecker:

Stonefield Engineering and Design ("SE&D") is in receipt of the Community Impact Statement and Traffic Impact Assessment Review letter dated April 24, 2018 issued by Fleis & Vandenbrink for the above-referenced development. Additionally, a revised Traffic Impact Assessment, dated April 25, 2018, has been prepared based on the comments provided within the review letter. The following are responses prepared by our office with respect to the review letter comments:

1. The TIA is dated April 12, 2017. For the record, please confirm if this date and correct as necessary.

   The first issuance of the Traffic Impact Assessment was prepared April 12, 2018. The 2017 date has been revised.

2. The trip generation used in the analysis was developed based on data from the Institute of Transportation Engineer's (ITE) Trip Generation Manual, 10th Edition using land use code 710-General Office Building. Please confirm the following regarding the proposed land use:
   a. Is the intention of this office building to be used by a single tenant or multiple tenants?

   Based on consultations with the project's Architect, it is not known at this time if the office space would be utilized by a single tenant or multiple tenants.

   b. Confirm the gross square footage (GSF) of the site. The CIS, TIA and Site Plan all have differing GSF for this site.

   The gross floor area utilized within the Traffic Impact Assessment was updated to be consistent with the Architectural Plans dated April 13, 2018.

3. A trip generation comparison of the previous land use and the proposed land uses should be provided.

A trip generation comparison between the proposed office use and the previous church use has been provided and is included within the revised Traffic Impact Assessment.

4. On Page 15 the study states that Willits Street is designated as a *future neighborhood connector route*. The neighborhood connector route was completed in 2017, this should be reflected in the study.

   This comment is noted. The revised Traffic Impact Assessment reflects the completed status of the neighborhood connector route.

5. The projected trip generation for this site using the parking garage. Since the parking garage only has 8 spaces, the site traffic trip distribution as shown is misleading. It is anticipated that the majority of site generated traffic will use the adjacent parking facilities and therefore will not have a significant impact to the traffic volumes on Chester Street.

   The trip assignment has been revised to show the anticipated trip generation at the site driveway with respect to the parking supply.

6. The completed Traffic Study Questionnaire-Form A should be provided.

   The completed Traffic Study Questionnaire-Form A is provided within the revised Traffic Impact Assessment.

7. The traffic engineer for this project should consult with F&V and MKSK to verify the necessary scope of work for this project and an updated TIA should be provided in accordance with the approved scope of work.

   Stonefield has consulted F&V regarding the scope of work for this project and has verified that the revised Traffic Impact Assessment meets the minimum requirements of the scope.

If you have any questions regarding the above information, please contact our office.

Best Regards,

Charles D. Olivo, PE, PTOE
Stonefield Engineering and Design, LLC

Tim Ponton
Stonefield Engineering and Design, LLC

To: City of Birmingham Planning Board c/o Ms. Jana Ecker, Planning Director

MKSK

4219 Woodward Avenue
Suite 305
Detroit, MI 48201
313.652.1101

May 4th, 2018

City of Birmingham
151 Martin Street
Birmingham, Michigan 48012

RE: 191 N. Chester Traffic Study

Dear City of Birmingham Planning Board,

F&V and MKSK reviewed the traffic impact study prepared by Stonefield on behalf of the developer who proposed to redevelop the former church at 191 N Chester into an office building, "The Jeffery". In response to our review, the applicant's team made revisions to the Community and Transportation Impact Studies. Those changes are summarized in the letters dated April 25 from Biddison Architecture and Stonefield.

Generally the response and corrections address our previous comments. We had suggested additional bike racks and location of one in the garage to better encourage its use. The applicant's response was timid and non-committal.

The former church generated traffic and parking during non-peak times. While small, the office will still add traffic and parking demands during the peak weekday periods. The nearest public parking structure has limited available parking. We want to emphasize the importance that the owner assertively pursue programs and incentives to encourage employees to consider alternatives to single occupant vehicle trips. This includes not only making bike use convenient, but also incentives such as offering employees free SMART passes to take transit to work. And also a commitment to work with the City as it evaluates off-site parking shuttles for employees.

Sincerely,

Julie M. Kroll, PE, PTOE

Sr. Project Manager | Fleis and Vanderbink

Brad Strader, AICP, PTP

Principal | MKSK Detroit

City of Birmingham
A Walkable Community

MEMORANDUM

Planning Division

DATE: **May 4, 2018**

TO: **Planning Board Members**

FROM: **Nicholas J. Dupuis – Planning Intern**

APPROVED: **Jana Ecker, Planning Director**

SUBJECT: **191 N. Chester – The Jeffrey – CIS, Special Land Use Permit, Final Site Plan & Design Review (All changes in blue type)**

Community Impact Study

I. INTRODUCTION

The 0.40 acre subject site, 191 N. Chester is currently a vacant church at the corner of Chester and Willits, at the outer edge of the Downtown Overlay District. The applicant is seeking a Special Land Use Permit to transform the church building into an office complex. The Zoning Ordinance limits tenants of an office building to 3,000 sq. ft. per tenant in the TZ-2 district. The 3 tenant lease spaces proposed measure over 3,000 sq. ft. (6,210 sq. ft., 9,518 sq. ft. & 6,742 sq. ft.), which all exceed the permitted size in the TZ-2 zoning district without a Special Land Use Permit.

The applicant was required to prepare a Community Impact Study in accordance with Article 7, section 7.27(E)(3) of the Zoning Ordinance, as the proposed remodeling/additions bring the total gross floor area of the building north of 20,000 sq. ft., and the additions are greater than 10% of the gross floor area of the existing structure and/or building.

II. COMMUNITY IMPACT STUDY

As stated above, the applicant was required to prepare a Community Impact Study given the size of the proposed development. The Zoning Ordinance recognizes that buildings of a certain size may affect community services, the environment, and neighboring properties. The CIS acts as a foundation for discussion between the Planning Board and the applicant, beyond the normal scope of information addressed in the Special Land Use Permit, Final Site Plan and Design Review application. The Planning Board "accepts" the CIS prior to taking action on the Special Land Use Permit, Final Site Plan and Design Review.

A. Planning & Zoning Issues:

Use

The property is currently zoned TZ-2 (Transitional Zoning 2) and C (Community) in the Downtown Overlay District. The proposed office use is a permitted principal use in the TZ-2 and C zoning districts.

Master Plan Compliance: Downtown Birmingham 2016 Plan

Article 3, section 3.01 of the Zoning Ordinance states that the purposes of the Downtown Birmingham Overlay District are to:

(a) Encourage and direct development within the boundaries of the Overlay Zoning District and implement the 2016 Plan;
(b) Encourage a form of development that will achieve the physical qualities necessary to maintain and enhance the economic vitality of downtown Birmingham and to maintain the desired character of the City of Birmingham as stated in the 2016 Plan;
(c) Encourage the renovation of buildings; ensure that new buildings are compatible with their context and the desired character of the city; ensure that all uses relate to the pedestrian; and, ensure that retail be safeguarded along specific street frontages; and
(d) Ensure that new buildings are compatible with and enhance the historic districts which reflect the city's cultural, social, economic, political, and architectural heritage.

The proposed development implements some of the recommendations contained in the Downtown Birmingham 2016 Master Plan ("2016 Plan") as the applicant is proposing to renovate and add to a building Downtown that is compatible with the context and the desired character of the City. The proposed project encourages a form of development that will achieve the physical qualities necessary to enhance the economic vitality of Downtown Birmingham.

The proposed development and its uses relate to the pedestrian, as the building is proposed to be built to the property line at Chester and is proposed with human scale detailing on the first floor, including canopies, large windows, high quality facades, a patio at grade, and pedestrian entrances from Chester and Willits. The 2016 Plan encourages proper building mass and scale to create an environment that is more comfortable to pedestrians creating a walkable downtown. The proposed development will help improve the visual appearance of the area, by creating a denser, more compact development and remaining consistent with the existing architectural traditions and fabrics of Downtown Birmingham. The main entry to the building is proposed to be located on Chester Street.

In addition, the 2016 Plan encourages pedestrian-scale features which should be incorporated on the first floor of buildings and at entrances to help relate buildings to the streetscape. The plan for the proposed building includes pedestrian canopies and extensive glazing.

Streetscape components are an integral part of the 2016 Plan. The applicant is required to maintain the pedestrian scale street lighting and street trees along all streetscapes. The CIS explains that a bike rack will be available to visitors and occupants, but the applicant has not yet provided a full streetscape plan.

B. Land Development Issues:

The subject site is currently home to a 3-story church complex with setbacks on all sides. The proposed project will bring the front of the building to the property line with an addition, which will be the only increase in footprint and impervious surface on the site. The adjacent parcels to the east and south are fully developed and impervious areas (Integra and McCann Worldgroup), and public thoroughfares exist to the east and north (Chester and Willits). The applicant has indicated in their site plan that the existing lead to the City stormwater system will remain, and that the development is not anticipated to exceed the capacity of the municipal sewer system.

The applicant has submitted a Phase 1 Environmental Site Assessment (ESA) dated April 2nd, 2015, prepared by Performance Environmental Services. The report concludes that there are no Recognized Environmental Conditions associated with the site, as the property has been home to the Church since the 1920's. Because of the null findings in the Phase 1 ESA, the applicant did not proceed to a Phase 2 ESA.

The applicant estimates that 970 cubic yards of in-place soils will be removed from the site for construction of the new addition on the east (front) of the building. A haul route has been submitted that shows excavated soils leaving the site eastbound on Willits, southbound on S. Bates, then westbound on W. Maple.

The CIS states that the completed development will not cause any potential hazards or nuisances. However, vibration and dust issues may be present during construction. The applicant has not suggested any mitigation techniques for dust, noise and vibrations that may occur during construction.

C. Utilities, Noise and Air Issues:

In accordance with the 2016 Plan, all utilities on the site should be buried to visually enhance the site. Thus, **the applicant will be required to bury all utilities on the site**. The applicant has indicated that all existing utilities present on site will remain and be utilized by the proposed offices. The applicant has indicated that it is believed the existing utilities will be able to adequately supply the development with no capacity issues. **The applicant must gain approval from the City Engineer prior to site plan approvals.**

A noise study was prepared by Kolano and Saha Engineers, Inc. dated April 13th, 2018. Measurements were taken using a calibrated Bruel & Kjaer 2270 environmental noise analyzer from 12:00 p.m. on April 11th to 4:00 p.m. on April 12th. The equipment was placed on the site approximately 20 feet south of the closest traffic lane on Willits, and 90 feet west of the closest traffic lane on Chester. The data gathered a daytime sound level average of 54 dB, and a nighttime sound level average of 45 dB. HUD determined that a level of 65 dB is a desirable goal for residential land use. The sound engineers confirmed that the proposed development will be able to comply with the Birmingham noise ordinance.

The Noise Impact Assessment noted that the only noise that will emanate from the proposed new development will come from the building's heating and cooling mechanical systems, below grade exhaust fans, and emergency power generator.

The noise study provides that the project site will likely comply with the City's noise limits for commercial developments. Specification sheets for all mechanical equipment will be reviewed at Final Site Plan Review for noise output to ensure that the City's noise limits for commercial property will be met.

The applicant has stated in the CIS that the subject site is located in the Southeast Michigan Air Quality District. Monitoring stations are located in Oak Park, and there are no air quality violations in this attainment area. The proposed development use is identical to its surrounding uses and will not establish any trend of air quality standards. Potential air pollution will come from the vehicles in the parking deck and HVAC units.

D. Environmental Design and Historic Values:

The CIS and site plans suggest that there will be no degradation of the physical or natural environments associated with the site. The applicant will be increasing the number of trees currently existing on the property, as well as providing significant improvements to the grading of the sidewalk. The changes will involve a regrading and installation of ADA ramps where stairs are currently present at the corner of Chester and Willits. A complete landscaping and design review, including streetscape elements, will be conducted as a part of the Final Site Plan review process.

The site is not listed on the National Register of Historic Places or located in any of the City's historic districts.

E. Refuse, Sewer and Water:

The CIS describes a refuse storage area inside of the garage located off of Willits. The CIS does not mention a separate area for recyclables. The applicant has indicated that the solid waste generated from this facility will be standard

and can be handled easily by a local waste management company.

The CIS further states that the development will be utilizing existing sewer and water connections to the site and does not anticipate capacities to be exceeded by the new structure.

F. Public Safety:

The applicant has stated that the proposed development provides direct access for police, fire and emergency vehicles and personnel from both Chester and Willits. Access to the building on Chester is in the center and at grade. Access along Willits street can be made via two entry doors or the proposed garage. The CIS also states that an elevator that can accommodate a medical cart is proposed.

The applicant has not provided information on the required safety measures for the new project, such as a fire suppression system or a Knox Box. This was labeled as TBD in the CIS and will be required at the time of Final Site Plan review. The Police and Fire Departments will require further information to ensure that all life safety issues have been addressed.

The applicant has indicated in the CIS that they will be using a security system and fire suppression system, but has not determined which system and the level of performance. **The applicant will be required to submit details of the proposed security system, and they must be provided and approved by the Police Department.**

G. Transportation Issues:

The CIS states that on-site parking will support the proposed development in the form of a parking garage with 8 spaces, and 3 spaces off of Willits, but will require the use of public parking as well. In addition, bus service is currently available in close proximity on Maple. Given the location of the proposed development, a vast majority of retail options, restaurants, and personal services are also available within walking distance of the site. The applicant also notes that there will be bike racks available for visitors and occupants.

The applicant has provided a transportation study prepared by Stonefield Engineering dated April 12th, 2017. The applicant used Form A – Traffic Study Questionnaire in lieu of a full Form B – Transportation Study.

The traffic study states that the building is located within Birmingham's Parking Assessment District, which requires no additional parking. Based on the traffic data gathered, the engineers concluded that trip generation and traffic will be dispersed throughout the roadways due to the need for some visitors/occupants to utilize public parking areas, such as the Chester Street Parking Deck or on-street parking. No roadway improvements are warranted by the proposed

development.

The traffic study has been sent to the City's traffic engineers, Fleis & Vandenbrink, but a return letter has not been received as of yet. The City expects to receive said letter by April 25th, 2018.

Please see attached letter dated April 24, 2018 from Fleis & Vandenbrink outlining their comments on the traffic study and CIS documents submitted. Several minor issues were raised regarding clerical errors, bicycle parking and storage on site, drop off and pick up facilities, ADA compliance and parking issues. The applicant submitted two letters dated April 25, 2018 to address some of the concerns raised. All of the clerical errors have been corrected and amendments made to the CIS. Since April 25, 2018 the applicant has added one bicycle parking rack (City standard loop) on Chester Street near the front entrance, as they advised they did not have room within the enclosed parking area for bicycle parking. The applicant has also reviewed all ADA and traffic issues with the Engineering Department and the traffic consultant, and made all of the required corrections. Specifically, the applicant has revised the layout of the parking spaces in the ROW along Willits, added a sidewalk across the entry apron to the enclosed parking area, widened the apron of the entry drive, and added crosswalk striping and ADA ramp and landing across on the north side of Willits as requested by the Planning Board. Minor changes were also made to the slope of the ADA ramp proposed on the south side of Willits by the crosswalk. The site plan has also been revised to show all adjacent property conditions around the subject site as requested by the Planning Board. A final review letter from the City's transportation consultant's dated May 4, 2018 is attached for your review, approving the traffic study. Several suggestions were made for the applicant to convey to future tenants of the building.

H. Parking Issues:

The CIS indicates that the proposed development will have an enclosed garage beneath the building with 8 parking spaces, as well as an existing small 3-car parking lot on the northwest corner of the property. There is no percentage of required parking for the other uses because the proposed project is within the Parking Assessment District. A thorough discussion of the parking requirements is contained in the attached Special Land Use Permit, Final Site Plan and Design Review report.

I. Natural Features:

The applicant has indicated that there will be little impact on natural features or bodies of water as a result of the proposed development, as the proposed building will be renovated, including a small addition to the front of the building. There are no ponds or streams near the project, and landscaping will be added

to the site.

J. Departmental Reports

1. Engineering Division – The Engineering Department has no concerns at this time.

2. Department of Public Services – The Department of Public Services has no concerns at this time.

3. Fire Department – The Fire Department has no concerns at this time.

4. Police Department – The Police Department has no concerns at this time.

5. Building Division – The Building Division has no concerns at this time.

K. Summary of CIS:

The following issues remain outstanding with regards to the CIS:

(1) Provide mitigation strategies for control of noise vibration and dust;
(2) Applicant will be required to bury all utilities on the site;
(3) Provide space for the separation of recyclables; and
(4) Applicant provide information on all life safety issues and Fire Dept. approval, as well as details on the proposed security system provided to and approved by the Police Department.

L. Suggested Action:

1. To ACCEPT the Community Impact Study as provided by the applicant for the proposed development at 191 N. Chester – The Jeffrey – with the following conditions:

   (1) Provide mitigation strategies for control of noise vibration and dust;
   (2) Applicant will be required to bury all utilities on the site;
   (3) Provide space for the separation of recyclables; and
   (4) Applicant provide information on all life safety issues and Fire Dept. approval, as well as details on the proposed security system provided to and approved by the Police Department.

OR

2. To POSTPONE action on the Community Impact Study as provided by the applicant for the proposed development at 191 N. Chester – The Jeffrey, allowing the applicant the opportunity to address the issues raised above.

OR

3. To DECLINE the Community Impact Study as provided by the applicant for the proposed development at 191 N. Chester – The Jeffrey – for the following reasons:
   1) _____
   2) _____
   3) _____

Special Land Use Permit, Final Site Plan & Design Review

III. Final Site Plan Review

The 0.40 acre subject site, 191 N. Chester, is located at the corner of Chester and Willits on the outer edge of Downtown Birmingham. The Planning Board recommended approval to the City Commission for a rezoning from TZ1 to TZ2 on September 13th, 2017 to allow the former Church of Christ Scientist building to become an office space. On October 16th, 2017, the City Commission approved the request for a rezoning to TZ-2. The transformed office building is proposed to contain 22,470 sq. ft. of office space. The Zoning Ordinance limits tenants of an office building to 3,000 sq. ft. per tenant in the TZ-2 district. The proposed floor plans for the renovated office building show three tenant lease spaces, all of which will be over the permitted 3,000 sq. ft. (6,210 sq. ft., 9,518 sq. ft. & 6,742sq. ft.). Thus, the applicant is seeking a Special Land Use Permit to allow for three office tenants to each exceed 3,000 sq. ft. in area.

A highlight of the proposed transformation of the former Church use to an office use is the proposed 1,355 sq. ft. addition to the front of the building. The applicant is also proposing to add to the upper floors, bringing the sides and the rear of the building outward to maximize tenant lease space. Along with the design of an overhead garage door off of Willits, a new roof, new windows, and new paint, the additions will create an entirely new look for the building. The proposed addition will bring the gross floor area to 27,290.25 sq. ft. (figure includes the 10,011 sq. ft. lower level and the 2,493 sq. ft. indoor garage).

The applicant appeared before, and was approved by the Planning Board on January 25th, 2018 for a Special Land Use Permit, Final Site Plan and Design Review for the renovation and addition to the front of the building. Because the applicant has revised the plans to include more additions, they are required to come before the Planning Board again.

All relevant meeting minutes are attached for your review.

1.0 Land Use and Zoning

1.1. Existing Land Use – The existing land use is a vacant Church.

1.2 Zoning – The parcel is zoned TZ-2 (Transitional Zoning 2) and C (Community) in the Downtown Overlay.

1.3 Summary of Adjacent Land Use and Zoning - The following chart summarizes existing land use and zoning adjacent to and/or in the vicinity of the subject site, including the 2016 Regulating Plan.

	North	**South**	**East**	**West**
Existing Land Use	Residential	Commercial	Commercial	Residential
Existing Zoning District	R2, Single-Family Residential	TZ-3, Transitional Zone-3	B-4, Business-Residential	R2, Single-Family Residential
Overlay Zoning District	N/A	D-4	D-4	N/A

1. Setback and Height Requirements

The attached summary analysis provides the required and proposed bulk, area, and placement regulations for the proposed development.

3.0 Screening and Landscaping

3.1 Dumpster Screening – The applicant indicated that there will be a designated area for trash collection inside the building underneath the stairs located in the garage area. Therefore, the trash area will be fully screened by the building.

3.2 Parking Lot Screening – The subject site is located in the Parking Assessment District and thus no parking is required on site. However, the applicant is proposing an 8-space garage with access off of Willits. Thus, the parking will be fully screened within the building. All proposed parking spaces are 180 sq. ft.

The applicant also noted three existing outdoor spaces that are located at the northwest corner of the property in the application. The submitted site plans show these three existing outdoor spaces, and the applicant indicated that they will be screened on either side with a five foot concrete masonry split face retaining wall which will match the building. As the site currently stands, the spaces are set below grade with a stone retaining wall and landscaping. As these parking spaces directly abut the street for primary access, there is no screen wall screening the view of the parking spaces from Willits. However, these are existing, non-

conforming parking spaces for screening.

3.3 Mechanical Equipment Screening – The applicant has indicated that the building will utilize the existing rooftop mechanical units that are already screened by the parapet of the building. The applicant has also noted that there may be additional mechanical equipment placed on the inside of the building. Therefore, all mechanical equipment will be fully screened.

3.4 Landscaping – The applicant has submitted a landscape plan for the proposed development detailing the size, type, and placement of plants across the site. All of the proposed plantings are permitted and are described in the table below:

	Botanical/Common Name	**Size**	**Quantity**
Trees	Carpinus Caroliniana/ Native Flame	3″ CAL	3
	Tilia cordata/ Chancellor Linden	3″ CAL	5
Shrubs	Thuja accidentalis/ Niagra – Dark Green Arborvitae	8′ HT	6
Groundcovers/Perennials	Calamagrostis/ Karl Forester Feather Reed Grass	3 GAL	8
	Hemerocalis/ Happy Returns Daylily	2 GAL	44
	Sesleria autumnalis/ Autumn Moor Grass	2 GAL	55

Article 4, Section 4.20 of the Zoning Ordinance requires deciduous trees to be a minimum of 3 inches in caliper. The proposed trees meet this requirement. The applicant is not required to provide parking lot landscaping, as the three existing parking spaces are less than 7,500 sq. ft. in area.

3.5 Streetscape Elements – The submitted site plans show 3 street trees along N. Chester, and 5 street trees along Willits. Article 4, Section 4.20 of the Zoning Ordinance requires one street tree per 40 ft. of frontage; the applicant is required to have 2 streets along N. Chester and 5 street trees along Willits. The applicant meets the standards of Article 4, Section 4.20.

The applicant is proposing substantial changes to the streetscape along Willits to greatly enhance pedestrian circulation. The existing sidewalk along Willits includes several steps due to the grade. The applicant intends to regrade the northern edge of the property and right-of-way to construct a new sidewalk with appropriate slopes and landings to permit the removal of the stairs at the corner of Willits and N. Chester and replace them with a new ADA ramp and pad. This will create a more walkable street in front of the proposed development.

Although the CIS indicates the addition of a bicycle rack for visitors and occupants, the applicant has not shown the location of any bike racks, trash receptacles, or benches on the submitted

site plan. The Planning Board may wish to require any or all of the above to be added to the streetscape. The applicant has now added a bicycle parking rack along Chester Street along the front of the new lobby addition.

4.0 Parking, Loading and Circulation

4.1 Parking – The proposed office building does not require on-site parking, as it is located within the Parking Assessment District. However, the submitted site plans show eight parking spaces within a garage proposed in the lower level of the building. The applicant is also proposing to retain the three existing outdoor spaces located at the north-west corner of the property with an ADA space available. The proposed parking spaces all measure the appropriate 180 sq. ft. in area.

4.2 Loading – Article 4, Section 4.24 of the Zoning Ordinance requires office uses in between 10,001 and 50,000 sq. ft. in size to provide one off-street loading space. The proposed development contains 16,493 sq. ft. of office space, thus is required to provide one off street loading space. The applicant has not proposed an off street loading space. **Therefore, the applicant must submit revised plans showing the placement and measurements of one off street loading space, or obtain a variance from the Board of Zoning Appeals. The applicant is scheduled to appear before the Board of Zoning Appeals on May 8th, 2018.**

4.3 Vehicular Circulation and Access – Access to the proposed development will predominantly be by foot, but access to the vehicular garage will be via a driveway and garage door off of Willits. The driveway is proposed to be 12 ft. wide.

4.4 Pedestrian Circulation and Access – The principal pedestrian entrance is proposed on N. Chester. The entrance is equipped with an ADA ramp and an elevator to the upper and lower floors. Secondary pedestrian access is also provided along the Willits façade.

5.0 Lighting

The applicant has submitted a photometric plan, along with specification sheets for the proposed luminaires. The photometric plan demonstrates that all of the lighting requirements of Article 4, Section 4.21 of the Zoning Ordinance have been met with regards to property line light levels. There are two recessed canopy lights manufactured by Gotham to be installed beneath the new canopy at the entrance on Chester, at 36.91 watts each. Two wall sconces manufactured by Lithonia Lighting are proposed along the south building elevation at the stair wells. These are 9.15 watts each and proposed to be mounted at a height of 10'. Five architectural wall sconce manufactured by Lithonia Lighting are also proposed on the north and west

building elevations. These fixtures are 12 watts each, and proposed to be mounted at a height of 12′. All proposed lighting is fully cut off and black in color.

6.0 Departmental Reports

1. Engineering Division – The Engineering Department has no concerns at this time.

2. Department of Public Services – The Department of Public Services has no concerns at this time.

3. Fire Department – The Fire Department has no concerns at this time.

4. Police Department – The Police Department has no concerns at this time.

5. Building Division – The Building Division has no concerns at this time.

7.0 Design Review

The applicant is proposing to renovate the existing Church of Christ Scientist to create an office building. The transformation from Church to office will include the removal of the existing porch and entry to create an addition off of the front of the building to be used as the primary entryway to the building, bringing it to the property line. There will also be repairs done and paint (SW 7069 Iron Ore) added to the existing masonry, a new quartz -zinc metal roof, a new garage with a 10′ x 8′ garage door **(material and color unknown)**, and new windows added to the building. **Some material samples and colors have been provided at this time, but the missing details must be provided.**

For the new addition, the applicant is proposing new grey brick **(manufacturer unknown)**, quartz -zinc metal paneling for coping and roofing, an aluminum clear glass window system, and a new anthra-zinc metal canopy in black for the new front entrance. This will modernize the front of the building and give it more of an office building look, as opposed to a Church look. Since the proposed addition will be bringing the building to the property line, the building's street presence will match that of the McCann building to the east, and Integra building to the south.

The original building will be painted charcoal grey (SW 7069 Iron Ore) and have a new grey standing seam metal roof installed, along with 24 new clear glass windows/doors. The applicant is also proposing to create three new patios on the property, one off of the new addition, one off of the back of the building at the first floor, and finally, one on the second floor. The patio proposed with the addition will be enclosed with a powder coated aluminum railing. The other patios will be enclosed with aluminum and tempered glass railing systems. Article 3, Section 3.04 of the Zoning Ordinance requires

balconies, railings and porch structures to be wood, metal, cast concrete, or stone. **The applicant will need to submit revised plans showing a railing made of metal, wood, cast concrete, or stone, or obtain a variance from the Board of Zoning Appeals. The applicant has revised the plans to show all proposed railings in black powder coated aluminum.**

The applicant is not proposing any signage at this time.

The applicant has provided window samples showing clear glass with a visual light transmittance of 80% for the new windows.

8.0 Approval Criteria

In accordance with Article 7, section 7.27 of the Zoning Ordinance, the proposed plans for development must meet the following conditions:

(1) The location, size and height of the building, walls and fences shall be such that there is adequate landscaped open space so as to provide light, air and access to the persons occupying the structure.

(2) The location, size and height of the building, walls and fences shall be such that there will be no interference with adequate light, air and access to adjacent lands and buildings.

(3) The location, size and height of the building, walls and fences shall be such that they will not hinder the reasonable development of adjoining property and not diminish the value thereof.

(4) The site plan, and its relation to streets, driveways and sidewalks, shall be such as to not interfere with or be hazardous to vehicular and pedestrian traffic.

(5) The proposed development will be compatible with other uses and buildings in the neighborhood and will not be contrary to the spirit and purpose of this chapter.

(6) The location, shape and size of required landscaped open space is such as to provide adequate open space for the benefit of the inhabitants of the building and the surrounding neighborhood.

9.0 Recommendation

Based on a review of the site plan submitted, the Planning Division recommends that the Planning Board APPROVE the Special Land Use Permit, Final Site Plan and Design Review for 191 N. Chester – The Jeffrey – with the following conditions:

1. Applicant submit revised plans showing the placement and measurements of one off street loading space, or obtain a variance from the Board of Zoning Appeals; and
2. Applicant submits full material samples and specifications to complete the design review.

10.0 Sample Motion Language

Motion to APPROVE the Special Land Use Permit, Final Site Plan and Design Review for 191 N. Chester – The Jeffrey – subject to the following conditions:

1. Applicant submit revised plans showing the placement and measurements of one off street loading space, or obtain a variance from the Board of Zoning Appeals; and
2. Applicant submits full material samples and specifications to complete the design review.

OR

Motion to DENY the Special Land Use Permit, Final Site Plan and Design Review for 191 N. Chester – The Jeffrey – for the following reasons:
1._____
2._____
3._____

OR

Motion to POSTPONE the Special Land Use Permit, Final Site Plan and Design Review for 191 N. Chester – The Jeffrey – for the following reasons:
1._____
2._____
3._____

Zoning Compliance Summary Sheet
Final Site Plan Review
191 N. Chester

Existing Site: Church of Christ, Scientist

Zoning: TZ-2, Transitional Zone 2 & C, Community

Land Use: Commercial

Existing Land Use and Zoning of Adjacent Properties:

	North	**South**	**East**	**West**
Existing Land Use	Residential	Commercial	Commercial	Residential
Existing Zoning District	R-2, Single-Family Residential	TZ-3, Transitional Zone 3	B-4, Business Residential	R-2, Single-Family Residential
Overlay Zoning District	N/A	D-4	D-4	N/A

Land Area: Existing: 0.40 acres (17,370 ft^2)
Proposed: 0.40 acres (17,370 ft^2)

Dwelling Units: Existing: 0
Proposed: 0

Minimum Lot Area/Unit: Required: N/A
Proposed: N/A

Min. Floor Area /Unit: Required: N/A
Proposed: N/A

Max. Total Floor Area: Required: N/A
Proposed: N/A

Min. Open Space:	Required:	N/A
	Proposed:	N/A
Max. Lot Coverage:	Required:	N/A
	Proposed:	N/A
Front Setback:	Required:	0-5 ft.
	Proposed:	0 ft.
Side Setbacks	Required:	0 ft. from interior side lot line 10 ft. from side lot line abutting a single family district
	Proposed:	**No changes proposed.** (7 ft. from abutting single family district, 0 ft. along Willits)
Rear Setback:	Required:	10 ft. 20 ft. abutting single family zoning district
	Proposed:	**No changes proposed.** (30 ft.)
Min. Front+Rear Setback	Required:	N/A
	Proposed:	N/A
Max. Bldg. Height:	Permitted:	30 ft., 2 stories
	Proposed:	**No changes proposed.** (35 ft., 2 stories)
Min. Eave Height:	Required:	N/A
	Proposed:	N/A
Floor-Ceiling Height:	Required:	14 ft.
	Proposed:	**No changes proposed.**
Front Entry:	Required:	N/A
	Proposed:	N/A
Absence of Bldg. Façade:	Required:	N/A
	Proposed:	N/A
Opening Width:	Required:	N/A
	Proposed:	N/A
Parking:	Required:	None required, Parking Assessment District
	Proposed:	11 total - 8 within proposed garage, 3 existing
Min. Parking Space Size:	Required:	180 ft^2
	Proposed:	180 ft^2

Parking in Frontage:	Required:	N/A
	Proposed:	N/A
Loading Area:	Required:	1 (40′ x 12′ x 14′)
	Proposed:	0 **The applicant must submit plans showing a screened loading space measuring 40 x 12 x 14 or obtain a variance from the Board of Zoning Appeals.**
Screening:		
Parking:	Required:	6 ft. masonry screen wall
	Proposed:	8 spaces fully screened within building 3 existing unscreened legal, non-conforming parking spaces
Loading:	Required:	6 ft. masonry screen wall
	Proposed:	None proposed **The applicant must submit plans showing the screening details for one off-street loading space, or obtain a variance from the Board of Zoning Appeals.**
Rooftop Mechanical:	Required:	Full screening to compliment the building
	Proposed:	Fully screened by existing parapet and building structure.
Elect. Transformer:	Required:	Fully screened from public view
	Proposed:	No transformer is proposed on the property.
Dumpster:	Required:	6 ft. high capped masonry wall with wooden gates
	Proposed:	Fully screened by building.

CITY OF BIRMINGHAM
REGULAR MEETING OF THE PLANNING BOARD
WEDNESDAY, SEPTEMBER 13, 2017
City Commission Room
151 Martin Street, Birmingham, Michigan

Minutes of the regular meeting of the City of Birmingham Planning Board held on September 13, 2017. Chairman Scott Clein convened the meeting at 7:30 p.m.

Present: Chairman Scott Clein; Board Members Robin Boyle, Stuart Jeffares, Bert Koseck, Vice- Chairperson Gillian Lazar, Bryan Williams

Absent: Board Member Janelle Whipple-Boyce; Alternate Board Members Lisa Prasad, Daniel Share; Student Representatives Ariana Afrakhteh, Isabella Niskar

Administration: Matthew Baka, Sr. Planner
Jana Ecker, Planning Director
Carole Salutes, Recording Secretary

REZONING REQUEST

1. 191 N. Chester, First Church of Christ, Scientist
Request for rezoning from TZ-1 to TZ-2 (Transitional Zoning) to allow the adaptive reuse of the existing building for office use

Chairman Clein returned to chair the meeting.

Ms. Ecker reported that the property owner is requesting the rezoning of the property to keep the building as-is on site while renovating the inside for an office use.

The subject site is located on the west side of N. Chester, with single-family homes to the north and office/commercial buildings to the south (Integra Building) and east (McCann Worldgroup Building). The area of the site is .40 acres, the building is 16,000 sq. ft. in size. The subject property is in the Downtown Overlay District and was zoned C - Community Use, due to its former use as a church. At the time of the transitional rezoning the City Commission created the TZ-1 Zone District and the TZ-3 Zone District. They did not create the TZ-2 Zone District then and the property was rezoned TZ-1 which allows only a residential use and not an office use.

The applicant lists a number of reasons that with the City's adoption of TZ-2 into the Zoning Ordinance, the TZ-2 classification would be better suited. The applicant would like to re-purpose the existing church building into an office use. While office use is permitted in the TZ-2 Zoning District, any office use over 3,000 sq. ft. in size would require a Special Land Use Permit ("SLUP"). The applicant has affirmed the building is not suitable for adaptive reuse to residential.

The applicant had meetings with the adjoining property owners who have indicated a desire to keep the existing building as opposed to demolishing it and increasing and changing the height and mass with a new structure. They felt building as it stands would have the least impact on the neighborhood in terms of scale, visibility, and traffic.

The applicant has tried to market the building as a religious institution but has been unsuccessful in finding someone who is interested.

The only physical modification done to the building was in 1956 when an addition was added to the existing church. The church building is still in fair condition today.

Based on a review of the rezoning application and supporting documentation submitted by the applicant, a review of the applicable Master Plan documents, current zoning and recent development trends in the area, the Planning Dept. finds that the applicant meets the established ordinance requirements to qualify for a rezoning of the property from TZ-1 (Transitional Zone 1) to TZ-2 (Transitional Zone 2) to permit the adaptive reuse of the building for office/commercial use. Given the recommendations of the Master Plan and the 2016 Plan, the existing mix of uses in the immediate neighborhood, and given the age and character of the building, the proposal to adaptively reuse the building is appropriate and compatible with the area. The Planning Board will make a recommendation to the City Commission and the City Commission shall make the final determination on whether this potential rezoning should be approved.

Mr. Boyle asked what design oversight there might be with this building if it was rezoned to TZ-2. Ms. Ecker replied that just the design of the building would go to the Design Review Board or come to the Planning Board for review. If they are going to propose over 3,000 sq. ft. of office use, it will come to the Planning Board because it would require a SLUP which would bring in all of the design elements as well as the signage. Then it would go to the City Commission for the final decision.

In response to Mr. Koseck, Ms. Ecker said the applicant has the option to seek a use variance for the building. The Chairman asked about the difference between TZ-1 and TZ-2 with regard to massing and height. Ms. Ecker advised that TZ-1 allows three stories and 35 ft. in height with a minimum of two stories. In TZ-2 only a two-story maximum is allowed.

Ms. Ecker explained for Mr. Boyle that there is no requirement that there must be a mix of uses on a transitional zoned property.

Mr. Williams said a question for the City Attorney would be whether the site can be rezoned to TZ-2 with the condition that the building structure remain the same. Ms. Ecker noted the Planning Board at this level has not made a recommendation to go down the conditional rezoning path.

The applicant, Mr. Sam Surnow, 320 Martin, said they have spent a lot of time over the last three years trying to figure out what to do because they acquired the property before it was rezoned to TZ-1. Based on feedback from all of the neighbors and the

different departments, they have been guided in the direction of rezoning the existing building for office use. They feel it is the best choice. It seems that a residential development would have the potential to change the impact on the neighborhood. On-site parking will be needed to be marketable and to attract tenants. Therefore they will have to take away a few thousand feet in the lower level to make room for ten or fifteen parking spaces. Then, after taking away the common areas, the office space left will be much less than 16,000 sq. ft.

Mr. Surnow stated that they decided not to apply for a use variance with the BZA because having a use variance in a TZ-1 Zone that is meant for residential use only would be contradictory. Also if the City could have rezoned to TZ-2 which didn't exist at the time, it probably would have. They don't have an issue with coming up with an agreement stating they will preserve exactly what is there if the City Commission requested that.

Mr. Kevin Biddison, 320 Martin, added they are excited hopefully to be involved in another project with the Surnows. This is really a similar challenge to what they did with the post office and they are looking to do some of the very same things and create multi-uses for smaller businesses which can tuck into the very unusual nature of the building.

No one from the public came forward with comments at 8:38 p.m.

Mr. Boyle observed that office space is changing. He hoped this iconic building will be redesigned and repurposed in such a way that it can accommodate the contemporary office and how it is going to operate. Also, he thought a mixed use in some shape or form might enliven this street.

Mr. Koseck noted this is a unique building on a challenging site. The Chester Parking Structure is least used so the project could help to populate that. These developers have a proven track record and he is in favor of the proposal to rezone.

Motion by Mr. Koseck
Seconded by Mr. Boyle to recommend approval to the City Commission for the rezoning of 191 N. Chester from TZ-1 (Transitional Zone 1) to TZ-2 (Transitional Zone 2).

Chairman Clein thought the adaptive reuse that is being proposed is awesome and the rezoning to facilitate that makes perfect sense. However he has concerns about rezoning, and that means ten years from now the building could be razed and a 17,000 sq. ft. site could turn into 30,000 sq. ft. of something. He leans toward approving the request because he feels this is a fantastic project but he thinks the Commission needs to weigh those concerns.

At 8:43 p.m. there were no comments from the members of the public on the motion.

Motion carried, 6-0.

ROLLCALL VOTE
Yeas: Koseck, Boyle, Clein, Jeffares, Lazar, Williams
Nays: None
Absent: Whipple-Boyce

BIRMINGHAM CITY COMMISSION MINUTES
OCTOBER 16, 2017

VI. NEW BUSINESS 10-267-17
PUBLIC HEARING TO CONSIDER THE REZONING OF 191 N.CHESTER FROM TZ1 TO TZ2

From City Planner Ecker's staff report to City Manager Valentine dated October 6, 2017:

The property owner of 191 N. Chester (The First Church of Christ, Scientist), is requestingthe rezoning of the property from TZ-1 (Transitional Zone 1) to TZ-2 (Transitional Zone 2)to allow office use. The subject site is located on the west side of N. Chester, with single family homes to the north and office/commercial buildings to the south (Integra Building) and east (McCann Worldgroup Building). The subject property is currently zoned TZ1 (Transitional Zoning), as well as C - Community Use in the Downtown Overlay District, due to its former use as a Church. On September 13, 2017, the Planning Board conducted a public hearing to consider the requested rezoning. After much discussion, the Planning Board voted to recommend approval of the proposed rezoning to the City Commission. The applicant has submitted a letter voluntarily offering to limit the use of the property at 191 N. Chester to office use only should the rezoning to TZ2 be approved. The applicant has also submitted numerous letters of support from the surrounding property owners.

City Planner Ecker continued:

- In 2015, the Commission created TZ1 and TZ3. TZ2 was added in the past year.
- 191 N. Chester was previously zoned as R4 – Residential, and then it was re-zoned to TZ1. TZ3 allowed too many uses on the site.
- Applicant would now like the property re-zoned to TZ2. TZ2 allows uses beyond residential, which are the only uses permitted by TZ1.
- Applicant is looking to keep the exterior of the building, and to re-build the inside as office space.
- A TZ1 designation is residential, and allows for three stories and a height of thirty-five feet. A TZ2 designation allows for more uses, but it only allows for two stories and a height of thirty feet.
- When an applicant applies for re-zoning, they must submit the following information:
    - An explanation of why the re-zoning is necessary for the preservation and enjoyments of the rights of usage commonly associated with property ownership;
    - An explanation of why the existing zoning classification is no longer appropriate;
    - An explanation of why the proposed re-zoning will not be detrimental to the surrounding properties;
    - A land survey.
- The current applicant explained that:

    - The building was determined not to be of interest to any religious institution, and also not tenable for residential adaptation.
    - Re-zoning the building for office use would preserve the current building, does not change the character of the neighborhood, and creates less traffic than a possible residential re-use.
- Planning staff performed a review of the application's adherence to existing zoning and Master Planning requirements for the site, an analysis of existing uses of the property within the general area, the suitability of the property in question to the uses permitted under the existing zoning classification, and the general trend of development in the area of the property in question, including any changes that have taken place in the zoning classification.
- This area is considered part of a commercial piece on the edge of downtown, which according to the 1980 Master Plan "should be restricted to office and low intensity commercial use" whenever possible. The currently submitted application is in line with this goal.
    - This area is also zoned according to the Downtown Birmingham 2016 Plan as C – 5 October 16, 2017 Community, which requires the City to retain and enhance the character and vitality of downtown, and make sure new architecture is compatible with old. Keeping the exterior of the building, as proposed in the application, is also in line with this goal.
    - The Zoning Ordinance states that "the purpose of the Zoning Ordinance is to guide the growth and development of the City, in accordance with the goals, objectives, and strategies stated within the Birmingham Future Land Use Plan and the 2016 Plan." The adaptive re-use proposed by the applicant supports the City's growth, development, and re-use, and maintains the character of the neighborhood.
    - Since there is a four-story office building to the south, the McCann Building to the east, and single family residential homes to the north and west, this proposed zoning change could be considered transitional between the high density commercial business district on one side and the single-family low density residential on the other side.
    - With the current TZ1 zoning, the building in question could not be used for a religious institution without a use variance, since it is restricted to residential use.
    - Several changes have occurred to office buildings in the area, and the only rezoning in the area was the change of this building's zoning designation from R4 to TZ1.
- Upon review of the aforementioned information, the Planning Department and the Planning Board recommended that 151 N. Chester be re-zoned from TZ1 to TZ2. The Commission should also consider whether to accept the applicant's offer to restrict the use to office and commercial use only.

City Planner Ecker confirmed for Commissioner Hoff that 151 N. Chester is historical, but is not a historically-designated building, and that the parking would be built out into the basement of the building. City Planner Ecker also confirmed that if this re-zoning is granted, a much larger building could be built in this building's stead later on.

Mayor Nickita explained that conditional zoning is a possibility in order to address concerns of what would be allowed, although the Commission has not taken that route before.

City Attorney Currier confirmed for Commissioner DeWeese that if any further construction were to occur in the future after this re-zoning, the construction would still need to adhere to both the greater zoning and whatever conditional zoning the Commission may apply.

City Planner Ecker confirmed for Mayor Pro Tem Harris that a Special Land Use Permit (SLUP) would be required for this use, and City Attorney Currier confirmed that if the building were to change hands, the conditions of the SLUP would have to be followed or they would need to be amended by the Commission at the request of the new owner.

Mayor Nickita opened the public hearing at 8:12 p.m.

Sam Surnow of the Surnow Company (320 Martin Street) explained that while many possibilities for the building were explored, the conclusion was that the building would need to be torn down in order to adhere to TZ1. The Surnow Company met with the building's neighbors in March to solicit feedback, and the neighborhood overwhelmingly expressed its desire to keep the building. Mr. Surnow explained that:

- Of the 16,000 sq. ft., an estimated 3,000 and 4,000 sq. ft. will be used for parking while the rest of the building is maintained;
- The Surnow Company would be willing to restrict traffic exiting the building so that employees could only make a right onto Chester;
- Fire suppression would be included in the parking lot, the building would be made wheelchair-accessible, and it would be brought up to code.

Mr. Biddison, the architect on this project from Biddison Architecture, explained:

- That the main floor would be maintained as public space, with former mechanical spaces being repurposed as storage for office users;
- The trusses may be changed from the inside into an additional useable level;
- An elevator would be added;
- Some stairs would be re-configured;
- And the windows would be maintained, but the floors would be re-positioned so the windows are at an appropriate height.

Mr. Biddison confirmed for Commissioner DeWeese that the parking lot would include about twelve spaces.

City Planner Ecker confirmed for Commissioner Hoff that:

- The Surnow Company can keep the existing roof lines within TZ2 because the building is grandfathered in, even if they decide to build up into the trusses to create a level.
- If the conditional zoning is not accepted, either a church or food and drink establishment could go into the building with a SLUP.

- The Surnow Company is considering permanent offices, not bistro offices similar to an application submitted by a previous group.

Lauren Stein spoke in support of the proposed project and re-zoning by the Surnow Company.

Susan Martin wholly supported renovating the existing building with the conditional zoning for business use only.

Mayor Nickita closed the public hearing at 8:36 p.m.

City Planner Ecker explained to Commissioner Hoff that information on traffic pattern changes will not be available until after re-zoning is approved.

MOTION: Motion by Commissioner DeWeese, seconded by Commissioner Bordman:
To approve the rezoning of 191 N. Chester from TZ1 (Transitional Zoning) to TZ2 (Transitional Zoning) as recommended by the Planning Board on September 13, 2017 with the conditions as outlined in the letter dated October 5, 2017 from Chester Street Partners, LLC, A Surnow Company.

Mayor Nickita clarified that Birmingham does not usually re-zone in response to developer requests, but that this is a unique situation because:

- The requested zoning designation did not exist at the original time of zoning;
- To maintain the current zoning would essentially require the demolition of the current building and the construction of a higher density space, which is counter to Birmingham's goals, and;
- The Surnow Company offered to take on additional conditional zoning in order to maintain the intended use category long-term.

VOTE: Yeas, 7
Nays, 0
Absent, 0

CITY OF BIRMINGHAM
REGULAR MEETING OF THE PLANNING BOARD
WEDNESDAY, JANUARY 24, 2018
City Commission Room
151 Martin Street, Birmingham, Michigan

Minutes of the regular meeting of the City of Birmingham Planning Board held on January 24, 2018.Chairman Scott Clein convened the meeting at 7:30 p.m.

Present: Chairman Scott Clein; Board Members Robin Boyle, Stuart Jeffares, Bert Koseck, Vice-Chairperson Gillian Lazar, Janelle Whipple-Boyce, Bryan Williams

Also Present: Nasseem Ramin

Absent: Alternate Board Member Daniel Share; Student Representatives Ariana Afrakhteh, Isabella Niskar

Administration: Matthew Baka, Sr. Planner
Nicholas Dupuis, Planning Intern
Carole Salutes, Recording Secretary

01-16-18

2. 191 N. Chester (Church of Christ, Scientist, renamed The Jeffrey)
Request for approval of the Final Site Plan and Design to allow for exterior design and site changes to the existing building to convert to office use larger than 3,000 sq. ft. in size

Mr. Dupuis explained the 0.40 acre subject site is located at the corner of Chester and Willits on the outer edge of Downtown Birmingham. The Planning Board recommended approval to the City Commission for a rezoning from TZ-1 to TZ-2 on September 13, 2017 to allow the former Church of Christ Scientist building to permit office use.

The City Commission approved the request for a rezoning to TZ-2. The transformed office building is proposed to contain 16,493 sq. ft. of office space. The Zoning Ordinance limits tenants of an office building to 3,000 sq. ft. per tenant in the TZ-2 District. The proposed floor plans for the renovated office building show three tenant lease spaces, all of which will be over the permitted 3,000 sq. ft. Thus, the applicant is seeking a SLUP to allow for three office tenants to each exceed 3,000 sq. ft. in area. A highlight of the proposed transformation of the former Church use to an office use is the proposed 1,355 sq. ft. addition to the front of the building. Along with the design of an overhead garage door off of Willits, a new roof, new windows, and new paint, a new lobby addition will create an entirely new look for the building.

Based on Article 4, section 4.20 of the Zoning Ordinance, the applicant is required to have two street trees along N. Chester and five street trees along Willits. *Thus, the*

applicant must add an additional tree along Willits or obtain a waiver from the Staff Arborist.

The Dept. of Public Services states that instead of Sweet Gums along Chester St., they require a different variety of tree for this location due to the fruit of the species and the proximity to the sidewalks. Also, irrigation should be installed.

The proposed development contains 16,493 sq. ft. of office space, thus is required to provide one off-street loading space. The applicant has not proposed an off-street loading space. *Therefore, the applicant must submit revised plans showing the placement and measurements of one off-street loading space, or obtain a variance from the Board of Zoning Appeals ("BZA").*

Design Review

The transformation from Church to office will include the removal of the existing porch and entry to create an addition on the front of the building to be used as the primary entryway to the building, bringing it to the property line. There will also be repairs done and paint (SW 7069 Iron Ore) added to the existing masonry, a new quartz -zinc metal roof, a new garage with a 10 ft. x 8 ft. garage door (material and color unknown), and new windows added to the building. Some material samples and colors have been provided at this time, but the missing details must be provided.

For the new addition, the applicant is proposing new grey brick (manufacturer unknown), quartz -zinc metal paneling for coping and roofing, an aluminum clear glass window system, and a new anthra-zinc metal canopy in black for the new front entrance. This will modernize the front of the building and give it more of an office building look, as opposed to a Church look. The proposed addition will bring the building to the property line and the building's street presence will match that of the McCann Building to the east and the Integra Building to the south.

The original building will be painted charcoal grey (SW 7069 Iron Ore) and have a new grey standing seam metal roof, along with 24 new clear glass windows/doors. The applicant is also proposing to create three new patios on the property, one off of the new addition, one off of the back of the building at the first floor, and finally, one on the second floor. The patio proposed with the addition will be enclosed with a powder coated aluminum railing. The other patios will be enclosed with an aluminum and tempered glass railing system. Article 3, Section 3.04 of the Zoning Ordinance requires balconies, railings and porch structures to be wood, metal, cast concrete, or stone. *The applicant will need to submit revised plans showing a railing made of metal, wood, cast concrete, or stone, or obtain a variance from the BZA.*

The applicant is not proposing any signage at this time. The applicant has provided window samples showing clear glass with a visual light transmittance of 80% for the new windows.

Mr. Williams received confirmation that the applicant may have to come back for a SLUP amendment when the tenants and signage are identified.

Mr. Jeffares noted there are sterile cultivars of Sweet Gum trees that do not have fruit. Mr. Baka said the applicant would have to talk to the arborist and work that out.

Mr. Boyle felt that adding street furniture does not help in that particular location. Mr. Jeffares said he cannot fathom not having a bike rack on the property, assuming the building has been named after Jeffrey Surnow. There was general agreement on the bike racks.

Mr. Kevin Biddison, Biddison Architecture, 320 Martin, thought the adjustments that are planned will greatly improve the building. The tenant signage will go on the main brick frontage on the Chester side. There is an existing ground sign on the property but they do not know if it is something they would request.

Mr. Sam Surnow, the developer, 320 Martin, agreed there is no other location for signage other than on Chester.

There were no comments from the public at 8:15 p.m.

Motion by Ms. Whipple-Boyce
Seconded by Mr. Williams to recommend APPROVAL the Final Site Plan and Special Land Use Permit to the City Commission for 191 N. Chester, The Jeffrey, with the following conditions:

1. The applicant must add an additional tree along Willits, or obtain a waiver from the Staff Arborist;
2. The applicant replace the proposed Sweet Gum trees along Chester and provide irrigation for trees;
3. The applicant must submit revised plans showing the placement and measurements of one off-street loading space, or obtain a variance from the BZA; 4. The applicant will need to submit revised plans showing a railing made of metal, wood, cast concrete, or stone, or obtain a variance from the BZA; and
5. The applicant add bike racks.

Ms. Whipple-Boyce and Mr. Koseck thought the applicant did a great job with the front of the building. Mr. Williams added this is great utilization of an existing structure.

There were no comments from the public on the motion.

Motion carried, 7-0.

VOICE VOTE
Yeas: Whipple-Boyce, Williams, Boyle, Clein, Jeffares, Koseck, Lazar
Nays: None
Absent: None

CITY OF BIRMINGHAM
REGULAR MEETING OF THE PLANNING BOARD
WEDNESDAY, APRIL 25, 2018
City Commission Room
151 Martin Street, Birmingham, Michigan

Minutes of the regular meeting of the City of Birmingham Planning Board held on April 25, 2018. Chairman Scott Clein convened the meeting at 7:30 p.m.

Present: Chairman Scott Clein; Board Members Robin Boyle, Stuart Jeffares, Bert Koseck, Daniel Share, Bryan Williams; Alternate Board Member Nasseen Ramin; Student Representatives Madison Dominato (left at 9:10 p.m.), Sam Fogel (left at 9:05 p.m.)

Absent: Board Member Janelle Whipple-Boyce; Student Representative Ellie McElroy
Administration: Matthew Baka, Sr. Planner
Jana Ecker, Planning Director
Carole Salutes, Recording Secretary

04-69-18

SPECIAL LAND USE PERMIT ("SLUP")
FINAL SITE PLAN AND DESIGN REVIEW

1. 191 N. Chester
The Jeffery (formerly Church of Christ, Scientist)
Request for approval of Community Impact Study ("CIS"), Application for SLUP, and Final Site Plan and Design Review to allow renovation and expansion to the existing building for office use over 3,000 sq. ft. in size

CIS
Ms. Ecker advised the applicant was required to prepare a CIS in accordance with Article 7, section 7.27(E)(3) of the Zoning Ordinance, as the proposed remodeling/additions bring the total gross floor area of the building above 20,000 sq. ft., and the additions are greater than 10% of the gross floor area of the existing building.

The 0.40 acre subject site is currently a vacant church at the corner of Chester and Willits, at the outer edge of the Downtown Overlay District. The applicant is seeking a SLUP to transform the church building into an office building. The Zoning Ordinance limits tenants of an office building to 3,000 sq. ft. per tenant in the TZ-2 District. The three tenant lease spaces proposed measure over 3,000 sq. ft., and thus all exceed the permitted size in the TZ-2 Zoning District without a SLUP.

The CIS states that the completed development will not cause any potential hazards or nuisances. However, vibration and dust issues may be present during construction. The applicant has not suggested any mitigation techniques for dust, noise and vibrations that may occur during construction. They may want to comment on how they will deal with that during construction. Generally, that is handled through the Building and Engineering Depts.

In accordance with the 2016 Plan, all utilities on the site should be buried to visually enhance the site. Thus, the applicant will be required to bury the existing utilities on the site.

The CIS describes a refuse storage area inside of the garage located off of Willits. The CIS does not mention a separate area for recyclables. The applicant has indicated that the solid waste generated from this facility will be standard and can be handled easily by a local waste management company.

The applicant has not provided information on the required safety measures for the new project, such as a fire suppression system or a Knox Box. This was labeled as TBD in the CIS and will be required at the time of Final Site Plan Review. The Police and Fire Depts. will require further information to ensure that all life safety issues have been addressed. The applicant has indicated in the CIS that they will be using a security system and fire suppression system, but has not determined which system and the level of performance. The applicant will be required to submit details of the proposed security system, and they must be provided to and approved by the Police Dept.

A transportation study has been submitted which was forwarded to the City's Traffic Consultants, Fleis & Vandenbrink ("F&V") and MKSK who provided a letter that Ms. Ecker passed around. It appears there will not be a significant traffic impact as a result of this project. Therefore, no further road improvements are warranted. The applicant has submitted new documentation from Stonefield Engineering with regards to traffic, and a letter from Biddison Architecture regarding some of the other issues. The City's Traffic Consultant did not have time to review the new documentation before tonight's meeting.

Motion by Mr. Williams
Seconded by Mr. Boyle to receive and file three documents:

- **Letter dated April 24, 2018 from Fleis & Vandenbrink and MKSK Studios;**
- **Letter dated April 25, 2018 from Biddison Architecture;**
- **Letter dated April 25, 2018 from Stonefield Engineering and Designs.**

Motion carried, 7-0.

VOICE VOTE
Yeas: Williams, Boyle, Clein, Jeffares, Koseck, Ramin, Share
Nays: None
Absent: Whipple-Boyce

Ms. Ecker mentioned that the F&V letter also talked about the proposed ADA compliant ramp that will replace the existing stairs on Willits. However, when one crosses the street there is no ramp. The Engineering Dept. has indicated they will ask the applicant to complete a ramp and striping to the other side. Also, F&V has asked the applicant to show that the proposed ADA space in the existing parking facility will remain and to confirm that it meets ADA requirements. Further, to make sure the ADA spot in the proposed parking garage will meet ADA requirements, and also to make sure there is direct access from the parking lot into the building and to the elevator.

Mr. Boyle suggested that some of the requirements of the CIS could be reduced because they add up to a lot of work in the applicant's part to collect all of the information.

Mr. Kevin Biddison, Biddison Architecture, 320 Martin, noted that the sidewalk will extend across the drive. Also there is a future sidewalk that will be extended to the west. All of the ADA ramps and exterior parking spaces have already been approved by the Engineering Dept. The building has complete ADA access from the garage level as well as from the sidewalk at Chester.

Mr. Jeffares observed that the crosswalk from the ramp on the northeast corner of the property ends in someone's driveway. Chairman Clein noted the City Engineer will review whether or not that is appropriate.

The Chairman invited members of the public to come forward and speak about the CIS at 8:25 p.m.

Mr. Derek Hutchins said he is the owner of 468 Willits, which is the driveway that was mentioned. He stated that generally he is in support of the project. He cautioned that when the steps along Willits are replaced by a ramp, it will become totally dangerous in the winter when there is ice and snow. Also, he suggested maybe the ramp entering into the lower level could be opened up from the road so it is easier to turn in and out.

Mr. Otto Renacosorti thought the upgrade fits right in with the buildings Downtown. He asked the board to keep in mind how dangerous the traffic situation at that corner is for pedestrians.

Mr. Eric Jergins, 460 W. Maple Rd., agreed it will be nice to see something transformational happen to the Church. However he was concerned about the amount of square footage that is being added to the space. The planned addition creates a vertical glass wall along the entire southern elevation that is a full story above and 9 ft. away from his building. Therefore he asked:

- If the building has to go to 27,000 sq. ft.;
- Can the vertical wall be offset further than it is;
- Does it have to be entirely all glass looking over his property.

Even modest modifications to their proposal could make a better connection to surrounding properties.

Mr. Boyle suggested moving the CIS forward and getting to the site plan by asking that the applicant work with the City to address the issues raised.

Motion by Mr. Share
Seconded by Mr. Williams To POSTPONE action on the CIS for 191 N. Chester, The Jeffrey, to May 9, 2018 until the Planning Board receives the final report from the consultants.

At 8:43 p.m. no comments were heard from the public on this motion.

Motion carried, 6-1.

ROLLCALL VOTE
Yeas: Share, Williams, Clein, Jeffares, Koseck, Ramin
Nays: Boyle
Absent: Whipple-Boyce

Final Site Plan Review
Ms. Ecker recalled the applicant appeared before, and was approved by the Planning Board on January 25, 2018 for a SLUP, and Final Site Plan and Design Review for the renovation and addition to the front of the building. Because the applicant has revised the plans to include more additions, they are required to come before the Planning Board again.

The proposed development contains 16,493 sq. ft. of office space, thus is required to provide one off-street loading space. The applicant has not proposed an off-street loading space. ***Therefore, the applicant must submit revised plans showing the placement and measurements of one off-street loading space, or obtain a variance from the Board of Zoning Appeals ("BZA")***. The applicant is scheduled to appear before the Board of Zoning Appeals on May 8th, 2018.

Ms. Ecker noted the applicant is filling in some of the upper space of the building but the overall height is not being increased. The first-floor footprint remains the same.

Mr. Kevin Biddison pointed out the changes from the last review.

A highlight of the proposed transformation of the former Church use to an office use is the proposed 1,355 sq. ft. addition to the front of the building. They are also proposing to add to the second floor by bumping out to the south and to the west, in order to maximize tenant lease space. The first-floor footprint of the building is not changing. Along with the design of an overhead garage door off of Willits, a new roof, new windows, and new paint, the changes will create an entirely new look for the building. The proposed additions will bring the gross floor area to 27,290.25 sq. ft. (figure includes the 10,011 sq. ft. lower level and the 2,493 sq. ft. indoor garage).

A new driveway is proposed off of Willits which comes into an indoor garage containing eight spaces. In addition, the site contains three more spaces off of Willits.

In response to Mr. Share, Mr. Biddison explained the height of 191 Chester is basically the same as the office building immediately to the south on the corner of Maple Rd. and Chester.

Mr. Biddison stated as long as the Engineering Dept. is fine with them having a wider curb cut for the driveway, he has no issue with it.

Mr. Sam Surnow, the developer, 320 Martin, said that after the Planning Board's approval in January, they realized that the existing product design was incomplete. While the front facade opened up the building, it didn't really solve the issue of the natural light. By adding glass to the south side which faces a commercial alley and the dormer that would replace the eyesore where the HVAC equipment is on the north, they realized the space would be drastically improved. Closing in the roof area not only tied the building together but it allowed them to utilize the space effectively while staying within the building footprint.

All of the residential neighbors have supported them in writing. With respect to Mr. Jergins' comments, Mr. Surnow didn't think that it was necessarily realistic to think that the existing structure would stay there forever. Because they have one person who is on the commercial side that doesn't agree with their plan, he feels like there is only so much they can do, so they have come to the Planning Board for Site Plan approval.

In answer to Chairman Clein's inquiry about how they plan to operate the facility if the variance for the off-street loading space is granted, Mr. Biddison responded the only deliveries will be from small vans or UPS trucks. When a tenant moves in or out every few years, it can be managed at a time when there is low traffic. There is not an area on the site where a truck could fit. They entertained trying to provide space in the front of the building from the sidewalk to the building, and they were told by the Engineering Dept. that if they can only get 35 ft., that is not enough. Forty feet is needed. There are also parking spaces on the street that can be used for deliveries.

Ms. Ecker showed the materials which are the same as last time. She noted the issues that have to be resolved by Final Site Plan Review:

- The off-street loading space;
- The glass material that is proposed for the outdoor terrace railings;
- Full material samples and spec sheets on all the materials and mechanical equipment;
- Streetscape elements.

Mr. Biddison advised there is one other item, which is the landscape comments, and they have all been taken care of. The glass rails are now steel rails. Burial of the overhead electric service will have to be addressed. All other utilities are underground. The building will be fully suppressed. There will be a Knox Box on the front, and the Fire Dept. connection will be updated in the CIS.

Mr. Williams announced he likes the better utilization of space. The Police Dept. needs to address this intersection because it is not safe.

Mr. Jeffares noted from a massing standpoint under TZ-1, if this building were torn down a new development could have larger massing than what exists presently.

Design Review

The transformation from Church to office will include the removal of the existing porch and entry to create an addition off of the front of the building to be used as the primary entryway to the building, bringing it to the property line. There will also be repairs done and paint (SW 7069 Iron Ore) added to the existing masonry, a new quartz -zinc metal roof, a new garage with a 10 ft. x 8 ft. garage door, and new windows added to the building.

For the new addition, the applicant is proposing new grey brick, quartz -zinc metal paneling for coping and roofing, an aluminum clear glass window system, and a new anthra-zinc metal canopy in black for the new front entrance. Since the proposed addition will be bringing the building to the property line, the building's street presence will match that of the McCann building to the east, and the Integra building to the south.

The original building will be painted charcoal grey (SW 7069 Iron Ore) and have a new grey standing seam metal roof installed, along with 24 new clear glass windows/doors.

Motion by Mr. Boyle
Seconded by Mr. Share to POSTPONE to May 9, 2018 action on the CIS, Final Site Plan and Design Review, and SLUP for 191 N. Chester, The Jeffery, in order to allow the applicant to undertake the necessary amendments to the site plan as the board has requested. In particular, identifying the interchange, the crosswalks, the location of the entrance, and expanding the apron of the entrance for the parking area to go on a site plan that the board would then sign. At the same time, from the sample language in front of the board, make sure the applicant complies with the site issues regarding details and the like.

Mr. Koseck cautioned that when the applicant comes back they should make it really clear on the drawings what is existing and what is new. Aerial photographs will make it easier to tell the story.

There were no comments on the motion from members of the audience at 9:15 p.m.

Motion carried, 7-0.

VOICE VOTE

Yeas: Boyle, Share, Clein, Jeffares, Koseck, Ramin, Williams
Nays: None
Absent: Whipple-Boyce

CITY OF BIRMINGHAM
REGULAR MEETING OF THE PLANNING BOARD
WEDNESDAY, MAY 9, 2018
City Commission Room
151 Martin Street, Birmingham, Michigan

Minutes of the regular meeting of the City of Birmingham Planning Board heldonMay 9, 2018.Chairman Scott Clein convened the meeting at7:30 p.m.

Present: Chairman Scott Clein; Board MembersRobin Boyle (arrived at 7:48 p.m.), Stuart Jeffares, Bert Koseck,Daniel Share, Janelle Whipple-Boyce, Bryan Williams; Student RepresentativesMadison Dominato (left at 8:45 p.m.),Ellie McElroy

Absent: Alternate Board Member Nasseen Ramin; Student Representative Sam Fogel

Administration: Brooks Cowan, Planner

Jana Ecker, Planning Director

Carole Salutes, Recording Secretary

05-80-18

SPECIAL LAND USE PERMIT ("SLUP")
FINAL SITE PLAN AND DESIGNREVIEW

2. 191 N. Chester The Jeffery (formerly Church of Christ, Scientist)
Request for approval of Community Impact Study ("CIS"), Application for SLUP, and Final Site Plan and Design Review to allow renovation and expansion to the existing building for office use over 3,000 sq. ft. in size

CIS
Ms. Ecker reported that a letter dated May 4, 2018 has been received from Fleis & Vandenbrink and MKSK, the City's traffic consultants, and they have signed off on the traffic portion of the study.

Ms. Ecker advised that since April 25, 2018 the applicant has added one bicycle parking rack (City standard loop) on Chester near the front entrance, and they advised they did not have room within the enclosed parking area for bicycle parking. The applicant has also reviewed all ADA and traffic issues with the Engineering Dept. and the traffic consultant, and made all of the required corrections. Specifically, the applicant has revised the layout of the parking spaces in the R-O-W along Willits, added a sidewalk across the entry apron to the enclosed parking area, widened the apron of the entry drive, and added crosswalk striping, ADA ramp and landing across on the north side of

Willits as requested by the Planning Board. Minor changes were also made to the slope of the ADA ramp proposed on the south side of Willits by the crosswalk. The site plan has also been revised to show all adjacent property conditions around the subject site as requested by the Planning Board.

Mr. Williams thought the applicant should address whether all utilities on site will be buried as required and how that relates to adjoining properties. Chairman wanted to see them buried unless there is a reason otherwise. There seems to be only one strand from the pole across the street so it doesn't seem onerous to him.

Mr. Kevin Biddison, Biddison Architecture, 320 Martin, came forward. It is correct that the only feed is from a pole across the street. They will look at that and work with the City Engineer. Also, some additional bike parking will be provided inside. The security system will be taken care of once they know the number of tenants. The Engineering Dept. allowed them to put in a flare up to 2.5 ft. wide at the end of the drive. There is a room inside the garage that will be used for recycling and trash. As far as noise and dust during construction, they will take whatever precautions are necessary. The demo is already completed, which is probably the worst part, so he doesn't see any problems going forward.

Motion by Mr. Williams
Seconded by Mr. Share to ACCEPT the CIS as provided by the applicant for the proposed development at 191 N. Chester, the Jeffery with the following conditions:
1. Applicant provide mitigation strategies for control of noise vibration and dust;
2. Applicant will be required to bury all utilities on the site subject to the concurrence of the City Engineer.
3. Applicant provide space for the separation of recyclables; and
4. Applicant provide information on all life safety issues and Fire Dept. approval, as well as details on the proposed security system provided to and approved by the Police Dept.

Motion carried, 5-0.

VOICE VOTE
Yeas: Williams, Share, Clein, Jeffares, Whipple-Boyce
Nays: None
Absent: Boyle, Koseck

Special Land Use Permit ("SLUP"), Final Site Planand Design Review
Ms. Ecker reported that the applicant received a variance from the Board of Zoning Appeals to eliminate the required loading space. They have now added a bicycle parking rack along N. Chester in front of the new lobby addition. Additionally, the applicant has revised the plans to show all proposed railings in black powder coated aluminum.

Motion by Mr. Williams

Seconded by Mr. Jeffares to APPROVE the SLUP, Final Site Plan and Design Review for 191 N. Chester, The Jeffrey, subject to the following condition:
1. Applicant submits for administrative approval material samples and specifications to complete design review for the garage door.

No one from the public wished to speak on the motion.

Motion carried, 5-0.

VOICE VOTE
Yeas: Williams, Jeffares, Clein, Share, Whipple-Boyce
Nays: None
Absent: Boyle, Koseck

191 N. Chester

City of Birmingham
A Walkable Community

MEMORANDUM

Finance Department

DATE: **May 17, 2018**

TO: **Joseph A. Valentine, City Manager**

FROM: **Mark Gerber, Director of Finance/Treasurer**

SUBJECT: **Next 2018-2019 Service Agreement**

The City Commission previously approved a master service agreement to be used by various outside agencies that are requesting and have previously received funding from the City. Next has completed the required agreement and Attachments A and B, which provides a description of the services to be provided and the direct benefit of their services to the City and how the money is being spent in the current fiscal year.

Next is requesting funding totaling $104,800 for 2018-2019. This is an increase of $4,990, or 5%, in funding from fiscal year 2017-2018. Funding has been approved in the fiscal year 2018-2019 budget for this expenditure. Based on the services that Next provides and the direct benefit to the City, it is recommended that the City Commission approve Next's funding request in the amount of $104,800.

SUGGESTED RESOLUTION: To approve the service agreement with Next in the amount of $104,800 for services described in Attachment A of the agreement for fiscal year 2018-2019, account number 101-299.000-811.0000, and further direct the Mayor and City Clerk to sign the agreement on behalf of the City.

SERVICES AGREEMENT

THIS SERVICES AGREEMENT ("Agreement"), made this _11th_day of _May_, 2018 by and between the **CITY OF BIRMINGHAM**, having its principal office at 151 Martin Road, Birmingham, MI 48009 ("CITY"), and ___**Next**_____, whose address is _2121 Midvale St __Birmingham, MI 48009_____ ("SERVICE PROVIDER"), provides as follows:

WITNESSETH:

WHEREAS, the CITY desires to have certain services provided, which shall be of the type, nature and extent as set forth on Attachment A; and

WHEREAS, SERVICE PROVIDER desires to provide said services for the CITY, which it shall do in accordance with the experience it has attained from providing similar services of this nature, under the terms and conditions hereinafter stated.

NOW, THEREFORE, for and in consideration of the respective agreements and undertakings herein contained, the parties agree as follows:

1. SERVICE PROVIDER shall perform the services as set forth on Attachment A. The type, nature and scope may be changed if mutually agreed upon in writing by SERVICE PROVIDER and the CITY.

2. The CITY shall pay a total of $___$104,800_____ to SERVICE PROVIDER for the performance of this Agreement, which amount shall compensate SERVICE PROVIDER for all aspects of the services to be performed including, but not limited to, all preparation, coordination, management, staffing and all other services incidental thereto. Payment shall be made to SERVICE PROVIDER pursuant to the schedule contained in Attachment A.

3. All services performed shall be of the highest quality and standards that meet or exceed that which is required and expected in that service industry.

4. SERVICE PROVIDER shall provide and designate one supervisor responsible for the coordination of services provided, who shall handle problem solving and be the contact person for the CITY.

5. This Agreement shall commence immediately after both parties have signed in the place and manner indicated below and shall terminate in accordance with the provisions as set forth in Attachment A.

6. This Agreement shall be governed by and performed, interpreted and enforced in accordance with the laws of the State of Michigan. SERVICE PROVIDER agrees to perform all services provided for in this Agreement in accordance with and in full compliance with all local, state and federal laws and regulations.

7. If any provision of this Agreement is declared invalid, illegal or unenforceable, such provision shall be severed from this Agreement and all other provisions shall remain in full force and effect.

8. This Agreement shall be binding upon the successors and assigns of the parties hereto, but no such assignment shall be made by SERVICE PROVIDER without the prior written consent of the CITY. Any attempt at assignment without prior written consent shall be void and of no effect.

9. SERVICE PROVIDER agrees that neither it nor its employees will discriminate against any employee, independent contractor, or applicant for employment with respect to hire, tenure, terms, conditions or privileges of employment, or a matter directly or indirectly related to employment because of race, color, religion, national origin, age, sex, height, weight or marital status. SERVICE PROVIDER shall inform the CITY of all claims or suits asserted against it by SERVICE PROVIDER's employees or contractors who work pursuant to this Agreement. SERVICE

PROVIDER shall provide the CITY with periodic status reports concerning all such claims or suits, at intervals established by the CITY.

10. To the fullest extent permitted by law, SERVICE PROVIDER and any entity or person for whom SERVICE PROVIDER is legally liable, agrees to be responsible for any liability, defend, pay on behalf of, indemnify, and hold harmless the CITY, its elected and appointed officials, employees and volunteers and others working on behalf of the CITY against any and all claims, demands, suits, or loss, including all costs connected therewith, including reasonable attorney fees, and for any damages which may be asserted, claimed or recovered against or from the CITY, its elected and appointed officials, employees, volunteers or others working on behalf of the CITY, which arises out of or is in any way connected or associated with this Agreement. Such responsibility shall not be construed as liability for damage caused by or resulting solely from the act or omission of the CITY, its elected or appointed officials, employees, volunteers or others working on behalf of the CITY.

11. SERVICE PROVIDER shall not commence work under this Agreement until it has, at its sole expense, obtained the insurance required by this paragraph. All certificates of insurance shall be with insurance carriers licensed and admitted to do business in the State of Michigan. All certificates of insurance shall be with insurance carriers acceptable to the CITY. SERVICE PROVIDER shall maintain during the life of this Agreement the types of insurance coverage and minimum limits as set forth below:

A. Workers' Compensation Insurance: SERVICE PROVIDER shall procure and maintain during the life of this contract, Workers' Compensation Insurance, including Employers Liability Coverage, in accordance with all applicable statutes of the State of Michigan.

B. Commercial General Liability Insurance: SERVICE PROVIDER shall procure and maintain during the life of this Agreement, Commercial General Liability Insurance on an "Occurrence Basis" with limits of liability not less than $1,000,000 per occurrence for combined single limit, Personal Injury, Bodily Injury and Property Damage. Coverage shall include the following extensions: (A) Contractual Liability; (B) Products and Completed Operations; (C) Independent Contractors Coverage; (D) Broad Form General Liability

Extensions or equivalent; (E) Deletion of all Explosion, Collapse and Underground (XCU) Exclusions, if applicable.

C. Motor Vehicle Liability: SERVICE PROVIDER shall procure and maintain during the life of this Agreement Motor Vehicle Liability Insurance, including all applicable no-fault coverages, with limits of liability of not less than $ 1,000,000 per occurrence combined single limit Bodily Injury and Property Damage. Coverage shall include all owned vehicles, all non-owned vehicles, and all hired vehicles.

D. Additional Insured: Commercial General Liability and Motor Vehicle Liability Insurance, as described above, shall include an endorsement stating the following shall be *Additional Insureds*: The City of Birmingham, including all elected and appointed officials, all employees and volunteers, all boards, commissions and/or authorities and board members, including employees and volunteers thereof. This coverage shall be primary and any other insurance maintained by the additional insureds shall be considered to be excess and non-contributing with this insurance required from SERVICE PROVIDER under this Section.

E. Cancellation Notice: Workers' Compensation Insurance, Commercial General Liability Insurance and Motor Vehicle Liability Insurance, as described above, shall include an endorsement stating the following: "Thirty (30) days Advance Written Notice of Cancellation or Non-Renewal shall be sent to: Finance Department, City of Birmingham, P.O. Box 3001, 151 Martin Street, Birmingham, Michigan 48012.

F. Proof of Insurance Coverage: SERVICE PROVIDER shall provide the CITY at the time the contracts are returned for execution, Certificates of Insurance and/or policies, acceptable to the CITY, as listed below.

1. Two (2) copies of Certificate of Insurance for Workers' Compensation;

2. Two (2) copies of Certificate of Insurance for Commercial General Liability;

3. Two (2) copies of Certificate of Insurance for Vehicle Liability Insurance;

4. If so requested, Certified Copies of all policies mentioned above will be furnished.

G. Coverage Expiration: If any of the above coverages expire during the term of this Agreement, SERVICE PROVIDER shall deliver renewal certificates and/or policies to the CITY at least (10) days prior to the expiration date.

12. If, after the effective date of this Agreement, any official of the CITY or spouse, child, parent or in-law, of such official or employee shall become directly or indirectly interested in this Agreement, or the affairs of SERVICE PROVIDER, the CITY shall have the right to terminate this Agreement without further liability to SERVICE PROVIDER if the disqualification has not been removed within thirty (30) days after the CITY has given SERVICE PROVIDER notice of the disqualifying interest. Ownership of less than one percent (1%) of the stock or other equity interest in a corporation or partnership shall not be a disqualifying interest. Employment shall be a disqualifying interest.

13. Any controversy or claim arising out of or relating to this Agreement, or the breach thereof, shall be settled either by commencement of a suit in Oakland County Circuit Court, the 48th District Court or by arbitration. If both parties elect to have the dispute resolved by arbitration, it shall be settled pursuant to Chapter 50 of the Revised Judicature Act for the State of Michigan and administered by the American Arbitration Association with one arbitrator being used, or three arbitrators in the event any party's claim exceeds $1,000,000. Each party shall bear its own costs and expenses and an equal share of the arbitrator's and administrative fees of arbitration. Such arbitration shall qualify as statutory arbitration pursuant to MCL §600.5001 et. seq., and the Oakland County Circuit Court or any court having jurisdiction shall render judgment upon the award of the arbitrator made pursuant to this Agreement. This Agreement shall be governed by the laws of the State of Michigan and the arbitration shall take place in Oakland County, Michigan. In the event that the parties elect not to have the matter in dispute arbitrated, any dispute between the parties may be resolved by the filing of a suit in the Oakland County Circuit Court or the 48th District Court.

14. This Agreement constitutes the entire agreement between the parties hereto pertaining to the subject matter hereof and supersedes all prior and contemporaneous agreements, understandings, negotiations and discussions, whether oral or written, of the parties, except as

specifically set forth herein. No supplement, modification, addition, deletion or waiver of this Agreement or any provision of this Agreement shall be binding unless executed in writing by both parties to be bound thereby.

15. SERVICE PROVIDER and the CITY agree that SERVICE PROVIDER shall be liable for its own actions and neither SERVICE PROVIDER nor its employees or contractors shall be construed as employees of the CITY. Neither party, by virtue of this Agreement, shall have any right, power or authority to act or create any obligation, express or implied, on behalf of the other party, except as specifically outlined herein. SERVICE PROVIDER, including its employees and contractors, shall not be considered entitled or eligible to participate in any benefits or privileges given or extended by the CITY, or be deemed an employee of the CITY for purposes of federal or state withholding taxes, FICA taxes, unemployment, workers' compensation and other employer contributions on behalf of SERVICE PROVIDER or SERVICE PROVIDER's employees or contractors.

16. SERVICE PROVIDER acknowledges that in performing services pursuant to this Agreement, certain confidential and/or proprietary information (including, but not limited to, internal organization, methodology, personnel and financial information, etc.) may become involved. SERVICE PROVIDER recognizes that unauthorized exposure of such confidential or proprietary information could irreparably damage the CITY. Therefore, the SERVICE PROVIDER agrees to use reasonable care to safeguard the confidential and proprietary information and to prevent the unauthorized use or disclosure thereof. SERVICE PROVIDER shall inform its employees and contractors of the confidential or proprietary nature of such information and shall limit access thereto to employees rendering services pursuant to this Agreement. SERVICE PROVIDER further agrees to use such confidential or proprietary information only for the purpose of performing services pursuant to this Agreement.

The said parties have caused this Agreement to be executed as of the date and year above written.

THE CITY OF BIRMINGHAM

By: _____
Andrew M. Harris, Mayor

By: _____
J. Cherilynn Mynsberge, City Clerk

[SERVICE PROVIDER] Next

By: Christine Brown

Its: Executive Director

APPROVED:

Joseph A. Valentine, City Manager
(Approved as to substance)

Department Head
(Approved as to substance)

Timothy J. Currier, City Attorney
(Approved as to form)

Mark Gerber, Director of Finance
(Approved as to financial obligation)

ATTACHMENT A

I. Name of Organization: Next, Your Place to Stay Active & Connected

II. Funding Request: $104,800.00

III. Amount of funding received from City in current fiscal year: $99,810.00

IV. Organization's Purpose or Mission:

The mission of Next, is to identify and meet the needs of older adults by soliciting and coordinating community resources to provide educational recreational and social programs; support outreach searches; and volunteer opportunities.

V. Description of Services to be provided (Scope of Work):

Extensive quality programming for community residents to include lifelong learning and wellness, fitness, creative arts and social enrichment. In addition, Next provides comprehensive support services to assist residents who need additional support to age in place. This might include but not limited to Meals on Wheels, transportation, free tax preparation, health screenings and legal assistance, low income assistance with home and yard maintenance, home loans for major repairs along with information and referrals.

VI. Explain the value of the services to the City of Birmingham:

As Birmingham's aging population continues rapidly grow, Next provides vital enrichment opportunities while supporting independence to area residents. Strong communities are built and sustained when there is a diverse population of engaged citizens. A partnership between the city and Next is important to provide a wide variety of high quality activities, and supportive services to Birmingham residents in order to live comfortably in the City.

VII. Provide a list of the other funding sources: (List below. Attach additional sheet if necessary.)

Facility use, in-kind donation Birmingham Public Schools 36% of Next operating budget, additional sources of revenue as part of the operating budget: business donations 11%, transportation 10%, fundraisers 8% program fees 7%, membership dues 5% of the Next operating budget.

VIII. Provide a detailed list of services provided in the 2017-2018 Fiscal Year (July 1, 2017 – June 30, 2018). Include the following for each quarter:

- Date & Timeframe of each service provided
- Explanation of the service provided
- Number of Birmingham residents in attendance/effected by service
- Explanation of how the funds were used

(Use Attachment B to record the services. Attach additional sheets if necessary.)

NOTE: Organizations receiving funding are required to provide invoices to the City for services coinciding with the timing of the delivery of those services.

Submitted by: Christine Braun Title: Executive Director
(Print Name)

Signature: Christine Braun Date: 5/11/2018

Name of Organization: Next

ATTACHMENT B

First Quarter (July 1, 2017 – September 30, 2017

Name and Explanation of Program/Service	Date of Service	Duration of Service (timeframe)	Cost of Program/Service	# Total Participants	# of Birmingham Participants	Breakdown of funds used for Program/Service
Transportation to area doctors, hospitals, grocery stores, Next, etc	7/1-9/30 2017	On going	$22,500	1154 rides given	866	$5,625
Meals delivered to homes	7/1-9/30 2017	On going	$5,400	1812 meals delivered	1449 meals delivered	$1,350.00
Outreach support to Birmingham residents	7/1-9/30 2017	On going	$23,496	472 units of service	330 units of service	$4,895.00
Programs- In house: weekly speakers, daily fitness and creative art classes, health education classes, enrichment and social opportunities	7/1-9/30 2017	On-going	$48,595	1650 members	1550 visits to Next - 760 plus Bham residents come to Next in various degrees of frequency	$12,148.00
Travel – overnight & daytrips	7/1-9/30 2017	On going	$20,000	186	130	$1,350

Second Quarter (October 1, 2017 – December 31, 2017)

Name and Explanation of Program/Service	Date of Service	Duration of Service (timeframe)	Cost of Program/Service	# Total Participants	# of Birmingham Participants	Breakdown of funds used for Program/Service
Transportation to area doctors, hospitals, grocery stores, Next, etc	7/1-9/30-2017	On going	$22,500	1154 rides given	866	$5,625
Meals delivered to homes	7/1-9/30 2017	On going	$5,400	1812 meals delivered	1812 meals delivered	$1,350.00
Outreach support to Birmingham residents	7/1-9/30 2017	On going	$23,496	472 units of service	330 units of service	$4,895.00
Programs- In house: weekly speakers, daily fitness and creative art classes, health education classes, enrichment and social opportunities	7/1-9/30 2017	On going	$48,595	1650 members	1550 visits to Next - 760 plus Bham residents come to Next in various degrees of frequency	$12,148.00
Travel – overnight & daytrips	7/1-9/30 2017	On going	$20,000	186	130	$1,350

Name of Organization: Next

ATTACHMENT B

Third Quarter (January 1, 2018 – March 31st 2018)

Name and Explanation of Program/Service	Date of Service	Duration of Service (timeframe)	Cost of Program/Service	# Total Participants	# of Birmingham Participants	Breakdown of funds used for Program/Service
Transportation to area doctors, hospitals, grocery stores, Next, etc	7/1-9/30 2017	On going	$22,500	1154 rides given	866	$5,625
Meals delivered to homes	7/1-9/30 2017	On going	$5,400	1812 meals delivered	1449 meals delivered	$1,350.00
Outreach support to Birmingham residents	7/1-9/30 2017	On going	$23,496	472 units of service	330 units of service	$4,895.00
Programs- In house: weekly speakers, daily fitness and creative art classes, health education classes, enrichment and social opportunities	7/1-9/30 2017	On-going	$48,595	1650 members	1550 visits to Next - 760 plus Bham residents come to Next in various degrees of frequency	$12,148.00
Travel – overnight & daytrips	7/1-9/30 2017	On going	$20,000	186	130	$1,350

Fourth Quarter (April 1, 2018 – June 30, 2018)

Name and Explanation of Program/Service	Date of Service	Duration of Service (timeframe)	Cost of Program/Service	# Total Participants	# of Birmingham Participants	Breakdown of funds used for Program/Service
Transportation to area doctors, hospitals, grocery stores, Next, etc	7/1-9/30 2017	On going	$22,500	1154 rides given	866	$5,625
Meals delivered to homes	7/1-9/30 2017	On going	$5,400	1812 meals delivered	1812 meals delivered	$1,350.00
Outreach support to Birmingham residents	7/1-9/30 2017	On going	$23,496	472 units of service	330 units of service	$4,895.00
Programs- In house: weekly speakers, daily fitness and creative art classes, health education classes, enrichment and social opportunities	7/1-9/30 2017	On going	$48,595	1650 members	1550 visits to Next - 760 plus Bham residents come to Next in various degrees of frequency	$12,148.00
Travel – overnight & daytrips	7/1-9/30 2017	On going	$20,000	186	130	$1,350

Name of Organization: Next

ATTACHMENT B

First Quarter (July 1, 2017 – September 30, 2017

Name and Explanation of Program/Service	Date of Service	Duration of Service (timeframe)	Cost of Program/Service	# Total Participants	# of Birmingham Participants	Breakdown of funds used for Program/Service
Transportation to area doctors, hospitals, grocery stores, Next, etc	7/1-9/30 2017	On going	$22,500	1154 rides given	866	$5,625
Meals delivered to homes	7/1-9/30 2017	On going	$5,400	1812 meals delivered	1087 meals delivered	$1,350.00
Outreach support to Birmingham residents	7/1-9/30 2017	On going	$23,496	472 units of service	330 units of service	$4,895.00
Programs- In house: weekly speakers, daily fitness and creative art classes, health education classes, enrichment and social opportunities	7/1-9/30 2017	On-going	$48,595	1650 members	1550 visits to Next - 760 plus Bham residents come to Next in various degrees of frequency	$12,148.00
Travel – overnight & daytrips	7/1-9/30 2017	On going	$20,000	186	130	$1,350

Second Quarter (October 1, 2017 – December 31, 2017)

Name and Explanation of Program/Service	Date of Service	Duration of Service (timeframe)	Cost of Program/Service	# Total Participants	# of Birmingham Participants	Breakdown of funds used for Program/Service
Transportation to area doctors, hospitals, grocery stores, Next, etc	7/1-9/30 2017	On going	$22,500	1154 rides given	866	$5,625
Meals delivered to homes	7/1-9/30 2017	On going	$5,400	1812 meals delivered	1087 meals delivered	$1,350.00
Outreach support to Birmingham residents	7/1-9/30 2017	On going	$23,496	472 units of service	330 units of service	$4,895.00
Programs- In house: weekly speakers, daily fitness and creative art classes, health education classes, enrichment and social opportunities	7/1-9/30 2017	On going	$48,595	1650 members	1550 visits to Next - 760 plus Bham residents come to Next in various degrees of frequency	$12,148.00
Travel – overnight & daytrips	7/1-9/30 2017	On going	$20,000	186	130	$1,350

Name of Organization: Next

ATTACHMENT B

Third Quarter (January 1, 2018 – March 31st 2018)

Name and Explanation of Program/Service	Date of Service	Duration of Service (timeframe)	Cost of Program/Service	# Total Participants	# of Birmingham Participants	Breakdown of funds used for Program/Service
Transportation to area doctors, hospitals, grocery stores, Next, etc	7/1-9/30 2017	On going	$22,500	1154 rides given	866	$5,625
Meals delivered to homes	7/1-9/30 2017	On going	$5,400	1812 meals delivered	1087 meals delivered	$1,350.00
Outreach support to Birmingham residents	7/1-9/30 2017	On going	$23,496	472 units of service	330 units of service	$4,895.00
Programs- In house: weekly speakers, daily fitness and creative art classes, health education classes, enrichment and social opportunities	7/1-9/30 2017	On-going	$48,595	1650 members	1550 visits to Next - 760 plus Bham residents come to Next in various degrees of frequency	$12,148.00
Travel – overnight & daytrips	7/1-9/30 2017	On going	$20,000	186	130	$1,350

Fourth Quarter (April 1, 2018 – June 30, 2018)

Name and Explanation of Program/Service	Date of Service	Duration of Service (timeframe)	Cost of Program/Service	# Total Participants	# of Birmingham Participants	Breakdown of funds used for Program/Service
Transportation to area doctors, hospitals, grocery stores, Next, etc	7/1-9/30 2017	On going	$22,500	1154 rides given	866	$5,625
Meals delivered to homes	7/1-9/30 2017	On going	$5,400	1812 meals delivered	1087 meals delivered	$1,350.00
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Travel – overnight & daytrips	7/1-9/30 2017	On going	$20,000	186	130	$1,350

BIRMARE-01 LJOLLIFF

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 03/21/2018

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Hershey Insurance Group, Inc.
2855 Coolidge Highway
Ste 204
Troy, MI 48084

CONTACT NAME:
PHONE (A/C, No, Ext): (888) 843-7743 FAX (A/C, No): (248) 619-3480
E-MAIL ADDRESS: sales@higmi.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Philadelphia Insurance Co.	18058
INSURER B : Citizens Insurance Company	31534
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
Birmingham Area Seniors Coordinating Council dba NEXT
2121 Midvale Street.
Birmingham, MI 48009

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR X Prof $1mil/$2mil X Abuse 500k/500k GEN'L AGGREGATE LIMIT APPLIES PER: POLICY PRO-JECT LOC OTHER:	X		PHPK1733585	11/01/2017	11/01/2018	EACH OCCURRENCE	$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 1,000,000
							MED EXP (Any one person)	$ 20,000
							PERSONAL & ADV INJURY	$ 1,000,000
							GENERAL AGGREGATE	$ 2,000,000
							PRODUCTS - COMP/OP AGG	$ 2,000,000
							Emp. Benefits	$ 1,000,000
A	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY SCHEDULED AUTOS X HIRED AUTOS ONLY X NON-OWNED AUTOS ONLY	X		PHPK1733585	11/01/2017	11/01/2018	COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
							BODILY INJURY (Per person)	$
							BODILY INJURY (Per accident)	$
							PROPERTY DAMAGE (Per accident)	$
								$
A	X UMBRELLA LIAB X OCCUR EXCESS LIAB CLAIMS-MADE DED X RETENTION $ 10,000			PHUB605983	11/01/2017	11/01/2018	EACH OCCURRENCE	$ 4,000,000
							AGGREGATE	$
								$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		W2B7925648	01/09/2018	01/09/2019	X PER STATUTE OTH-ER	
							E.L. EACH ACCIDENT	$ 500,000
							E.L. DISEASE - EA EMPLOYEE	$ 500,000
							E.L. DISEASE - POLICY LIMIT	$ 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
The City of Birmingham, including all elected and appointed officials, all employees and volunteers, all boards, commissions and/or authorities and board members, including employees and volunteers thereof. This coverage shall be primary and any other insurance maintained by the additional insureds shall be considered to be excess and non-contributing.

CERTIFICATE HOLDER

City of Birmingham
P.O. Box 3001
Birmingham, MI 48012

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
Andrew Walter

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BIRMARE-01 LJOLLIFF

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 03/21/2018

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CONTACT NAME:
PHONE (A/C, No, Ext): (888) 843-7743 FAX (A/C, No): (248) 619-3480
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INSURER E :	
INSURER F :	

INSURED
Birmingham Area Seniors Coordinating Council dba NEXT
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COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

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INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
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A	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY SCHEDULED AUTOS X HIRED AUTOS ONLY X NON-OWNED AUTOS ONLY	X		PHPK1733585	11/01/2017	11/01/2018	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $ $
A	X UMBRELLA LIAB X OCCUR EXCESS LIAB CLAIMS-MADE DED X RETENTION $ 10,000			PHUB605983	11/01/2017	11/01/2018	EACH OCCURRENCE AGGREGATE	$ 4,000,000 $ $
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		W2B7925648	01/09/2018	01/09/2019	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 500,000 $ 500,000 $ 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
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CERTIFICATE HOLDER

City of Birmingham
P.O. Box 3001
Birmingham, MI 48012

CANCELLATION

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AUTHORIZED REPRESENTATIVE
Andrea Walter

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City of Birmingham
A Walkable Community

MEMORANDUM

DATE: **May 16, 2018**

TO: **Joseph A. Valentine, City Manager**

FROM: **Mark H. Clemence, Chief of Police**

SUBJECT: **Outside Agency Agreements Fiscal Year 2018-19**

The City Commission previously approved a master service agreement to be used by various outside agencies that request funding from the City. The following organizations have completed the required service agreements, newly revised Attachment A and Attachment B to provide a description of the services to be provided and the direct benefit of the services to the City and its residents.

Agency Name	Department Budget Request Amount
Birmingham Bloomfield Community Coalition (BBCC)	$3,000
Birmingham Youth Assistance (BYA)	$18,000
Common Ground	$1,500
HAVEN	$2,000

The department request funding totals for Birmingham Bloomfield Community Coalition, Birmingham Youth Assistance, Common Ground, and HAVEN reflect the same amount of funding received by these agencies for the past fiscal year (2017-2018).

The police department recommends approving the (3) attached service contracts for 2018-19 outside agency agreements for Birmingham Youth Assistance, Common Ground, and Haven. The Birmingham Bloomfield Community Coalition will submit revised Attachments A and B for the contract to be included on the June 25, 2018 City Commission meeting.

Sufficient funds have been budgeted in the police department other contracted services account #101-301-000-811.0000 to provide for these contracts.

SUGGESTED RESOLUTION:

To approve the outside agency service agreements for services described in Attachment A of the agreement for fiscal year 2018-19 with Birmingham Youth Assistance in the amount of $18,000, Common Ground in the amount of $1,500 and HAVEN in the amount of $2,000 from account number 101-301.000-811.0000, further to direct the Mayor and City Clerk to sign the agreements on behalf of the city.

SERVICES AGREEMENT

THIS SERVICES AGREEMENT ("Agreement"), made this ____ day of May, 2018 by and between the **CITY OF BIRMINGHAM**, having its principal office at 151 Martin Road, Birmingham, MI 48009 ("CITY"), and Birmingham Youth Assistance Committee, whose address is 2436 W. Lincoln, Suite F102, Birmingham, MI 48009 ("SERVICE PROVIDER"), provides as follows:

WITNESSETH:

WHEREAS, the CITY desires to have certain services provided, which shall be of the type, nature and extent as set forth on Attachment A; and

WHEREAS, SERVICE PROVIDER desires to provide said services for the CITY, which it shall do in accordance with the experience it has attained from providing similar services of this nature, under the terms and conditions hereinafter stated.

NOW, THEREFORE, for and in consideration of the respective agreements and undertakings herein contained, the parties agree as follows:

1. SERVICE PROVIDER shall perform the services as set forth on Attachment A. The type, nature and scope may be changed if mutually agreed upon in writing by SERVICE PROVIDER and the CITY.

2. The CITY shall pay a total of $18,000.00 to SERVICE PROVIDER for the performance of this Agreement, which amount shall compensate SERVICE PROVIDER for all aspects of the services to be performed including, but not limited to, all preparation, coordination, management, staffing and all other services incidental thereto. Payment shall be made to SERVICE PROVIDER pursuant to the schedule contained in Attachment A.

3. All services performed shall be of the highest quality and standards that meet or exceed that which is required and expected in that service industry.

4. SERVICE PROVIDER shall provide and designate one supervisor responsible for the coordination of services provided, who shall handle problem solving and be the contact person for the CITY.

5. This Agreement shall commence immediately after both parties have signed in the place and manner indicated below and shall terminate in accordance with the provisions as set forth in Attachment A.

6. This Agreement shall be governed by and performed, interpreted and enforced in accordance with the laws of the State of Michigan. SERVICE PROVIDER agrees to perform all services provided for in this Agreement in accordance with and in full compliance with all local, state and federal laws and regulations.

7. If any provision of this Agreement is declared invalid, illegal or unenforceable, such provision shall be severed from this Agreement and all other provisions shall remain in full force and effect.

8. This Agreement shall be binding upon the successors and assigns of the parties hereto, but no such assignment shall be made by SERVICE PROVIDER without the prior written consent of the CITY. Any attempt at assignment without prior written consent shall be void and of no effect.

9. SERVICE PROVIDER agrees that neither it nor its employees will discriminate against any employee, independent contractor, or applicant for employment with respect to hire, tenure, terms, conditions or privileges of employment, or a matter directly or indirectly related to employment because of race, color, religion, national origin, age, sex, height, weight or marital status. SERVICE PROVIDER shall inform the CITY of all claims or suits asserted against it by SERVICE PROVIDER's employees or contractors who work pursuant to this Agreement. SERVICE

PROVIDER shall provide the CITY with periodic status reports concerning all such claims or suits, at intervals established by the CITY.

10. To the fullest extent permitted by law, SERVICE PROVIDER and any entity or person for whom SERVICE PROVIDER is legally liable, agrees to be responsible for any liability, defend, pay on behalf of, indemnify, and hold harmless the CITY, its elected and appointed officials, employees and volunteers and others working on behalf of the CITY against any and all claims, demands, suits, or loss, including all costs connected therewith, including reasonable attorney fees, and for any damages which may be asserted, claimed or recovered against or from the CITY, its elected and appointed officials, employees, volunteers or others working on behalf of the CITY, which arises out of or is in any way connected or associated with this Agreement. Such responsibility shall not be construed as liability for damage caused by or resulting solely from the act or omission of the CITY, its elected or appointed officials, employees, volunteers or others working on behalf of the CITY.

11. SERVICE PROVIDER shall not commence work under this Agreement until it has, at its sole expense, obtained the insurance required by this paragraph. All certificates of insurance shall be with insurance carriers licensed and admitted to do business in the State of Michigan. All certificates of insurance shall be with insurance carriers acceptable to the CITY. SERVICE PROVIDER shall maintain during the life of this Agreement the types of insurance coverage and minimum limits as set forth below:

A. Workers' Compensation Insurance: SERVICE PROVIDER shall procure and maintain during the life of this contract, Workers' Compensation Insurance, including Employers Liability Coverage, in accordance with all applicable statutes of the State of Michigan.

B. Commercial General Liability Insurance: SERVICE PROVIDER shall procure and maintain during the life of this Agreement, Commercial General Liability Insurance on an "Occurrence Basis" with limits of liability not less than $1,000,000 per occurrence for combined single limit, Personal Injury, Bodily Injury and Property Damage. Coverage shall include the following extensions: (A) Contractual Liability; (B) Products and Completed Operations; (C) Independent Contractors Coverage; (D) Broad Form General Liability

Extensions or equivalent; (E) Deletion of all Explosion, Collapse and Underground (XCU) Exclusions, if applicable.

C. Motor Vehicle Liability: SERVICE PROVIDER shall procure and maintain during the life of this Agreement Motor Vehicle Liability Insurance, including all applicable no-fault coverages, with limits of liability of not less than $ 1,000,000 per occurrence combined single limit Bodily Injury and Property Damage. Coverage shall include all owned vehicles, all non-owned vehicles, and all hired vehicles.

D. Additional Insured: Commercial General Liability and Motor Vehicle Liability Insurance, as described above, shall include an endorsement stating the following shall be *Additional Insureds*: The City of Birmingham, including all elected and appointed officials, all employees and volunteers, all boards, commissions and/or authorities and board members, including employees and volunteers thereof. This coverage shall be primary and any other insurance maintained by the additional insureds shall be considered to be excess and non-contributing with this insurance required from SERVICE PROVIDER under this Section.

E. Cancellation Notice: Workers' Compensation Insurance, Commercial General Liability Insurance and Motor Vehicle Liability Insurance, as described above, shall include an endorsement stating the following: "Thirty (30) days Advance Written Notice of Cancellation or Non-Renewal shall be sent to: Finance Department, City of Birmingham, P.O. Box 3001, 151 Martin Street, Birmingham, Michigan 48012.

F. Proof of Insurance Coverage: SERVICE PROVIDER shall provide the CITY at the time the contracts are returned for execution, Certificates of Insurance and/or policies, acceptable to the CITY, as listed below.

1. Two (2) copies of Certificate of Insurance for Workers' Compensation;

2. Two (2) copies of Certificate of Insurance for Commercial General Liability;

3. Two (2) copies of Certificate of Insurance for Vehicle Liability Insurance;

4. If so requested, Certified Copies of all policies mentioned above will be furnished.

G. Coverage Expiration: If any of the above coverages expire during the term of this Agreement, SERVICE PROVIDER shall deliver renewal certificates and/or policies to the CITY at least (10) days prior to the expiration date.

12. If, after the effective date of this Agreement, any official of the CITY or spouse, child, parent or in-law, of such official or employee shall become directly or indirectly interested in this Agreement, or the affairs of SERVICE PROVIDER, the CITY shall have the right to terminate this Agreement without further liability to SERVICE PROVIDER if the disqualification has not been removed within thirty (30) days after the CITY has given SERVICE PROVIDER notice of the disqualifying interest. Ownership of less than one percent (1%) of the stock or other equity interest in a corporation or partnership shall not be a disqualifying interest. Employment shall be a disqualifying interest.

13. Any controversy or claim arising out of or relating to this Agreement, or the breach thereof, shall be settled either by commencement of a suit in Oakland County Circuit Court, the 48th District Court or by arbitration. If both parties elect to have the dispute resolved by arbitration, it shall be settled pursuant to Chapter 50 of the Revised Judicature Act for the State of Michigan and administered by the American Arbitration Association with one arbitrator being used, or three arbitrators in the event any party's claim exceeds $1,000,000. Each party shall bear its own costs and expenses and an equal share of the arbitrator's and administrative fees of arbitration. Such arbitration shall qualify as statutory arbitration pursuant to MCL §600.5001 et. seq., and the Oakland County Circuit Court or any court having jurisdiction shall render judgment upon the award of the arbitrator made pursuant to this Agreement. This Agreement shall be governed by the laws of the State of Michigan and the arbitration shall take place in Oakland County, Michigan. In the event that the parties elect not to have the matter in dispute arbitrated, any dispute between the parties may be resolved by the filing of a suit in the Oakland County Circuit Court or the 48th District Court.

14. This Agreement constitutes the entire agreement between the parties hereto pertaining to the subject matter hereof and supersedes all prior and contemporaneous agreements, understandings, negotiations and discussions, whether oral or written, of the parties, except as

specifically set forth herein. No supplement, modification, addition, deletion or waiver of this Agreement or any provision of this Agreement shall be binding unless executed in writing by both parties to be bound thereby.

15. SERVICE PROVIDER and the CITY agree that SERVICE PROVIDER shall be liable for its own actions and neither SERVICE PROVIDER nor its employees or contractors shall be construed as employees of the CITY. Neither party, by virtue of this Agreement, shall have any right, power or authority to act or create any obligation, express or implied, on behalf of the other party, except as specifically outlined herein. SERVICE PROVIDER, including its employees and contractors, shall not be considered entitled or eligible to participate in any benefits or privileges given or extended by the CITY, or be deemed an employee of the CITY for purposes of federal or state withholding taxes, FICA taxes, unemployment, workers' compensation and other employer contributions on behalf of SERVICE PROVIDER or SERVICE PROVIDER's employees or contractors.

16. SERVICE PROVIDER acknowledges that in performing services pursuant to this Agreement, certain confidential and/or proprietary information (including, but not limited to, internal organization, methodology, personnel and financial information, etc.) may become involved. SERVICE PROVIDER recognizes that unauthorized exposure of such confidential or proprietary information could irreparably damage the CITY. Therefore, the SERVICE PROVIDER agrees to use reasonable care to safeguard the confidential and proprietary information and to prevent the unauthorized use or disclosure thereof. SERVICE PROVIDER shall inform its employees and contractors of the confidential or proprietary nature of such information and shall limit access thereto to employees rendering services pursuant to this Agreement. SERVICE PROVIDER further agrees to use such confidential or proprietary information only for the purpose of performing services pursuant to this Agreement.

The said parties have caused this Agreement to be executed as of the date and year above written.

THE CITY OF BIRMINGHAM

By: _____
Andrew M. Harris

Its: Mayor

By: _____
J. Cherilynn Mynsberge

Its: City Clerk

[SERVICE PROVIDER]

By: _____
Richard Stasys

Its: Treasurer

APPROVED:

_____
Joseph A. Valentine, City Manager
(Approved as to substance)

_____
Mark H. Clemence, Chief of Police
(Approved as to substance)

_____
Timothy J. Currier, City Attorney
(Approved as to form)

_____
Mark Gerber, Director of Finance
(Approved as to financial obligation)

ATTACHMENT A

Birmingham Youth Assistance

I. Amount of Funding Requested: $18,000

II. Amount of Funding received from City in current fiscal year: $18,000

III. Organization's Purpose or Mission:

The mission of Birmingham Youth Assistance is to strengthen youth and families and to reduce the incidence of delinquency, abuse and neglect through community involvement. BYA is a partnership of the Oakland County Circuit Court – Family Division; the City of Birmingham and the Villages of Beverly Hills, Bingham Farms and Franklin; the Birmingham Public Schools; and community volunteers.

Birmingham Youth Assistance implements its mission through a two-part program. The first component provides family-focused confidential counseling and casework services to youth and families residing within the boundaries of the Birmingham Public School District. The second component is various volunteer-based programs, described below.

IV. Description of Services to be Provided (Scope of Work):

A. Casework/Counseling

Short-term counseling and casework services, offered year-round, available during and after school hours, for youth and their families referred by police, school counselors or administrators, or parents.

These services include both preventing juvenile offenses and diverting at-risk youth from the court system, saving the community the costs of prosecution and incarceration.

Birmingham Youth Assistance's caseworker referrals continued at a steady rate from both the schools and the Birmingham Police Department. Casework services have expanded to incorporate more group work and training to help accommodate the increased number of complex referrals. Of the 54 new referrals, 22 were from the Birmingham Police Department.

- Additionally, the caseworker has responsibility for local children re-entering the community upon completion of formal court placement.

Birmingham Youth Assistance continues to retain its full-time County-paid caseworker (not the situation for all Youth Assistance communities) to meet these needs, thanks to strong support from our municipalities, schools, and BYA volunteers.

B. Prevention Programs and Positive Alternatives, including:

Camp – Camp Scholarships for children from families in financial and/or emotional need.

Youth Enrichment Program – Designed to assist caseload families and provide skill building opportunities to their children. This includes but is not limited to: after school tutoring,

special camps or clubs, and after school activities. These funds are also used to help offset the costs of boot camp and/or treatment based modalities.

Support Groups for Children & Youth – After-school and/or evening support groups may be offered to children and youth struggling with divorce, anger, anxiety, and peer relationships.

Family Education – Teaching parenting skills through classes and workshops. This also provides for group classes offered to youth and parents.

Mentors Plus – This is a county based one-to-one program that matches youth who need an extra-supportive relationship with a positive adult role model.

Shoplifting Program – A program for fifth grade classes that included a nationally recognized video and presentations by a police school-liaison officer and the Birmingham Youth Assistance caseworker.

Youth – in – Service Recognition – A recognition program to honor youth in the community for performing outstanding volunteer service.

C. Public Relations and Events for Children and Families:

Some of these events charge an admittance fee to reduce program costs, but the main focus is to raise awareness of Birmingham Youth Assistance in the community and what BYA offers local youth and families, while providing a family fun event.

Breakfast with Santa – An annual seasonal event for young children and their families. Non-caseload youth and their families pay for the breakfast, which often is their first exposure to Birmingham Youth Assistance, in a positive setting.

Kids' Dog Show – this annual event features a "Best in Show" trophy, ribbons, and a T-shirt design contest, targeting pre-school, elementary and middle school age children and their families.

Touch-a-Truck – An annual family-oriented event for pre-school and elementary school age children, it features a variety of commercial and local municipality vehicles.

Birmingham Farmer's Market and Day on the Town – BYA volunteers donate time to help run the Kid's Zone which entails providing a craft for young children while sharing the BYA mission with parents and patrons of these community wide events.

V. Explain the value of the services to the City of Birmingham:

Through its intervention and prevention programs, Birmingham Youth Assistance helps prevent and reduce juvenile delinquency, child abuse and child neglect in this community.

The services of Birmingham Youth Assistance continues to relieve the City of Birmingham from providing these vital services directly using City personnel (Police Department) and facilities, and saves the much greater costs of sending these youth through the court and corrections facilities. An average stay at Children's Village is $30,420 vs. $300 for BYA services.

Birmingham Youth Assistance is a unique and irreplaceable asset in the community. We had the privilege of celebrating our 55th Anniversary in 2017 and were proud to celebrate 55 years of serving the Birmingham Community.

VI. Provide all municipal and/or other funding sources, the percentage of programming costs covered by each source, and the actual dollar amount covered by each source in the current fiscal year. (List below. Attach additional sheet if necessary.)

a. Village of Beverly Hills
b. Village of Bingham Farms
c. Village of Franklin
d. The Birmingham School District
e. Grant from the Village Club
f. BYA RedRaisers
g. Grant from the Lyon Foundation

Name of Organization: **Birmingham Youth Assistance**

VII. What were the total programming costs for the 2017-2018 Fiscal Year (July 1, 2017 – June 30, 2018)? How many total individuals participated in these programs? How many Birmingham residents participated in these programs?

(see Attachment B attachment)

VIII. On Attachment B, record a detailed list of services provided in the 2017-2018 Fiscal Year (July 1, 2017 – June 30, 2018). Attach additional sheets if necessary. Include the following for each quarter:

- Name and Explanation of Every Program/Service in Quarter
- Date & Timeframe of each service provided
- Cost of Program/Service
- # Total Participants
- # Birmingham Participants (Enter zero if no Birmingham participants)
- Explanation of how the funds were used

NOTE: Organizations receiving funding are required to provide invoices to the City for services coinciding with the timing of the delivery of those services.

Submitted by: Richard Stasys Title: Treasurer
(Print Name)

Signature: Date: 04/25/2018

Name of Organization: Birmingham Youth Assistance

ATTACHMENT B

First Quarter (July 1, 2017-September 30, 2017)

Name and Explanation of Program/Service	Date of Service	Duration of Service (timeframe)	Cost of Program/Service	#Total Participants	#of Birmingham Participants	Breakdown of funds used for Program Service
Camp Scholarships	1 week	6/5-8/19	$ 6,146.00	33	33	see attached
Kid Zone Farmers Market	8/13/10/1 & 10/29	5 hours	$ 288.00	278 kids, 283 adults	NA	provide crafts for kids
Enrichment Orchestra	1 week	6/26-7/2	$ 250.00	1	1	250
Casework services Youth & family	on going	7/1-9/30	$ 5,800.00	108	108	see attached

Second Quarter (October 1, 2017-December 31, 2017)

Name and Explanation of Program/Service	Date of Service	Duration of Service (timeframe)	Cost of Program/Service	#Total Participants	#of Birmingham Participants	Breakdown of funds used for Program Service
Breakfast with Santa	2-Dec	6 hours	$ 4,007.00	82 adults, 58 kid	100	see attached
Enrichment class YMCA	10-Oct	4 hours	$ 39.00	1	1	39
Casework services Youth & family	on going	10/1-12/31		50	50	see attached

Name of Organization: Birmingham Youth Assistance

ATTACHMENT B

Third Quarter January 1, 2018-March 31, 2018)

Name and Explanation of Program/Service	Date of Service	Duration of Service (timeframe)	Cost of Program/Service	#Total Participants	#of Birmingham Participants	Breakdown of funds used for Program Service
Casework services Youth & family	on going	1/1-3/31	$ 4,120.00	219	219	see attached
Kids Dog Show	2/4/2018	1pm - 3pm	$ 1,394.04		245	see attached
Choices Program	3/20/2018	4 hours	$ 35.00	43 adults, 107 kids	43 adults, 107 kids	35

Fourth Quarter (April 1, 2018-June 30, 2018)

Name and Explanation of Program/Service	Date of Service	Duration of Service (timeframe)	Cost of Program/Service	#Total Participants	#of Birmingham Participants	Breakdown of funds used for Program Service
Child Abuse Prevention/Pinwheels	4-May	6 hours	NA	300 adults, 143 kids	NA	NA
RedRaiser Event	15-May	4 hours	NA	NA	NA	NA
Touch a Truck	19-May	6 hours	NA	NA	NA	NA
Village Fair	3-Jun	4 hours	NA	NA	NA	NA
Casework services Youth & family	on going	4/1-6/30	NA	58	58	through April 2018

$ -

Attachment B Attachent
Birmingham Youth Assistance
July, August, September 2017

PROGRAM & EVENT EXPENSES		# of Youth	# of Adults
Camperships:			
Camp Copneconic	$ 850.00	3	
CYO - Christian Youth Organization	$ 200.00	1	
Birmingham YMCA	$ 901.00	6	
Camp Skyline	$ 800.00	3	
B'ham Community Ed.	$ 2,020.00	13	
TCH	$ 325.00	2	
Girl Scout Camp	$ 250.00	1	
Springhill	$ 300.00	2	
Detroit PAL	$ 200.00	1	
Masta String Camp	$ 300.00	1	
	$ 6,146.00	33	
Farmer's Market Craft:			
8/13/2017		139	142
10/1/2017		139	141
Crafts cost	$ 288.48	278	283
Enrichment Orchestra Classes	$ 250.00		
TOTAL PROGRAM & EVENT EXPENSES		**$ 6,684.48**	

Operational Expenses for Casework Services		Birmingham Families Serviced
7/1 - 7/31	Family and Youth Couseling	30
8/1 - 8/31	Family and Youth Couseling	32
9/1 - 9/30	Family and Youth Couseling	46
		108

Total Operational Expenses for Casework Services	**$5,800.17**
Total Quarterly Expenses	$12,485.01

Invoice for City of Birmingham
Birmingham Youth Assistance
January, February, March 2018

Invoice # 04252018
P.O. # 112761

OPERATIONAL EXPENSES

Contractual Services:				
	Payroll 1	$ 184.25		
Payroll:	Wages	$ 2,622.50		
	Taxes	$ 703.02		
Other Operating Expenses:				
	Office Supplies	$ 434.26		
	State of Michigan tax filing fee	$ 132.98		
	Konica Minolta - Copier	$ 43.94		
TOTAL OPERATIONAL EXPENSES			**$**	**4,120.95**

PROGRAM & EVENT EXPENSES

Camperships:				
	Kids Dog Show	$ 1,165.55		
	PayPal/Constant Contact	$ 228.49		
TOTAL PROGRAM & EVENT EXPENSES			**$**	**1,394.04**

TOTAL QUARTERLY EXPENSES	**$**	**5,514.99**

Kids' Dog Show Income/Expenses
Sunday, February 4, 2018

		2018
Income:		
Registration fees (2018)		
Online (42 Dogs @ $15)	$	630.00
Mail/walk-in (31 dogs @ $15)	$	465.00
T-Shirts Sold:		
Pre-Sale (21 @ $15)		
Day of Show (4 @ $15) (+ $125 start up)		
Vintage (3 @ $ 5)		
Donation Can	$	148.00
Popcorn/Candy/Water Sales	$	232.00
Sponsors:		
Premier Pet	$	250.00
SMOTC	$	200.00
Kurt's Kustom Promotions		
Canine Couture	$	250.00
Beverly Hills Vet	$	250.00
Dick Stasys (concessions)	$	46.00
TOTAL INCOME:	$	2,471.00
Expenses:		
Dog Show Clean-up Supplies		
Reg. form/flyer/poster printing costs (sent	$	336.00
Postcards to the community		
Postage for postcards (2740 postcards)		
DJ	$	300.00
Photobooth		
Frisbees - 200 / Bag Dispensors - 250		
Category Posters (5) estimated		
Ribbons & Trophy	$	39.40
T-Shirt Design Winner Gift Cards		
Pre-purchased T-Shirt Refunds		
Supplies (prim. number bibs in 2018)	$	25.62
Popcorn Machine Rental & supplies	$	88.59
popcorn machine delivery/pickup	$	50.00
Concession - Candy and Water	$	46.00
PayPal Processing Fee	$	31.08
T-Shirt Printing Costs (ordered 50)		
Post Event Appreciation (flowers)		
TOTAL EXPENSESE:	$	(916.69)
START-UP CASH:		
TOTAL PROFIT:	$	**1,554.31**

BWS Expenses	2018
Refund	36
Balloon Artists	500
Little Daddy's Catering	1311.58
Carousel Acres - Reindee	700
Food & Supplies	224.37
Party Rental deposit	174.27
Party Rental deposit	519.75
arts & crafts	86.81
Gift Card for caterer	52.95
Yard Signs	153.68
OMA Comp	198
Gift Card for Santa	50
	4007.41

BIRMINGHAM YOUTH ASSISTANCE - BUDGET PROPOSAL 2018-2019

1

	FY 16/17 PROPOSED	FY 16/17 ACTUALS	FY 17/18 PROPOSED	FY 18/19 PROPOSED
CASH REVENUES				
Community Sponsors *	$ 33,700	$ 30,700	$ 35,200	$ 32,700
Donations	$ 6,000	$ 4,983	$ 5,000	$ 5,000
Fund Raising	$ 7,000	$ 5,700	$ 7,000	$ 6,000
Grants	$ 2,700	$ 1,000	$ 2,500	$ 2,500
Registration Fees	$ 10,000	$ 6,090	$ 9,500	$ 7,000
Miscellaneous	$ 500	$ 48	$ 500	$ 200
TOTAL CASH REVENUES	$ 59,900	$ 48,521	$ 59,700	$ 53,400
OPERATING EXPENSES				
Bank Charges	$ 50	$ -	$ 30	$ 60
Copier	$ 500	$ 136	$ 300	$ 200
Dues	$ 300	$ 300	$ 300	$ 300
Fees/Professional Organization costs	$ 600	$ 164	$ 600	$ 300
Insurance	$ 800	$ 780	$ 800	$ 800
Miscellaneous	$ 800	$ 712	$ 500	$ 600
Payroll taxes	$ 5,800	$ 3,360	$ 5,800	$ 5,800
wages	$ 17,000	$ 14,268	$ 17,000	$ 17,000
Workers comp Ins	$ 800	$ 747	$ 800	$ 750
Postage	$ 800	$ 106	$ 500	$ 300
Printing	$ 500	$ 22	$ 500	$ 500
Contractual	$ 1,600	$ 1,863	$ 1,500	$ 1,800
Subscriptions	$ 300	$ 280	$ 300	$ 40
Supplies	$ 1,300	$ 1,169	$ 1,500	$ 1,200
Website	$ 600	$ 146	$ 400	$ 500
TOTAL OPERATING EXPENSE	$ 31,750	$ 24,053	$ 30,830	$ 30,150
PROGRAM EXPENSES				
Annual Report	$ 600	$ 143	$ 600	$ 200
Camp	$ 8,000	$ 8,163	$ 9,000	$ 9,000
Enrichment	$ 4,000	$ 2,000	$ 4,000	$ 1,000
Family Education	$ 3,000	$ 2,500	$ 3,000	$ 3,000
Farmer's Market	$ 300	$ 115	$ 420	$ 400
Fund Raising	$ 2,000	$ -	$ 2,000	$ 500
Mentor's PLUS	$ 100	$ -	$ 100	$ 100
Public Relations	$ 2,000	$ -	$ 1,600	$ 1,000
Scholarships	$ 500	$ 500	$ 500	$ 500
Shoplifting Program	$ 200	$ -	$ 200	$ 100
Annual Meeting	$ 300	$ 330	$ 300	$ 350
Youth in Service	$ 3,800	$ 3,011	$ 3,800	$ 3,000
BWS	$ 2,150	$ 1,311	$ 2,150	$ 2,000
Dog Show	$ 600	$ 1,549	$ 600	$ 1,500
Touch a Truck	$ 600	$ 682	$ 600	$ 600
TOTAL PROGRAM EXPENSE	$ 28,150	$ 20,304	$ 28,870	$ 23,250
TOTAL EXPENSES	$ 59,900	$ 44,357	$ 59,700	$ 53,400
SURPLUS (DEFICIT)	$ -	$ 4,164	$ -	

	FY 16/17 PROPOSED	FY 16/17 ACTUALS	FY 17/18 PROPOSED	FY 18/19 PROPOSED
REVENUES INKIND*				
Birmingham Schools	$ 25,000	$ 25,415	$ 25,750	$ 26,000
Oakland County	$ 121,820	$ 121,820	$ 125,475	$ 125,475
Operations In kind	$ 2,000	$ 2,000	$ 2,000	$ 2,000
Program In kind	$ 15,000	$ 15,000	$ 16,000	$ 16,000
TOTAL REVENUE INKIND	$ 163,820	$ 164,235	$ 169,225	$ 169,475
COMMUNITY SPONSORS				
City of Birmingham	$ 21,000	$ 18,000	$ 21,000	$ 18,000
Village of Beverly Hills	$ 9,000	$ 9,000	$ 10,000	$ 11,000
Village of Bingham Farms	$ 1,200	$ 1,200	$ 1,200	$ 1,200
Village of Franklin	$ 2,500	$ 2,500	$ 3,000	$ 2,500
TOTAL SPONSORS	$ 33,700	$ 30,700	$ 35,200	$ 32,700

***The above figures are based upon actual values that are provided by the individual organization sponsors**

BIRMINGHAM YOUTH ASSISTANCE COMMITTEE
BUDGET PROPOSAL NARRATIVE
FY 2018 - 2019

Cash Revenues

Sponsors:

City of Birmingham – The City of Birmingham's contribution for FY 2017/2018 was $18,000. Birmingham Youth Assistance is requesting the same amount, $18,000, for FY 2018/2019.

Village of Beverly Hills – The Village of Beverly Hills' contribution for FY 2017/2018 was $10,000. Birmingham Youth Assistance is requesting $11,000 for FY 2018/2019.

Village of Bingham Farms – The Village of Bingham Farms' contribution for FY 2017/2018 was $1,200. Birmingham Youth Assistance is requesting $1,200 for FY 2018/2019.

Village of Franklin – The Village of Franklin's contribution for FY 2017/2018 was $2,500 of CDBG funding left from previous years. Birmingham Youth Assistance is requesting $2,500 of CDBG funds for FY 2018/2019.

Other:

Donations – Donations are acquired through an annual fund solicitation letter, and contributions from faith-based organizations, schools and parent groups, among others.

Fund Raising – Birmingham Youth Assistance Committee conducts events (Redraisers) at Birmingham restaurants which raise monies to support our programs.

Grants – BYA anticipates seeking grants in FY 2018/2019 to help offset costs for Family Education, Camp Program, and Enrichment Program expenses.

Registration Fees – To offset program costs, fees are requested for some of the parenting classes and activities. Registration fees are also collected for Breakfast with Santa, the Kids' Dog Show, Touch-a-Truck, the Youth in Service Recognition Event, and summer camp.

Miscellaneous Income – Miscellaneous income includes bank adjustments, public relations, worker's compensation insurance refund, and memorial tributes.

Cash Expenses

Operation: Bank Charges – Fees assessed to maintain bank accounts.

Copier – This line item covers insurance and per copy costs for the agency owned photocopier.

Dues – This line item covers costs to maintain membership in organizations supportive of Birmingham Youth Assistance goals and objectives.

Fees – Registration costs for State of Michigan Non-Profit fee, Constant Contact Annual Fee, professional training and/or conferences.

Insurance – Premiums assessed by Oakland County to cover volunteer liability and non-owned automobile insurance.

Miscellaneous – This line item covers any unexpected expenditures not categorized such as Chairperson Plaque updates and computer software and updates.

Payroll – The salary, taxes, worker's compensation insurance and mileage reimbursement, costs for secretarial services budget for 30 hours per week.

Postage – Annual mailing costs for bulk mail, casework correspondence, annual report, and general postage.

Printing – The cost for printing letterhead, envelopes, and special publications.

Contractual – The cost for the annual audit preparation of tax returns and payroll services.

Subscriptions – This line item includes subscriptions to local publications.

Supplies – This line item covers consumable supplies based on average historical costs.

Website – Annual hosting fee and technical support needed to maintain the BYA web site.

Program:

Annual Report – This line item reflects the cost of layout and printing of the organization's annual report.

Camp – This category provides camp scholarships for families in financial and emotional need. 38 children received financial assistance awards to attend summer camping programs in FY 2017/2018.

Enrichment – Birmingham Youth Assistance will provide scholarships to youth who would benefit from a positive learning experience, designed to enhance their self-esteem, and a specific skill such as math and reading tutoring, dance, voice, musical instrument or art lessons. These funds are also used to help offset the costs of boot camp and/or treatment based modalities.

Family Education – Parenting skill enhancement is provided through various workshops presented by Birmingham Youth Assistance. Birmingham Youth Assistance co-sponsors classes and workshops with other local entities.

Farmer's Market – during the Birmingham Farmer's Market season, BYA volunteers in the Kid's Zone for a minimum of 3 Sundays and provides a craft free of charge to all children attending.

Fund Raising – Birmingham Youth Assistance supports programs through fund raising events, presentations to service organizations, volunteer support at community events and solicitations.

Mentor's PLUS – Funds support individual and group activities for the participants of the mentor matching program.

Public Relations – Monies spent on items that promote BYA at our events and local volunteer opportunities such as the Birmingham Farmer's Market and Day on the Town.

Scholarships – This line item supports an annual scholarship for a local student or students recognized for exemplary community service.

Retail Fraud Program – Birmingham Youth Assistance offers this program for fifth grade classes. The program includes a videotape supplemented with presentations by a school liaison officer from the local police department and the Youth Assistance caseworker.

Annual Meeting – This line item reflects the cost of printing, postage and supplies for the Annual Sponsor meeting.

Youth In Service – Birmingham Youth Assistance recognizes the outstanding contributions of volunteer service by community youth. This figure represents the expense of mailings, programs and meals for those youth recognized. This event is co-sponsored by the Birmingham Optimists. 31 students were honored in FY 2017/2018.

Breakfast with Santa – This line item represents costs incurred for the Annual Breakfast with Santa event, including meals and entertainment.

Dog Show – This line item represents costs incurred for the Annual Kids' Dog Show, including ribbons, trophy and t-shirt design contest related expenses.

Touch-a-Truck – This line item represents costs incurred for the Annual Touch-a-Truck event, including postage, flyers, signs, supplies and meals for truck contributors.

In-kind Revenues:

Birmingham Public Schools – The school district provides operational support and office space, including utilities and snow removal, high speed internet connection, custodial and telephone service, as well as classroom space for Family Education, Dog Show and other programming.

Oakland County – This line item represents the caseworker's salary, fringe benefits, supervision, and an administrative and support staff percentage.

Operations In-kind – This line item reflects services, materials, printing, and other non-cash support to the office.

Programs In-kind – This line item represents non-cash services and support for the organization's programs. These include camp scholarships, donated space, food service, and numerous vendor and local store owner sponsorships.

SERVICES AGREEMENT

THIS SERVICES AGREEMENT ("Agreement"), made this ____ day of May, 2018 by and between the **CITY OF BIRMINGHAM**, having its principal office at 151 Martin Road, Birmingham, MI 48009 ("CITY"), and Common Ground, whose address is 1410 S. Telegraph, Bloomfield Hills, MI 48302 ("SERVICE PROVIDER"), provides as follows:

WITNESSETH:

WHEREAS, the CITY desires to have certain services provided, which shall be of the type, nature and extent as set forth on Attachment A; and

WHEREAS, SERVICE PROVIDER desires to provide said services for the CITY, which it shall do in accordance with the experience it has attained from providing similar services of this nature, under the terms and conditions hereinafter stated.

NOW, THEREFORE, for and in consideration of the respective agreements and undertakings herein contained, the parties agree as follows:

1. SERVICE PROVIDER shall perform the services as set forth on Attachment A. The type, nature and scope may be changed if mutually agreed upon in writing by SERVICE PROVIDER and the CITY.

2. The CITY shall pay a total of $1,500.00 to SERVICE PROVIDER for the performance of this Agreement, which amount shall compensate SERVICE PROVIDER for all aspects of the services to be performed including, but not limited to, all preparation, coordination, management, staffing and all other services incidental thereto. Payment shall be made to SERVICE PROVIDER pursuant to the schedule contained in Attachment A.

3. All services performed shall be of the highest quality and standards that meet or exceed that which is required and expected in that service industry.

4. SERVICE PROVIDER shall provide and designate one supervisor responsible for the coordination of services provided, who shall handle problem solving and be the contact person for the CITY.

5. This Agreement shall commence immediately after both parties have signed in the place and manner indicated below and shall terminate in accordance with the provisions as set forth in Attachment A.

6. This Agreement shall be governed by and performed, interpreted and enforced in accordance with the laws of the State of Michigan. SERVICE PROVIDER agrees to perform all services provided for in this Agreement in accordance with and in full compliance with all local, state and federal laws and regulations.

7. If any provision of this Agreement is declared invalid, illegal or unenforceable, such provision shall be severed from this Agreement and all other provisions shall remain in full force and effect.

8. This Agreement shall be binding upon the successors and assigns of the parties hereto, but no such assignment shall be made by SERVICE PROVIDER without the prior written consent of the CITY. Any attempt at assignment without prior written consent shall be void and of no effect.

9. SERVICE PROVIDER agrees that neither it nor its employees will discriminate against any employee, independent contractor, or applicant for employment with respect to hire, tenure, terms, conditions or privileges of employment, or a matter directly or indirectly related to employment because of race, color, religion, national origin, age, sex, height, weight or marital status. SERVICE PROVIDER shall inform the CITY of all claims or suits asserted against it by SERVICE PROVIDER's employees or contractors who work pursuant to this Agreement. SERVICE

PROVIDER shall provide the CITY with periodic status reports concerning all such claims or suits, at intervals established by the CITY.

10. To the fullest extent permitted by law, SERVICE PROVIDER and any entity or person for whom SERVICE PROVIDER is legally liable, agrees to be responsible for any liability, defend, pay on behalf of, indemnify, and hold harmless the CITY, its elected and appointed officials, employees and volunteers and others working on behalf of the CITY against any and all claims, demands, suits, or loss, including all costs connected therewith, including reasonable attorney fees, and for any damages which may be asserted, claimed or recovered against or from the CITY, its elected and appointed officials, employees, volunteers or others working on behalf of the CITY, which arises out of or is in any way connected or associated with this Agreement. Such responsibility shall not be construed as liability for damage caused by or resulting solely from the act or omission of the CITY, its elected or appointed officials, employees, volunteers or others working on behalf of the CITY.

11. SERVICE PROVIDER shall not commence work under this Agreement until it has, at its sole expense, obtained the insurance required by this paragraph. All certificates of insurance shall be with insurance carriers licensed and admitted to do business in the State of Michigan. All certificates of insurance shall be with insurance carriers acceptable to the CITY. SERVICE PROVIDER shall maintain during the life of this Agreement the types of insurance coverage and minimum limits as set forth below:

A. Workers' Compensation Insurance: SERVICE PROVIDER shall procure and maintain during the life of this contract, Workers' Compensation Insurance, including Employers Liability Coverage, in accordance with all applicable statutes of the State of Michigan.

B. Commercial General Liability Insurance: SERVICE PROVIDER shall procure and maintain during the life of this Agreement, Commercial General Liability Insurance on an "Occurrence Basis" with limits of liability not less than $1,000,000 per occurrence for combined single limit, Personal Injury, Bodily Injury and Property Damage. Coverage shall include the following extensions: (A) Contractual Liability; (B) Products and Completed Operations; (C) Independent Contractors Coverage; (D) Broad Form General Liability

Extensions or equivalent; (E) Deletion of all Explosion, Collapse and Underground (XCU) Exclusions, if applicable.

C. Motor Vehicle Liability: SERVICE PROVIDER shall procure and maintain during the life of this Agreement Motor Vehicle Liability Insurance, including all applicable no-fault coverages, with limits of liability of not less than $ 1,000,000 per occurrence combined single limit Bodily Injury and Property Damage. Coverage shall include all owned vehicles, all non-owned vehicles, and all hired vehicles.

D. Additional Insured: Commercial General Liability and Motor Vehicle Liability Insurance, as described above, shall include an endorsement stating the following shall be *Additional Insureds*: The City of Birmingham, including all elected and appointed officials, all employees and volunteers, all boards, commissions and/or authorities and board members, including employees and volunteers thereof. This coverage shall be primary and any other insurance maintained by the additional insureds shall be considered to be excess and non-contributing with this insurance required from SERVICE PROVIDER under this Section.

E. Cancellation Notice: Workers' Compensation Insurance, Commercial General Liability Insurance and Motor Vehicle Liability Insurance, as described above, shall include an endorsement stating the following: "Thirty (30) days Advance Written Notice of Cancellation or Non-Renewal shall be sent to: Finance Department, City of Birmingham, P.O. Box 3001, 151 Martin Street, Birmingham, Michigan 48012.

F. Proof of Insurance Coverage: SERVICE PROVIDER shall provide the CITY at the time the contracts are returned for execution, Certificates of Insurance and/or policies, acceptable to the CITY, as listed below.

1. Two (2) copies of Certificate of Insurance for Workers' Compensation;

2. Two (2) copies of Certificate of Insurance for Commercial General Liability;

3. Two (2) copies of Certificate of Insurance for Vehicle Liability Insurance;

4. If so requested, Certified Copies of all policies mentioned above will be furnished.

G. Coverage Expiration: If any of the above coverages expire during the term of this Agreement, SERVICE PROVIDER shall deliver renewal certificates and/or policies to the CITY at least (10) days prior to the expiration date.

12. If, after the effective date of this Agreement, any official of the CITY or spouse, child, parent or in-law, of such official or employee shall become directly or indirectly interested in this Agreement, or the affairs of SERVICE PROVIDER, the CITY shall have the right to terminate this Agreement without further liability to SERVICE PROVIDER if the disqualification has not been removed within thirty (30) days after the CITY has given SERVICE PROVIDER notice of the disqualifying interest. Ownership of less than one percent (1%) of the stock or other equity interest in a corporation or partnership shall not be a disqualifying interest. Employment shall be a disqualifying interest.

13. Any controversy or claim arising out of or relating to this Agreement, or the breach thereof, shall be settled either by commencement of a suit in Oakland County Circuit Court, the 48th District Court or by arbitration. If both parties elect to have the dispute resolved by arbitration, it shall be settled pursuant to Chapter 50 of the Revised Judicature Act for the State of Michigan and administered by the American Arbitration Association with one arbitrator being used, or three arbitrators in the event any party's claim exceeds $1,000,000. Each party shall bear its own costs and expenses and an equal share of the arbitrator's and administrative fees of arbitration. Such arbitration shall qualify as statutory arbitration pursuant to MCL §600.5001 et. seq., and the Oakland County Circuit Court or any court having jurisdiction shall render judgment upon the award of the arbitrator made pursuant to this Agreement. This Agreement shall be governed by the laws of the State of Michigan and the arbitration shall take place in Oakland County, Michigan. In the event that the parties elect not to have the matter in dispute arbitrated, any dispute between the parties may be resolved by the filing of a suit in the Oakland County Circuit Court or the 48th District Court.

14. This Agreement constitutes the entire agreement between the parties hereto pertaining to the subject matter hereof and supersedes all prior and contemporaneous agreements, understandings, negotiations and discussions, whether oral or written, of the parties, except as

specifically set forth herein. No supplement, modification, addition, deletion or waiver of this Agreement or any provision of this Agreement shall be binding unless executed in writing by both parties to be bound thereby.

15. SERVICE PROVIDER and the CITY agree that SERVICE PROVIDER shall be liable for its own actions and neither SERVICE PROVIDER nor its employees or contractors shall be construed as employees of the CITY. Neither party, by virtue of this Agreement, shall have any right, power or authority to act or create any obligation, express or implied, on behalf of the other party, except as specifically outlined herein. SERVICE PROVIDER, including its employees and contractors, shall not be considered entitled or eligible to participate in any benefits or privileges given or extended by the CITY, or be deemed an employee of the CITY for purposes of federal or state withholding taxes, FICA taxes, unemployment, workers' compensation and other employer contributions on behalf of SERVICE PROVIDER or SERVICE PROVIDER's employees or contractors.

16. SERVICE PROVIDER acknowledges that in performing services pursuant to this Agreement, certain confidential and/or proprietary information (including, but not limited to, internal organization, methodology, personnel and financial information, etc.) may become involved. SERVICE PROVIDER recognizes that unauthorized exposure of such confidential or proprietary information could irreparably damage the CITY. Therefore, the SERVICE PROVIDER agrees to use reasonable care to safeguard the confidential and proprietary information and to prevent the unauthorized use or disclosure thereof. SERVICE PROVIDER shall inform its employees and contractors of the confidential or proprietary nature of such information and shall limit access thereto to employees rendering services pursuant to this Agreement. SERVICE PROVIDER further agrees to use such confidential or proprietary information only for the purpose of performing services pursuant to this Agreement.

The said parties have caused this Agreement to be executed as of the date and year above written.

THE CITY OF BIRMINGHAM

By: _____
Andrew M. Harris

Its: Mayor

By: _____
J. Cherilynn Mynsberge

Its: City Clerk

[SERVICE PROVIDER]

By: _____
Heather Rae

Its: President and CEO

APPROVED:

_____
Joseph A. Valentine, City Manager
(Approved as to substance)

_____
Mark H. Clemence, Chief of Police
(Approved as to substance)

_____
Timothy J. Currier, City Attorney
(Approved as to form)

_____
Mark Gerber, Director of Finance
(Approved as to financial obligation)

Name of Organization: Common Ground

ATTACHMENT A

I. Amount of Funding Requested: $1,500.00

II. Amount of funding received from City in current fiscal year: $1,500.00

III. Organization's Purpose or Mission: See page 3

IV. Description of Services to be provided (Scope of Work): Please see page 4 for description of programs

V. Explain the value of the services to the City of Birmingham: Common Ground is available to help anyone in crisis. Our many programs help people from all walks of life and most of our services are free. 90% of all funding goes directly to serviceand help is just a phone call away at 1-800-231-1127. Last year we served 78 people who were Birmingham residents with the cost of services in the amount of $52,950.

VI. List all municipal and/or other funding sources, the percentage of programming costs covered by each source, and the actual dollar amount covered by each source in the current fiscal year.

(List below. Attach additional sheet if necessary.)

See page 8

Name of Organization: Common Ground

VII. What were the total programming costs for the 2017-2018 Fiscal Year (July 1, 2017 – June 30, 2018)? How many total individuals participated in these programs? How many Birmingham residents participated in these programs?

Total costs are **$13,254,059.** The number of people served is more than **80,000.** The total amount of Birmingham residents served is **78.**

VIII. On Attachment B, record a detailed list of services provided in the 2017-2018 Fiscal Year (July 1, 2017 – June 30, 2018). Attach additional sheets if necessary. Include the following for each quarter:

- Name and Explanation of Every Program/Service in Quarter
- Date & Timeframe of each service provided
- Cost of Program/Service
- # Total Participants
- # Birmingham Participants (Enter zero if no Birmingham participants)
- Explanation of how the funds were used

NOTE: Organizations receiving funding are required to provide invoices to the City for services coinciding with the timing of the delivery of those services.

Submitted by: JEFF KARWINSKI (Print Name) Title: DIRECTOR, BUSINESS DEVELOPMENT

Signature: Date: 5/11/15

Common Ground is requesting funding in the amount of $1,500 from the City of Birmingham to help support our efforts to respond to crisis, provide safety and advocacy, and build a community of support to your residents.

Common Ground has a strong connection to the City of Birmingham as we originated in 1971 in Birmingham, near the corner of Woodward and Adams Avenues. With an effort of a few students supported by caring adults, this once small office with a modest budget, has grown into an agency serving people in Michigan and well beyond our geographic boarders.

Common Ground, a nonprofit agency whose core purpose is "Helping People Move from Crisis to Hope", has been dedicated to helping youths, adults, and families in crisis. The agency's programs provide services in three distinct impact areas.

First, responding to crisis – the agency provides 24-hour crisis telephone, text, chat and face to face crisis intervention, 24-hour psychiatric emergency services, and free legal services.

Second, providing safety and advocacy – the agency provides shelter and supported housing for runaway and homeless youth and intervention for victims of crime.

Third, building communities of support – the agency provides ongoing support groups and education for survivors of suicide, survivors of homicide, survivors of domestic violence, survivors of teen sexual abuse, date rape or incest, Mental Health First Aid, Becoming a Love and Logic Parent® parenting classes, and Parent Support group for parents of children with special needs.

Common Ground's programs serve as a lifeline for youth, families in crisis, victims of crime, people with mental illness and others in the City of Birmingham and surrounding communities.

Common Ground Program Description
Mission, Vision, and Values

This is the core mission of Common Ground:
Helping people move from crisis to hope.

The vision of Common Ground is commitment to establishing, maintaining, and providing the necessary resources for the operation of continuous quality improvement/outcomes management program that seeks to ensure the greatest benefit to consumers of our services.

Common Ground's core values are: Empowerment, Collaboration, Innovation, Diversity and Inclusivity.

Agency Overview

Common Ground is a state-of-the-art, nonprofit, crisis intervention agency that provides a comprehensive array of services designed and implemented to meet the crisis and service eligibility needs of the people of Oakland County, Michigan and beyond. For more than 40 years, the agency has provided the tools – our 24-hour Resource and Crisis Helpline, youth and family services, emergency psychiatric services and other programs – that empower individuals to craft their own lives and futures in their own way. Our programs and services are a lifeline for people in times of crisis, victims of crime, people with mental illness, and others in critical situations.

With an annual operating budget of more than $12 million, Common Ground serves more than 80,000 individuals each year. The agency is supported in part by state and federal grants, contracts, individual and corporate contributions, foundation grants, special events, and Oakland Community Health Network, Genesee Health System and United Way for Southeastern Michigan. Most of our services are free of charge and 90% of funds we receive go to direct service.

Common Ground's programs and services (1) respond to crisis, (2) provide safety and advocacy, and (3) build communities of support. With compassionate caring and concern, professional counseling, and collaboration with other agencies and organizations, we help people move from crisis to hope.

Common Ground Responds to Crisis

Our 24-**Resource and Crisis Helpline** provides immediate help to anyone in crisis and access to adults and children seeking mental health assessments. Trained crisis interventionists are available to receive crisis calls, chats, and texts to offer confidential support and resources.

The **Oakland Assessment and Crisis Intervention Services (OACIS)** provides recovery-oriented, face-to-face emergency assessment, crisis intervention, psychiatric evaluation, peer support, and stabilization services for all Oakland County residents, including children, on a 24-hour, 7 day per week, 365 day per year basis. OACIS focuses on problem solving and assertive crisis resolution strategies as an alternative to hospitalization. Based in Pontiac, OACIS is staffed by psychiatrists, psychologists, nurses, master's prepared mental health professionals, peer support specialists, and paraprofessionals.

The **Community Liaison Team** is imbedded within prominent community agencies to ensure the identification and prompt treatment of individuals requiring mental health services in Oakland County. Liaison Team members are currently based at the Oakland County Community Corrections, 6th District Court, and Oakland County hospitals when people are involuntarily hospitalized or require court ordered outpatient mental health treatment (Kevin's Law).

The **Oakland Crisis Intervention and Recovery Team (OCIRT)** provides recovery oriented, trauma informed crisis intervention to those within Oakland County requiring/desiring additional supports between the crisis and the onset of treatment, including those accessing mental health services through a hospital emergency department.

The **Legal Clinic** is a venue for volunteer attorneys to provide free legal advice, referrals, and counseling to people with legal concerns that range from child custody and divorce to finance- related issues. Services are on a first come, first served basis.

Common Ground Provides Safety and Advocacy

The **Victim Assistance Program (VAP)** provides 24-hour access to counselors and advocates for victims of any crime, including domestic violence, sexual abuse, homicide and workplace violence.

The Retreat (CRU) is a voluntary alternative to hospitalization for those who meet 401 criteria. The multidisciplinary team consists of psychiatrists, nurses (RNs and LPNs), licensed clinicians, art therapists, recovery coaches, nutrition &wellness specialists, and various support staff.

The residential setting is infused with treatment methods and techniques that emphasize recovery, wellness, and trauma informed care. These include an extensive art therapy program, music therapy, yoga, and meditation, on-site support groups, and a hydroponic tower garden that is used to create healthful meal options for clients.

Sanctuary is a 24-hour residential setting for children ages 10-17 who are in the midst of crisis. The program offers individual and group counseling, family therapy sessions, art therapy, and follow-up case management. The Sanctuary's Peer Mentoring program connects clients with trained peers in their age group who lead life skills training, crisis roleplaying, and academic tutoring sessions. The Sanctuary also offers community mental health services such as respite care

A Step Forward is a 24-hour residential setting that provides a safe and home-like transitional living shelter for homeless youths ages 16-21, who are seeking self-sufficiency. The program also provides counseling, job training, career development, educational assistance, financial subsidies, and medical assistance to program participants for up to 21 months.

Graduated Apartment Program provides young adults living with chronic mental illness who are homeless with housing subsidies and supportive services. Case managers work alongside each client to help them develop a greater level of self-sufficiency, interpersonal skills, and housing readiness.

Common Ground Builds Communities of Support

Outpatient Counseling is a voluntary counseling program open to youths who identify as any gender from 10 to 17 years old. With the goal of family helping families draw on their own resources and abilities to get through a crisis, individual and family counseling is available for up to three months in a variety of settings. Either at the Basic Center shelter, at a community site, another Common Ground site, or in-home.

Survivors of Suicide Loss Support Group is a bi-monthly, 12-week support group for people who have lost a loved one due to suicide.

Growth and Healing Support Group provides support for young women ages 14-17 who have been victims of sexual assault and/or abuse.

Becoming a Love & Logic Parent® parenting classes is a six-week program for parents of children of all ages that combines discussion, video, support and guest speakers. The program is held three times per year.

Public Education is provided to the community via Common Ground's The Empower Initiative program and Crisis to Hope Presentations.

The Empower Initiative is a prevention-based, theater program comprised of Peer Mentors, ages 15-25. The group presents live performances on issues facing children, teens, young adults and families. Topics include peer pressure, bullying, teasing, substance abuse, dating violence, conflict resolution, stress, and others.

The Crisis to Hope Presentations consist of inspirational stories that get to the heart of Common Ground's key impact areas: Responding to Crisis, Providing Safety and Advocacy, and Building Communities of Support. The stories are delivered through personal experiences of the agency's CEO, Board of Trustees, program managers and people who have received our services. Participants come away with a better understanding of how critical Common Ground is to our community.

Birmingham Funding request

Source	Amount	Percentage
Health and Human Services (Federal)	200,000	1.60%
Housing and Urban Development	242,752	2.00%
Department of Health and Human Services (State)	398,646	3.30%
Oakland Community Health NetworkUnited Way	9,697,537	79.50%
Genesee Health System	1,032,000	8.50%
Public Support	625,000	5.10%
Birmingham	1,500	0.01%
Wixom	4,000	0.03%
Farmington	2,500	0.02%
Total	12,203,935	

ATTACHMENT B

Name of Organization: Common Ground

First Quarter (July 1 - September 30)

Name and Explanation of Program/Service	Date of Service	Duration of Service (timeframe)	Cost of Program/Service (per unit)	# Total Participants	# of Birmingham Participants	Breakdown of funds used for Program/Service
Runaway and Homeless Youth Shelter		July 1 - Sept 30	$ 2,465.00		0	
Legal Services		July 1 - Sept 30	$45.00		0	
Resource & Crisis Helpline		July 1 - Sept 30	$16.00		0	
Oakland Assessment & Crisis Intervention Service (OACIS)		July 1 - Sept 30	$670.00		33	
Parent Support		July 1 - Sept 30	$400.00		0	
Kevin's Law		July 1 - Sept 30			0	
Oakland County Crisis Recovery Time (OCIRT)		July 1 - Sept 30	$739.00		0	
Victim's Assistance Program		July 1 - Sept 30			0	

Second Quarter (October 1 - December 31)

Name and Explanation of Program/Service	Date of Service	Duration of Service (timeframe)	Cost of Program/Service (per unit)	# Total Participants	# of Birmingham Participants	Breakdown of funds used for Program/Service
Runaway and Homeless Youth Shelter		Oct 1 - Dec 31	$ 2,465.00		0	
Legal Services		Oct 1 - Dec 31	$45.00		0	
Resource & Crisis Helpline		Oct 1 - Dec 31	$16.00		0	
Oakland Assessment & Crisis Intervention Service (OACIS)		Oct 1 - Dec 31	$670.00		7	
Parent Support		Oct 1 - Dec 31	$400.00		0	
Kevin's Law		Oct 1 - Dec 31			0	
Oakland County Crisis Recovery Time (OCIRT)		Oct 1 - Dec 31	$739.00			
Victim's Assistance Program		Oct 1 - Dec 31			0	

ATTACHMENT B

Name of Organization: Common Ground

Third Quarter (January 1 - March 31)

Name and Explanation of Program/Service	Date of Service	Duration of Service (timeframe)	Cost of Program/Service (per unit)	# Total Participants	# of Birmingham Participants	Breakdown of funds used for Program/Service
Runaway and Homeless Youth Shelter		Jan 1 - Mar 31	$ 2,465.00		0	
Legal Services		Jan 1 - Mar 31	$45.00		0	
Resource & Crisis Helpline		Jan 1 - Mar 31	$16.00		0	
Oakland Assessment & Crisis Intervention Service (OACIS)		Jan 1 - Mar 31	$670.00		17	
Parent Support		Jan 1 - Mar 318	$400.00		0	
Kevin's Law		Jan 1 - Mar 31				
Oakland County Crisis Recovery Time (OCIRT)		Jan 1 - Mar 31	$739.00		0	
Victim's Assistance Program		Jan 1 - Mar 31				

Fourth Quarter (April 1 - June 30)

Name and Explanation of Program/Service	Date of Service	Duration of Service (timeframe)	Cost of Program/Service (per unit)	# Total Participants	# of Birmingham Participants	Breakdown of funds used for Program/Service
Runaway and Homeless Youth Shelter		Apr 1 - June 30	$ 2,465.00		0	
Legal Services		Apr 1 - June 30	$45.00		0	
Resource & Crisis Helpline		Apr 1 - June 30	$16.00		0	
Oakland Assessment & Crisis Intervention Service (OACIS)		Apr 1- June 30	$670.00		11	
Parent Support		Apr 1 - June 30	$400.00		0	
Kevin's Law		Apr 1 - June 30			0	
Oakland County Crisis Recovery Time (OCIRT)		Apr 1 - June 30	$739.00		10	
Victim's Assistance Program		Apr 1 - June 30			0	

The total number of Birmingham residents served in fiscal year 2016/2017 was 78 for a total cost of $52,950.00.

Please note: Organizations receiving funding are required to provide invoices to the City for services coinciding with the timing of the delivery of those services.

SERVICES AGREEMENT

THIS SERVICES AGREEMENT ("Agreement"), made this ____ day of May _____, 2018 by and between the **CITY OF BIRMINGHAM**, having its principal office at 151 Martin Road, Birmingham, MI 48009 ("CITY"), and HAVEN, whose address is P.O. Box 431045, Pontiac, MI 48343-1045 ("SERVICE PROVIDER"), provides as follows:

WITNESSETH:

WHEREAS, the CITY desires to have certain services provided, which shall be of the type, nature and extent as set forth on Attachment A; and

WHEREAS, SERVICE PROVIDER desires to provide said services for the CITY, which it shall do in accordance with the experience it has attained from providing similar services of this nature, under the terms and conditions hereinafter stated.

NOW, THEREFORE, for and in consideration of the respective agreements and undertakings herein contained, the parties agree as follows:

1. SERVICE PROVIDER shall perform the services as set forth on Attachment A. The type, nature and scope may be changed if mutually agreed upon in writing by SERVICE PROVIDER and the CITY.

2. The CITY shall pay a total of $2,000.00 to SERVICE PROVIDER for the performance of this Agreement, which amount shall compensate SERVICE PROVIDER for all aspects of the services to be performed including, but not limited to, all preparation, coordination, management, staffing and all other services incidental thereto. Payment shall be made to SERVICE PROVIDER pursuant to the schedule contained in Attachment A.

3. All services performed shall be of the highest quality and standards that meet or exceed that which is required and expected in that service industry.

4. SERVICE PROVIDER shall provide and designate one supervisor responsible for the coordination of services provided, who shall handle problem solving and be the contact person for the CITY.

5. This Agreement shall commence immediately after both parties have signed in the place and manner indicated below and shall terminate in accordance with the provisions as set forth in Attachment A.

6. This Agreement shall be governed by and performed, interpreted and enforced in accordance with the laws of the State of Michigan. SERVICE PROVIDER agrees to perform all services provided for in this Agreement in accordance with and in full compliance with all local, state and federal laws and regulations.

7. If any provision of this Agreement is declared invalid, illegal or unenforceable, such provision shall be severed from this Agreement and all other provisions shall remain in full force and effect.

8. This Agreement shall be binding upon the successors and assigns of the parties hereto, but no such assignment shall be made by SERVICE PROVIDER without the prior written consent of the CITY. Any attempt at assignment without prior written consent shall be void and of no effect.

9. SERVICE PROVIDER agrees that neither it nor its employees will discriminate against any employee, independent contractor, or applicant for employment with respect to hire, tenure, terms, conditions or privileges of employment, or a matter directly or indirectly related to employment because of race, color, religion, national origin, age, sex, height, weight or marital status. SERVICE PROVIDER shall inform the CITY of all claims or suits asserted against it by SERVICE PROVIDER's employees or contractors who work pursuant to this Agreement. SERVICE

PROVIDER shall provide the CITY with periodic status reports concerning all such claims or suits, at intervals established by the CITY.

10. To the fullest extent permitted by law, SERVICE PROVIDER and any entity or person for whom SERVICE PROVIDER is legally liable, agrees to be responsible for any liability, defend, pay on behalf of, indemnify, and hold harmless the CITY, its elected and appointed officials, employees and volunteers and others working on behalf of the CITY against any and all claims, demands, suits, or loss, including all costs connected therewith, including reasonable attorney fees, and for any damages which may be asserted, claimed or recovered against or from the CITY, its elected and appointed officials, employees, volunteers or others working on behalf of the CITY, which arises out of or is in any way connected or associated with this Agreement. Such responsibility shall not be construed as liability for damage caused by or resulting solely from the act or omission of the CITY, its elected or appointed officials, employees, volunteers or others working on behalf of the CITY.

11. SERVICE PROVIDER shall not commence work under this Agreement until it has, at its sole expense, obtained the insurance required by this paragraph. All certificates of insurance shall be with insurance carriers licensed and admitted to do business in the State of Michigan. All certificates of insurance shall be with insurance carriers acceptable to the CITY. SERVICE PROVIDER shall maintain during the life of this Agreement the types of insurance coverage and minimum limits as set forth below:

A. Workers' Compensation Insurance: SERVICE PROVIDER shall procure and maintain during the life of this contract, Workers' Compensation Insurance, including Employers Liability Coverage, in accordance with all applicable statutes of the State of Michigan.

B. Commercial General Liability Insurance: SERVICE PROVIDER shall procure and maintain during the life of this Agreement, Commercial General Liability Insurance on an "Occurrence Basis" with limits of liability not less than $1,000,000 per occurrence for combined single limit, Personal Injury, Bodily Injury and Property Damage. Coverage shall include the following extensions: (A) Contractual Liability; (B) Products and Completed Operations; (C) Independent Contractors Coverage; (D) Broad Form General Liability

Extensions or equivalent; (E) Deletion of all Explosion, Collapse and Underground (XCU) Exclusions, if applicable.

C. Motor Vehicle Liability: SERVICE PROVIDER shall procure and maintain during the life of this Agreement Motor Vehicle Liability Insurance, including all applicable no-fault coverages, with limits of liability of not less than $ 1,000,000 per occurrence combined single limit Bodily Injury and Property Damage. Coverage shall include all owned vehicles, all non-owned vehicles, and all hired vehicles.

D. Additional Insured: Commercial General Liability and Motor Vehicle Liability Insurance, as described above, shall include an endorsement stating the following shall be *Additional Insureds*: The City of Birmingham, including all elected and appointed officials, all employees and volunteers, all boards, commissions and/or authorities and board members, including employees and volunteers thereof. This coverage shall be primary and any other insurance maintained by the additional insureds shall be considered to be excess and non-contributing with this insurance required from SERVICE PROVIDER under this Section.

E. Cancellation Notice: Workers' Compensation Insurance, Commercial General Liability Insurance and Motor Vehicle Liability Insurance, as described above, shall include an endorsement stating the following: "Thirty (30) days Advance Written Notice of Cancellation or Non-Renewal shall be sent to: Finance Department, City of Birmingham, P.O. Box 3001, 151 Martin Street, Birmingham, Michigan 48012.

F. Proof of Insurance Coverage: SERVICE PROVIDER shall provide the CITY at the time the contracts are returned for execution, Certificates of Insurance and/or policies, acceptable to the CITY, as listed below.

1. Two (2) copies of Certificate of Insurance for Workers' Compensation;

2. Two (2) copies of Certificate of Insurance for Commercial General Liability;

3. Two (2) copies of Certificate of Insurance for Vehicle Liability Insurance;

4. If so requested, Certified Copies of all policies mentioned above will be furnished.

G. Coverage Expiration: If any of the above coverages expire during the term of this Agreement, SERVICE PROVIDER shall deliver renewal certificates and/or policies to the CITY at least (10) days prior to the expiration date.

12. If, after the effective date of this Agreement, any official of the CITY or spouse, child, parent or in-law, of such official or employee shall become directly or indirectly interested in this Agreement, or the affairs of SERVICE PROVIDER, the CITY shall have the right to terminate this Agreement without further liability to SERVICE PROVIDER if the disqualification has not been removed within thirty (30) days after the CITY has given SERVICE PROVIDER notice of the disqualifying interest. Ownership of less than one percent (1%) of the stock or other equity interest in a corporation or partnership shall not be a disqualifying interest. Employment shall be a disqualifying interest.

13. Any controversy or claim arising out of or relating to this Agreement, or the breach thereof, shall be settled either by commencement of a suit in Oakland County Circuit Court, the 48th District Court or by arbitration. If both parties elect to have the dispute resolved by arbitration, it shall be settled pursuant to Chapter 50 of the Revised Judicature Act for the State of Michigan and administered by the American Arbitration Association with one arbitrator being used, or three arbitrators in the event any party's claim exceeds $1,000,000. Each party shall bear its own costs and expenses and an equal share of the arbitrator's and administrative fees of arbitration. Such arbitration shall qualify as statutory arbitration pursuant to MCL §600.5001 et. seq., and the Oakland County Circuit Court or any court having jurisdiction shall render judgment upon the award of the arbitrator made pursuant to this Agreement. This Agreement shall be governed by the laws of the State of Michigan and the arbitration shall take place in Oakland County, Michigan. In the event that the parties elect not to have the matter in dispute arbitrated, any dispute between the parties may be resolved by the filing of a suit in the Oakland County Circuit Court or the 48th District Court.

14. This Agreement constitutes the entire agreement between the parties hereto pertaining to the subject matter hereof and supersedes all prior and contemporaneous agreements, understandings, negotiations and discussions, whether oral or written, of the parties, except as

specifically set forth herein. No supplement, modification, addition, deletion or waiver of this Agreement or any provision of this Agreement shall be binding unless executed in writing by both parties to be bound thereby.

15. SERVICE PROVIDER and the CITY agree that SERVICE PROVIDER shall be liable for its own actions and neither SERVICE PROVIDER nor its employees or contractors shall be construed as employees of the CITY. Neither party, by virtue of this Agreement, shall have any right, power or authority to act or create any obligation, express or implied, on behalf of the other party, except as specifically outlined herein. SERVICE PROVIDER, including its employees and contractors, shall not be considered entitled or eligible to participate in any benefits or privileges given or extended by the CITY, or be deemed an employee of the CITY for purposes of federal or state withholding taxes, FICA taxes, unemployment, workers' compensation and other employer contributions on behalf of SERVICE PROVIDER or SERVICE PROVIDER's employees or contractors.

16. SERVICE PROVIDER acknowledges that in performing services pursuant to this Agreement, certain confidential and/or proprietary information (including, but not limited to, internal organization, methodology, personnel and financial information, etc.) may become involved. SERVICE PROVIDER recognizes that unauthorized exposure of such confidential or proprietary information could irreparably damage the CITY. Therefore, the SERVICE PROVIDER agrees to use reasonable care to safeguard the confidential and proprietary information and to prevent the unauthorized use or disclosure thereof. SERVICE PROVIDER shall inform its employees and contractors of the confidential or proprietary nature of such information and shall limit access thereto to employees rendering services pursuant to this Agreement. SERVICE PROVIDER further agrees to use such confidential or proprietary information only for the purpose of performing services pursuant to this Agreement.

The said parties have caused this Agreement to be executed as of the date and year above written.

THE CITY OF BIRMINGHAM

By: _____
Andrew M. Harris

Its: Mayor

By: _____
J. Cherilynn Mynsberge

Its: City Clerk

[SERVICE PROVIDER]

By: _____
Amna Osman

Its: President and CEO

APPROVED:

_____
Joseph A. Valentine, City Manager
(Approved as to substance)

_____
Mark H. Clemence, Chief of Police
(Approved as to substance)

_____
Timothy J. Currier, City Attorney
(Approved as to form)

_____
Mark Gerber, Director of Finance
(Approved as to financial obligation)

Name of Organization: HAVEN, Inc.

ATTACHMENT A

I. Amount of Funding Requested: $2,000.00

II. Amount of funding received from City in current fiscal year: $2,000.00

III. Organization's Purpose or Mission: HAVEN's mission is to eliminate sexual assault and domestic violence and empower survivors through advocacy and social change in and around Oakland County. For over 40 years, HAVEN has been the only agency in Oakland County devoted to providing advocacy, education, counseling and emergency shelter for victims of Domestic violence & sexual assault.

IV. Description of Services to be provided (Scope of Work):
24/7 crisis and support line
24/7 emergency shelter
Victim/court advocacy & support
Individual & group counseling for victims (adults & children)
Personal protection order assistance
Sexual assault forensic exams

V. Explain the value of the services to the City of Birmingham:
HAVEN's victim services are available to Birmingham residents at no cost and most services are available 24/7. This provides a safety net to those Birmingham residents who are experiencing the trauma of domestic and/or sexual violence.

VI. List all municipal and/or other funding sources, the percentage of programming costs covered by each source, and the actual dollar amount covered by each source in the current fiscal year.

(List below. Attach additional sheet if necessary.)

Please see attached sheet explaining services covered by municipal funding sources from 10/1/17 - 2/28/18 - the most current data we had available.

Name of Organization: HAVEN, Inc.

VII. What were the total programming costs for the 2017-2018 Fiscal Year (July 1, 2017 – June 30, 2018)? How many total individuals participated in these programs? How many Birmingham residents participated in these programs?

Total programming costs are not available for the above fiscal year at this time

VIII. On Attachment B, record a detailed list of services provided in the 2017-2018 Fiscal Year (July 1, 2017 – June 30, 2018). Attach additional sheets if necessary. Include the following for each quarter:

- Name and Explanation of Every Program/Service in Quarter
- Date & Timeframe of each service provided
- Cost of Program/Service
- # Total Participants
- # Birmingham Participants (Enter zero if no Birmingham participants)
- Explanation of how the funds were used

NOTE: Organizations receiving funding are required to provide invoices to the City for services coinciding with the timing of the delivery of those services.

Submitted by: Marianne Dwyer (Print Name) Title: Business Operations Director

Signature: Marianne Dwyer Date: 5/16/18

ATTACHMENT B

Name of Organization: HAVEN, Inc.

First Quarter (July 1, 2017 – September 30, 2018)

Name and Explanation of Program/Service	Date of Service	Duration of Service (timeframe)	Cost of Program/Service	# Total Participants	# of Birmingham Participants	Breakdown of funds used for Program/Service

Second Quarter (October 1, 2017 – December 31, 2018)

Name and Explanation of Program/Service	Date of Service	Duration of Service (timeframe)	Cost of Program/Service for Birmingham	# Total Participants	# of Birmingham Participants	Breakdown of funds used for Program/Service
Domestic violence counseling	—	10/1/17 – 12/31/17	$3,059 –	82	7	$940.00
Court Advocacy	—	10/1/17 – 12/31/17	$1,170 –	96	3	$360.00
Sexual assault counseling	—	10/1/17 – 12/31/17	$874 –	29	2	$260.00
Personal protection order	—	10/1/17 – 12/31/17	$462 –	51	3	$300.00
Sexual assault forensic exam	—	10/1/17 – 12/31/17	$989. –	13	1	$140.00

* due to confidentiality requirements, HAVEN cannot provide exact dates of service.

ATTACHMENT B

Name of Organization: HAVEN, Inc.

Third Quarter (January 1, 2018 – March 31, 2018)

Name and Explanation of Program/Service	Date of Service	Duration of Service (timeframe)	Cost of Program/Service	# Total Participants	# of Birmingham Participants	Breakdown of funds used for Program/Service

Fourth Quarter (April 1, 2018 – June 30, 2018)

Name and Explanation of Program/Service	Date of Service	Duration of Service (timeframe)	Cost of Program/Service	# Total Participants	# of Birmingham Participants	Breakdown of funds used for Program/Service

HAVEN
FY 2017-18 CDBG services
per municipality
10/01/2017 - 02/28/2018

Municipality	ADV	ADV $	DVCP	DVCP $	RESI	RESI $	SA	SA $	C&SL	C&SL $	START	START $	PPO	PPO $	Total #	Total cost per city	Total covered by city	Percent covered by city
City of Berkley	2	$780.00	3	$1,311.00		$0.00	1	$437.00		$0.00		$0.00	5	$770.00	11	$3,298.00	$3,000.00	91%
City of Birmingham	3	$1,170.00	7	$3,059.00		$0.00	2	$874.00		$0.00	1	$989.00	3	$462.00	16	$6,554.00	$2,000.00	31%
Township of Brandon	3	$1,170.00	1	$437.00	1	$2,411.00		$0.00		$0.00		$0.00		$0.00	5	$4,018.00	$3,186.00	79%
City of Clawson	8	$3,120.00	4	$1,748.00		$0.00		$0.00		$0.00		$0.00		$0.00	12	$4,868.00	$3,000.00	62%
Charter Township of Commerce	5	$1,950.00	10	$4,370.00		$0.00	7	$3,059.00	7	$812.00		$0.00	3	$462.00	32	$10,653.00	$10,000.00	94%
City of Ferndale	8	$3,120.00	4	$1,748.00		$0.00	7	$3,059.00		$0.00	1	$989.00	8	$1,232.00	28	$10,148.00	$3,000.00	30%
Charter Township of Lyon		$0.00		$0.00		$0.00	2	$874.00	18	$2,088.00		$0.00	1	$154.00	21	$3,116.00	$3,000.00	96%
Village of Milford	6	$2,340.00		$0.00	1	$2,411.00	1	$437.00		$0.00		$0.00	1	$154.00	9	$5,342.00	$4,093.00	77%
City of Novi	18	$7,020.00	6	$2,622.00		$0.00	3	$1,311.00		$0.00	4	$3,956.00	6	$924.00	37	$15,833.00	$6,000.00	38%
Oakland Township	1	$390.00	7	$3,059.00		$0.00		$0.00		$0.00		$0.00	1	$154.00	9	$3,603.00	$3,000.00	83%
Village of Orchard Lake		$0.00		$0.00		$0.00		$0.00	70	$8,120.00		$0.00		$0.00	70	$8,120.00	$8,000.00	99%
City of Rochester Hills	9	$3,510.00	7	$3,059.00		$0.00		$0.00		$0.00	3	$2,967.00	6	$924.00	25	$10,460.00	$7,000.00	67%
City of South Lyon	3	$1,170.00	1	$437.00		$0.00	1	$437.00	28	$3,248.00	1	$989.00	2	$308.00	36	$6,589.00	$6,500.00	99%
City of Walled Lake	5	$1,950.00	1	$437.00		$0.00		$0.00	9	$1,044.00		$0.00	2	$308.00	17	$3,739.00	$3,673.00	98%
Charter Township of West Bloomfield	11	$4,290.00	15	$6,555.00	1	$2,411.00	2	$874.00		$0.00		$0.00		$0.00	29	$14,130.00	$3,000.00	21%
Charter Township of White Lake	6	$2,340.00	11	$4,807.00		$0.00	2	$874.00		$0.00	1	$989.00	10	$1,540.00	30	$10,550.00	$9,886.00	94%
City of Wixom	6	$2,340.00	5	$2,185.00		$0.00	1	$437.00		$0.00	2	$1,978.00	3	$462.00	17	$7,402.00	$3,918.00	53%
Village of Wolverine Lake	2	$780.00		$0.00		$0.00		$0.00	14	$1,624.00		$0.00		$0.00	16	$2,404.00	$2,381.00	99%
TOTALS	96	$ 37,440.00	82	$35,834.00	3	$ 7,233.00	29	$ 12,673.00	146	$ 16,936.00	13	$12,857.00	51	$ 7,854.00	420	$ 130,827.00	$ 84,637.00	

Individuals may not be reported for municipalities whose award was expended prior to 02/28/2018

ADV	Advocacy Program
DVCP	Domestic Violence Counseling Program
RESI	Residential
SA	Sexual Assault Counseling Program
C&SL	Crisis and Support Line
START	Safe Therapeutic Assault Response Team (Forensic nurse exam program for victims of sexual assault)
PPO	Personal Protection Order

City of Birmingham
A Walkable Community

MEMORANDUM

City Clerk's Office

DATE: **May 17, 2018**

TO: **Joseph A. Valentine, City Manager**

FROM: **J. Cherilynn Mynsberge, City Clerk**

SUBJECT: **Special Event Request**
Woodward Camera Cruise Event

Attached is a special event application submitted by Woodward Camera requesting permission to place one tent in the parking area in front of 33501 Woodward Ave on August 18, 2018.

The application has been circulated to the affected departments and approvals and comments have been noted.

The following events have been approved by the Commission to be held in August. These events do not pose a conflict with the proposed event.

Event Name	Date	Location
Farmers Market	Sundays	Lot 6
In the Park Concerts	Wednesdays	Shain Park
Movie Night	Fridays	Booth Park
Birmingham Cruise Event	August 18	South Old Woodward

SUGGESTED RESOLUTION:
To approve a request submitted by Woodward Camera requesting permission to place one tent in the parking area in front of 33501 Woodward Ave on August 18, 2018, contingent upon compliance with all permit and insurance requirements and payment of all fees and, further pursuant to any minor modifications that may be deemed necessary by administrative staff at the time of the event.

CITY OF BIRMINGHAM
APPLICATION FOR SPECIAL EVENT PERMIT
PARKS AND PUBLIC SPACES

IMPORTANT: EVENTS UTLIZING CITY SIDEWALKS AND/OR STREETS MUST MEET WITH POLICE DEPARTMENT SPECIAL EVENT OFFICER TO REVIEW PROPOSED EVENT DETAILS PRIOR TO SUBMITTING APPLICATION .

Police Department acknowledgement: _____

I. EVENT DETAILS

- **Incomplete applications will not be accepted.**
- **Changes in this information must be submitted to the City Clerk, in writing, at least three weeks prior to the event**

RECEIVED BY
APR 18 2018
CITY CLERK'S OFFICE
CITY OF BIRMINGHAM

FEES: **FIRST TIME EVENT: $200.00**
ANNUAL APPLICATION FEE: $165.00

(Please print clearly or type)

Date of Application 4/18/18

Name of Event Veteran's Hospitality tent

Detailed Description of Event (attach additional sheet if necessary) a place for Veterans and their families to watch the cars go by

Location ON parking lot in FRONT of Woodward Camera

Date(s) of Event August 18, 2018 Hours of Event 9:00 am to 8 pm

Date(s) of Set-up AUG 17, 2018 Hours of Set-up 10 am - 10 pm

NOTE: No set-up to begin before 7:00 AM, per City ordinance.

Date(s) of Tear-down AUG 18 & 19 2018 Hours of Tear-down after event & tent to come down AUG 19 around NOON

Organization Sponsoring Event Woodward Camera - Pierce Hill NSDAR

Organization Address 33501 Woodward Ave

Organization Phone 248 642 6974

Contact Person Thomas Weidner

Contact Phone Ruby Weidner

Contact Email woodwardcamera@hotmail.com

II. EVENT INFORMATION

1. Organization Type Piety Hill NSDAR – NON PROFIT
(city, non-profit, community group, etc.)

2. Additional Sponsors or Participants (Provide name, address, contact person, status, etc. for all additional organizations sponsoring your event.) Piety Hill National Society Daughters of the American Revolution - Janice Stafford Regent - 3311 Kenway Drive, Bloomfield Hills, MI 48304 248-647-2476

3. Is the event a fundraiser? YES ☐ NO ☑
List beneficiary _____
List expected income _____
Attach information about the beneficiary.

4. First time event in Birmingham? YES ☐ NO ☑
If no, describe this will be our 8th year

5. Total number of people expected to attend per day about 50 to 100

6. The event will be held on the following City property: (Please list)
☐ Street(s) ∅
☐ Sidewalk(s) ∅
☐ Park(s) ∅

7. Will street closures be required? YES ☐ NO ☑
(Police Department acknowledgement prior to submission of application is required) (initial here) _____

8. What parking arrangements will be necessary to accommodate attendance? DONE

9. Will staff be provided to assist with safety, security and maintenance? YES ☑ NO ☐

If yes, please provide number of staff to be provided and any specialized training received.

Describe there will be Store personnel and ladies of Pretty Hill Chapter on hand all day - No Special training is necessary

10. Will the event require safety personnel (police, fire, paramedics)? YES ☐ NO ☑

(Police Department acknowledgement <u>prior to submission</u> of application is required.) (initial here) _____

Describe Participants must stay out of the road.

11. Will alcoholic beverages be served? YES ☐ NO ☑

If yes, additional approval by the City Commission is required, as well as the Michigan Liquor Control Commission.

12. Will music be provided? YES ☑ NO ☑

_____ Live _____ Amplification _____ Recorded CD ✓ Loudspeakers

Time music will begin 9am 8pm

Time music will end 8pm

Location of live band, DJ, loudspeakers, equipment must be shown on the layout map.

13. Will there be signage in the area of the event? YES ☐ NO ☑

Number of signs/banners _____

Size of signs/banners _____

Submit a photo/drawing of the sign(s). **A sign permit is required.**

14. Will food/beverages/merchandise be sold? YES ☐ NO ☑

- Peddler/vendor permits must be submitted to the Clerk's Office, **at least two weeks prior to the event.**
- All food/beverage vendors must have Oakland County Health Department approval.
- Attach copy of Health Dept approval.
- There is a $50.00 application fee for all vendors and peddlers, in addition to the $10.00 daily fee, per location.

LIST OF VENDORS/PEDDLERS

(attach additional sheet if necessary)

VENDOR NAME	GOODS TO BE SOLD	WATER HOOK-UP REQUIRED?	ELECTRIC REQUIRED?

III. EVENT LAYOUT

- Include a map showing the park set up, street closures, and location of each item listed in this section.
- Include a map and written description of run/walk route and the start/finish area

1. Will the event require the use of any of the following municipal equipment? *(show location of each on map)*

EQUIPMENT	QUANTITY	COST	NOTES
Picnic Tables		6 for $200.00	A request for more than six tables will be evaluated based on availability.
Trash Receptacles		$4.00 each	Trash box placement and removal of trash is the responsibility of the event. Additional cost could occur if DPS is to perform this work.
Dumpsters		$200.00 per day	Includes emptying the dumpster one time per day. The City may determine the need for additional dumpsters based on event requirements.
Utilities (electric)	____ # of vendors requiring utilities	Varies	Charges according to final requirements of event.
Water/Fire Hydrant		Contact the Fire Department.	Applicant must supply their own means of disposal for all sanitary waste water. Waste water is NOT allowed to be poured into the street or on the grass.
Audio System		$200.00 per day	Must meet with City representative.
Meter Bags / Traffic Cones / Barricades	# to be determined by the Police Department.		

2. Will the following be constructed or located in the area of the event? YES NO

(show location of each on map) NOTE: Stakes are not allowed.

TYPE	QUANTITY	SIZE
Tents/Canopies/Awnings (A permit is required for tents over 120 sq ft)		9x40
Portable Toilets		
Rides		
Displays		
Vendors		
Temporary Structure (must attach a photo)		
Other (describe)		

SIGNATURE OF APPLICANT REQUIRED

EVENT NAME Cruise Ventana Hospitality

EVENT DATE 8/18/18

The Birmingham City Commission shall have sole and complete discretion in deciding whether to issue a permit. Nothing contained in the City Code shall be construed to require the City Commission to issue a permit to an applicant and no applicant shall have any interest or right to receive a permit merely because the applicant has received a permit in the past.

As the authorized agent of the sponsoring organization, I hereby agree that this organization shall abide by all conditions and restrictions specific to this special event as determined by the City administration and will comply with all local, state and federal rules, regulations and laws.

Signature 4/16/2018 Date

IV. SAMPLE LETTER TO NOTIFY ANY AFFECTED PROPERTY/BUSINESS OWNERS

- Organizer must notify all potentially affected residential property and business owners of the date and time this application will be considered by the City Commission. *(Sample letter attached to this application.)*

- Attach a copy of the proposed letter to this application. The letter will be reviewed and approved by the Clerk's Office. The letter must be distributed at least two weeks prior to the Commission meeting.

- A copy of the letter and the distribution list must be submitted to the Clerk's Office at least two weeks prior to the Commission meeting.

- If street closures are necessary, a map must be included with the letter to the affected property/business owners.

WOODWARD CAMERA
33501 Woodward Avenue
Birmingham, Michigan 48009
248-642-6974
Fax 248-642-1810
April 20, 2018

The Birmingham City Code requires that we receive approval from the Birmingham City Commission to hold the following special event. The code further requires that we notify any property owners or business owners that may be affected by the special event of the date and time that the City commission will consider our request so that an opportunity exists for comments prior to this approval.

NAME OF EVENT: Dream Cruise Hospitality Tent for Veterans
LOCATION: Woodward Camera, 33501 Woodward Avenue, Birmingham, MI.
DATE OF EVENT: August 18, 2018 HOURS OF EVENT: 9:00 am to 9:00 pm.
BRIEF DESCRIPTION OF EVENT/ACTIVITY: A place for veterans to sit and enjoy the classic cars during the DREAM CRUISE.
DATE OF SET-UP: August 17,2018 HOURS OF SET-UP: 12 to 8
DATE OF TEAR-DOWN: August 19, 2018 HOURS OF TEAR DOWN 9 am to 1 pm
DATE OF CITY COMMISSION MEETING: Thursday, May 24, 2018 – 7:30 pm.

The City commission meets in room 205 of the Municipal Building at 151 Martin at 7:30 pm. **A complete copy of the application to hold this special event is available for your review at the City Clerk's Office (248/530-1880).** Log on to www.bhamgov.org/events for a complete list of special events.

EVENT ORGANIZER; WOODWARD CAMERA
33501 WOODWARD AVENUE
BIRMINGHAM, MI 48009

FOR QUESTIONS ON THE DAY OF THE EVENT, CONTACT: Dennis Knoerl
248-642-6974

WOODWARD CAMERA
33501 Woodward Avenue
Birmingham, Michigan 48009

April 20, 2018

"To the fullest extent permitted by law, Woodward Camera and the Daughters of the American Revolution, Piety Hill Chapter, Birmingham, MI is legally liable and agrees to be responsible for any liability, defend, pay on behalf of, indemnify, and hold harmless the City of Birmingham, its elected and appointed official, employees and volunteers and others working on behalf of the City of Birmingham against any and all claims, demands, suits or loss including all costs and reasonable attorney fees connected therewith, and for any damages which may be asserted, claimed or recovered against or from the City of Birmingham, its elected and appointed officials, employees, volunteers or others working on behalf of the City of Birmingham, by reason of personal injury, including bodily injury and death and/ or property damage, including loss of use thereof, which arises our of or is in any way connected or associated with this activity/event. Such responsibility shall not be construed as liability for damage caused by or resulting from the sole act or omission of the City of Birmingham, its elected or appointed officials, employees, volunteers or others working on behalf of the City of Birmingham."

Thomas B Weicher II

Applicant's signature

ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 04/16/2018

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Jarvis Insurance Agency I
2045 Orchard Lake Rd
Sylvan Lake MI 48320-

CONTACT NAME:
PHONE (A/C, No, Ext): (248)324-9050 FAX (A/C, No): (248)324-9055
E-MAIL ADDRESS:

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : EMC Asco	21407
INSURER B : Employers Mutual Cas	21415
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
Woodward Camera Inc
33501 Woodward Ave
Birmingham MI 48009-0909

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
B	X COMMERCIAL GENERAL LIABILITY			3W68270	02/14/2018	02/14/2019	EACH OCCURRENCE	$ 1,000,000
	CLAIMS-MADE X OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 300,000
	X PROFESSIONAL LIAB						MED EXP (Any one person)	$ 5,000
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	X POLICY PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
	OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	ANY AUTO						BODILY INJURY (Per person)	$
	ALL OWNED AUTOS / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS / NON-OWNED AUTOS						PROPERTY DAMAGE (Per accident)	$
								$
B	X UMBRELLA LIAB / OCCUR			3J68270	02/14/2018	02/14/2019	EACH OCCURRENCE	$ 2,000,000
	EXCESS LIAB / CLAIMS-MADE						AGGREGATE	$ 2,000,000
	DED / RETENTION $							$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY			3H68270	02/14/2018	02/14/2019	X PER STATUTE / OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y/N N/A (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. EACH ACCIDENT	$ 500,000
							E.L. DISEASE - EA EMPLOYEE	$ 500,000
							E.L. DISEASE - POLICY LIMIT	$ 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Regarding Woodward Dream Cruise 08/18/2018
The City Of Birmingham, including all elected and appointed officials, all employees and volunteers, all boards, commissions and/or authorities and board members, including employees and volunteers thereof. This coverage shall be primary to any other coverage that may be available to the additional insured, whether any otehr available coverage be primary

CERTIFICATE HOLDER

CITY OF BIRMINGHAM
151 MARTIN ST
PO BOX 3001
BIRMINGHAM MI 48012-

CANCELLATION

AI 003024

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
Jeanie Williams

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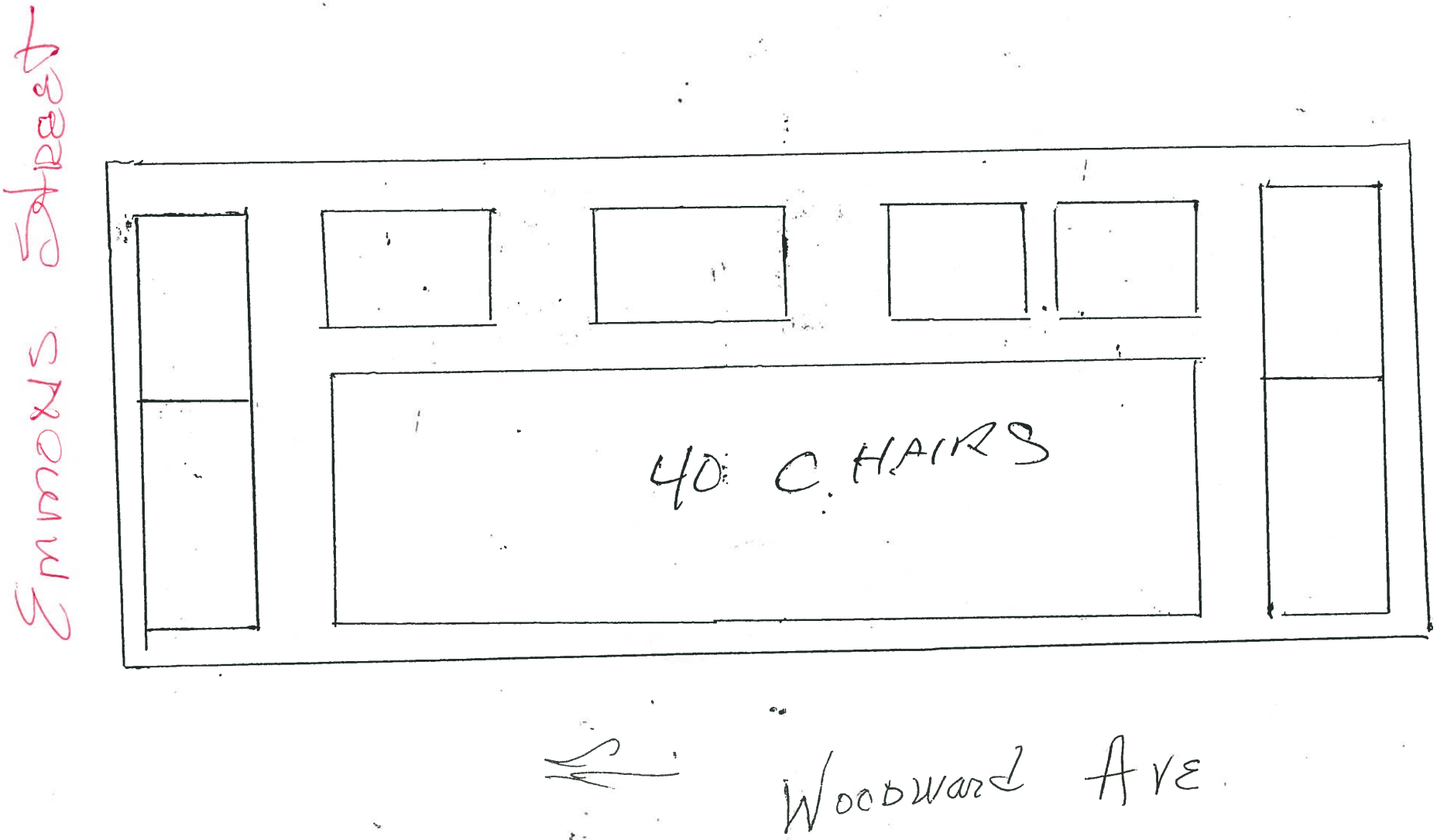
9 X 40 TENT



DEPARTMENT APPROVALS

EVENT NAME VETERAN'S HOSPITALITY TENT - CRUISE

LICENSE NUMBER #18-00011248

COMMISSION HEARING DATE: 5/24/18

NOTE TO STAFF: Please submit approval by **4/25/18**

DATE OF EVENT: 8/18/18

DEPARTMENT	APPROVED	COMMENTS	PERMITS REQUIRED (Must be obtained directly from individual departments)	ESTIMATED COSTS (Must be paid two weeks prior to the event. License will not be issued if unpaid.)	ACTUAL COSTS (Event will be invoiced by the Clerk's office after the event)
PLANNING **101-000.000-634.0005** 248.530.1855	BC	No Cost, No Comment			
BUILDING **101-000.000.634.0005** 248.530.1850	MM	The tent will need to be supported with weights verses stakes.	A tent permit will be required by the building department.	$50	
FIRE **101-000.000-634.0004** 248.530.1900	JMC	1. No Smoking in any tents or canopy. Signs to be posted. 2. All tents and Canopies must be flame resistant with certificate on site. 3. No open flame or devices emitting flame, fire or heat in any tents. Cooking devices shall not be permitted within 20 feet of the tents. 4. Tents and Canopies must be properly anchored for the weather conditions, no stakes allowed. 5. Clear Fire Department access of 12 foot aisles must be maintained, no tents, canopies or other obstructions in the access aisle unless approved by the Fire		$45	

		Marshal. 6. Pre-event site inspection required. 7. A prescheduled inspection is required for food vendors through the Bldg. dept. prior to opening. 8. All food vendors are required to have an approved 5lbs. multi-purpose (ABC) fire extinguisher on site and accessible. 9. Cords, hoses, etc. shall be matted to prevent trip hazards. 10. Exits must be clearly marked in tents/structures with an occupant load over 50 people. 11. Paramedics will respond from the fire station as needed. Dial 911 for fire/rescue/medical emergencies. 12. A permit is required for Fire hydrant usage. 13. Do Not obstruct fire hydrants or fire sprinkler connections on buildings. 14. Provide protective barriers between hot surfaces and the public. 15. All cooking hood systems that capture grease laden vapors must have an approved suppression system and a K fire extinguisher in addition to the ABC Extinguisher. Suppression systems shall be inspected, tested, and properly tagged prior to the event. All Sprinkler heads shall be of the 155 degree Quick Response type unless serving an area of high heat and approved by the Fire Marshal. The suppression system shall have a continuous water supply as well as a			

		secondary back up supply. Activation of the suppression system will shut down the ride and cause illumination of the exits			
POLICE **101-000.000.634.0003** 248.530.1870	SG	On duty personnel to provide extra patrol.		$0	$0
PUBLIC SERVICES **101-000.000-634.0002** 248.530.1642	CL			$0	
ENGINEERING **101-000.000.634.0002** 248.530.1839	A.F.	Public Sidewalk to be maintained at all times (5' minimum)	None	$0	$0
SP+ PARKING					
INSURANCE 248.530.1807	CA	COI APPROVED; NEEDS HOLD HARMLESS ON COMPANY LETTERHEAD	NONE	$0	$0
CLERK **101-000.000-614.0000** 248.530.1803		Notification letters to be mailed by applicant no later than 5/9/18. Notification addresses on file in the Clerk's Office. Evidence of required insurance on file with the Clerk's Office.	Applications for vendors license must be submitted no later than 8/3/18.	$165 pd	
				TOTAL DEPOSIT REQUIRED	**ACTUAL COST**

FOR CLERK'S OFFICE USE

Deposit paid _____

Actual Cost _____

Due/Refund

City of Birmingham
A Walkable Community

MEMORANDUM

Finance Department

DATE: **May 17, 2018**

TO: **Joseph A. Valentine, City Manager**

FROM: **Mark Gerber, Finance Director**

SUBJECT: **Changes to 2018-2019 Recommended Budget and 2018-2019 Budget Appropriations Resolution**

The City held a public hearing on April 28, 2018, to review the 2018-2019 recommended budget and to receive comments and revisions from the City Commission and the general public. Below are the revisions to the recommended budget based on an update of taxable values and a correction to the Automobile Parking System Fund.

Changes to Millage Rate

The millage rates contained in the recommended budget were based on an estimated taxable value of $2,337,672,959. Actual taxable values, after adjustments by the Board of Review, came in at $2,359,367,180. The additional taxable value will provide an increase in property tax revenue of $243,000 in the General Fund which will be used to reduce the City's retiree health care liabilities. As a result of the Headlee Act, the Library's recommended tax levy was reduced to the actual calculation. This reduction along with the increase in taxable value from the recommended budget estimate resulted in an increase in property tax revenue of $8,800 in the Library Fund. The refuse and debt levies will decrease as a result of the increase in taxable value. Overall, the revised millage rate is .0269 mills less than what was proposed in the recommended budget and .1597 mills less than the 2017-2018 total levy. Below are the changes to the various levies based on the change in taxable value noted above:

	Recommended Millage	Revised Millage	Difference
Operating Levy	11.2099	11.2099	0
Library Levy	1.3983	1.3891	(0.0092)
Refuse Levy	0.8111	0.8036	(0.0075)
Debt Levy	1.1218	1.1116	(0.0102)
Total Levy	14.5411	14.5142	(0.0269)

A residential taxpayer who had a taxable value of $200,000 in 2017-2018 and did not buy or make improvements to their residence would be affected as follows:

	FY 2017-2018 Actual	FY 2018-2019 Revised	Difference
Taxable Value	$200,000	$204,200	$4,200
Total Millage Rate	14.6739	14.5142	(0.1597)
Total City Taxes	$2,935	$2,964	$29

The changes in the levies noted above changed the recommended budget as follows:

	Recommended Budget	Revised Budget
General Fund		
Revenues		
Property Taxes	$25,982,780	$26,225,780
Expenditures		
Transfers Out	$8,267,150	$8,510,150
Baldwin Library Fund		
Revenues		
Property Taxes	$3,226,070	$3,234,870

Automobile Parking System Fund

On April 9, 2018, the City Commission approved a contract with Markyo Hospitality, LLC to lease property at Maple and Woodward for additional surface parking. This was not included in the recommended budget presented on April 28, 2018. The lease cost for this lot is $90,000/year with the sale of monthly permit parking revenue of $90,000. This lease and the sale of permits changed the Automobile Parking System Fund recommended budget as follows:

	Recommended Budget	Revised Budget
Automobile Parking System Fund		
Revenues		
Charges for Services	$8,007,810	$8,097,810
Expenses		
Lot #12 – Maple/Woodward	$0	$90,000

Sewage Disposal Fund Budget

Based on estimates from the Oakland County Water Resources Commissioner's office, the following adjustments should be made to the recommended budget: a decrease of $15,810 and $69,270 for the George W. Kuhn and Evergreen-Farmington sanitary sewage disposal budgets, respectively; a decrease in the George W. Kuhn storm water budget of $12,130; and an increase in the budgets for Acacia, Birmingham, and Bloomfield Village CSO Maintenance costs of $11,790, $33,990, and $1,530, respectively. Overall, this is a decrease in expenses of $49,990 from the recommended budget which will also be adjusted in the revenues as follows:

	Recommended Budget	Revised Budget
Sewage Disposal Fund		
Revenues		
Charges for Services	$8,886,200	$8,836,300
Expenses	$10,887,720	$10,837,820

Water, sewer, and storm water rates will be presented to the City Commission at a later date after the Great Lake Water Authority and Oakland County Water Resources Commissioner finalize their rates.

Major Street Fund

The Oakland County Road Commission has recommended that the traffic signal at 14 Mile Rd. and Greenfield Rd. be updated to reduce the number of accidents that occur at this intersection. This work would be done as part of the paving project already budgeted for fiscal year 2018-2019. The City's portion of the signal modernization would be approximately $20,000. This would change the recommended budget as follows:

	Recommended Budget	Revised Budget
Major Street Fund		
Expenditures		
Traffic Controls and Engineering	$385,350	$405,350

The budget appropriations resolution with the changes noted above is attached to this report.

Suggested Action: To approve the budget appropriations resolution adopting the City of Birmingham's budget and establishing the total number of mills for ad valorem property taxes to be levied for the fiscal year commencing July 1, 2018 and ending June 30, 2019.

BUDGET APPROPRIATIONS RESOLUTION

WHEREAS, the City Manager has submitted the proposed 2018-2019 Budget, and:

WHEREAS, the City Commission has reviewed the 2018-2019 Budget, and;

WHEREAS, the City Commission has held a Public Hearing on the 2018-2019 Budget;

WHEREAS, Chapter VII, Section 14 of the Birmingham City Charter requires that the City Commission pass an annual appropriations resolution, and;

NOW THEREFORE, BE IT RESOLVED, that the City Commission does hereby adopt the following estimated revenues for the City of Birmingham for the fiscal year commencing July 1, 2018, and ending June 30, 2019:

GENERAL FUND:	
Taxes	$ 24,941,490
Licenses & Permits	3,173,150
Intergovernmental Revenue	2,130,740
Charges for Services	3,356,410
Fines & Forfeitures	1,838,990
Interest & Rent	398,230
Other Revenue	536,410
Contributions from Other Funds	100,000
Total General Fund	$ 36,475,420
MAJOR STREETS FUND:	
Intergovernmental Revenue	$ 1,205,910
Interest & Rent	12,980
Other Revenue	1,850
Contributions from Other Funds	2,500,000
Total Major Streets Fund	$ 3,720,740
LOCAL STREETS FUND:	
Intergovernmental Revenue	$ 492,550
Interest & Rent	35,030
Other Revenue	644,970
Contributions from Other Funds	2,500,000
Total Local Streets Fund	$ 3,672,550
COMMUNITY DEVELOPMENT BLOCK GRANT FUND:	
Intergovernmental Revenue	$ 32,020
Total Community Development Block Grant Fund	$ 32,020

SOLID WASTE DISPOSAL FUND:	
Taxes	$ 1,875,000
Intergovernmental	4,450
Charges for Services	17,600
Interest	20,890
Draw from Fund Balance	78,370
Total Solid Waste Disposal Fund	$ 1,996,310
LAW AND DRUG ENFORCEMENT FUND:	
Fines & Forfeitures	$ 35,000
Interest	1,620
Draw from Fund Balance	26,200
Total Law and Drug Enforcement Fund	$ 62,820
DEBT SERVICE FUND:	
Taxes	$ 1,579,260
Intergovernmental	3,950
Interest	4,290
Total Debt Service Fund	$ 1,587,500
GREENWOOD CEMETERY PERPETUAL CARE FUND:	
Charges for Services	$ 80,000
Interest	12,000
Total Greenwood Cemetery Perpetual Care Fund	$ 92,000
PRINCIPAL SHOPPING DISTRICT FUND:	
Special Assessments	$ 897,300
Interest	6,390
Other Revenue	190,000
Draw from Fund Balance	116,300
Total Principal Shopping District Fund	$ 1,209,990
BALDWIN LIBRARY FUND:	
Taxes	$ 3,234,870
Intergovernmental Revenue	1,001,380
Charges for Services	82,600
Interest	36,920
Total Baldwin Library Fund	$ 4,355,770
BROWNFIELD REDEVELOPMENT AUTHORITY FUND:	
Taxes	$ 609,040
Charges for Services	1,500
Interest	1,620
Other Revenue	20,000
Total Brownfield Redevelopment Authority Fund	$ 632,160

TRIANGLE DISTRICT CORRIDOR IMPROVEMENT AUTHORITY FUND:	
Interest	$ 290
Total Triangle District Corridor Improvement Authority Fund	$ 290
CAPITAL PROJECTS FUND:	
Intergovernmental Revenue	$ 23,990
Interest	16,030
Other Revenue	333,000
Contribution from Other Funds	1,031,000
Total Capital Projects Fund	$ 1,404,020
AUTOMOBILE PARKING SYSTEM FUND:	
Charges for Services	$ 8,097,810
Interest	224,480
Total Automobile Parking System Fund	$ 8,322,290
WATER-SUPPLY SYSTEM RECEIVING FUND:	
Taxes	$ 750,000
Charges for Services	4,761,190
Interest	24,040
Draw from Net Position	95,000
Total Water-Supply System Fund	$ 5,630,230
SEWAGE DISPOSAL FUND:	
Taxes	$ 1,632,290
Intergovernmental Revenue	227,710
Charges for Services	8,836,300
Interest	85,230
Contributions from Other Funds	775,000
Total Sewage Disposal Fund	$ 11,556,530
LINCOLN HILLS GOLF COURSE:	
Charges for Services	$ 702,600
Interest	46,920
Other Revenue	200
Total Lincoln Hills Golf Course Fund	$ 749,720
SPRINGDALE GOLF COURSE:	
Charges for Services	$ 495,930
Interest & Rent	19,200
Other Revenue	200
Draw from Net Position	41,860
Total Springdale Golf Course Fund	$ 557,190

COMPUTER EQUIPMENT FUND:	
Charges for Services	596,870
Interest	14,410
Other Revenue	3,000
Draw from Net Position	380,600
Total Computer Equipment Fund	$ 994,880

AND, BE IT FURTHER RESOLVED, that the City Commission does hereby adopt on a budgetary center basis the following expenditures for 2018-2019:

GENERAL FUND:	
General Government	$ 5,959,170
Public Safety	13,666,220
Community Development	3,437,110
Engineering & Public Services	4,902,770
Transfers Out	8,510,150
Total General Fund	$ 36,475,420
MAJOR STREETS FUND:	
Maintenance of Streets and Bridges	$ 454,580
Street Cleaning	156,840
Street Trees	255,670
Traffic Controls & Engineering	405,350
Snow and Ice Removal	322,820
Administrative	18,980
Capital Outlay-Engineering and Construction of Roads and Bridges	1,209,770
Contribution to Fund Balance	896,730
Total Major Streets Fund	$ 3,720,740
LOCAL STREETS FUND:	
Maintenance of Streets and Bridges	$ 1,063,190
Street Cleaning	178,580
Street Trees	517,350
Traffic Controls & Engineering	70,020
Snow and Ice Removal	181,670
Administrative	26,730
Capital Outlay-Engineering and Construction of Roads and Bridges	1,294,270
Contribution to Fund Balance	340,740
Total Local Streets Fund	$ 3,672,550
COMMUNITY DEVELOPMENT BLOCK GRANT FUND:	$ 32,020

SOLID WASTE DISPOSAL FUND:	
Personnel Services	$ 162,820
Supplies	12,000
Other Charges	1,806,490
Capital Outlay	15,000
Total Solid Waste Disposal Fund	$ 1,996,310
LAW AND DRUG ENFORCEMENT FUND:	$ 62,820
DEBT SERVICE FUND:	
Debt Service	$ 1,584,000
Contribution to Fund Balance	3,500
Total Debt Service Fund	$ 1,587,500
PRINCIPAL SHOPPING DISTRICT FUND:	$ 1,209,990
BALDWIN LIBRARY FUND:	
Expenditures	$ 3,729,790
Contribution to Fund Balance	625,980
Total Baldwin Library Fund	$ 4,355,770
BROWNFIELD REDEVELOPMENT AUTHORITY FUND:	
Expenditures	$ 531,760
Contribution to Fund Balance	100,400
Total Brownfield Redevelopment Authority Fund	$ 632,160
CAPITAL PROJECTS FUND:	
Expenditures	$ 1,299,000
Contribution to Fund Balance	105,020
Total Capital Projects Fund	$ 1,404,020
AUTOMOBILE PARKING SYSTEM FUND:	
Expenses	$ 6,287,850
Contribution to Net Position	2,034,440
Total Automobile Parking System Fund	$ 8,322,290
WATER-SUPPLY SYSTEM RECEIVING FUND:	$ 5,630,230
SEWAGE DISPOSAL SYSTEM FUND:	
Expenses	$ 10,837,820
Contributions to Net Position	718,710
Total Sewage Disposal System Fund	$ 11,556,530
LINCOLN HILLS GOLF COURSE:	
Expenses	$ 730,510
Contribution to Net Position	19,210
Total Lincoln Hills Golf Course	$ 749,720

SPRINGDALE GOLF COURSE:	$ 557,190
COMPUTER EQUIPMENT FUND:	$ 994,880

BE IT FURTHER RESOLVED that the budget summary above be approved as the 2018-2019 City Budget and that this resolution shall be known as the City of Birmingham 2018-2019 General Appropriations Act.

BE IT FURTHER RESOLVED that the City Commission does hereby designate $26,225,780 to be raised by 11.2099 mills levied for General Purposes on the taxable valuation of all real and personal property subject to taxation in the City.

BE IT FURTHER RESOLVED that the City Commission does hereby designate $3,249,870 to be raised by 1.3891 mills levied for Library Operations on the taxable valuation of all real and personal property subject to taxation in the City

BE IT FURTHER RESOLVED that the City Commission does hereby designate $2,628,260 to be raised by 1.1116 mills levied for Debt Service Requirements on the taxable valuation of all real and personal property subject to taxation in the City.

BE IT FURTHER RESOLVED that the City Commission does hereby designate $1,880,000 to be raised by 0.8036 mills levied on the taxable valuation of all real and personal property subject to taxation in the City for the purpose of the collection and removal of garbage and trash of the City as authorized by MCL 123.261, et. seq.

BE IT FURTHER RESOLVED that the City Manager is hereby authorized to make budgetary transfers within the budgetary centers established through the adoption of this budget, and that all transfers between budgetary centers may be made only by further action of the City Commission pursuant to the provisions of the Michigan Uniform Accounting and Budgeting Act.

BE IT FURTHER RESOLVED that the 2018-2019 budget shall be automatically amended on July 1, 2018, to re-appropriate encumbrances outstanding and reserved at June 30, 2018.

BE IT FINALLY RESOLVED that the City Treasurer be authorized to add to all taxes paid after August 31, 2018, three-fourths of one percent (3/4 of 1%) penalty each and every month, or fraction thereof, that remains unpaid. On all taxes paid after February 14, 2019, and through February 28, 2019, there shall be added a late penalty charge equal to three percent (3%) of such tax.

City of Birmingham
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MEMORANDUM

Human Resources

DATE: **May 14, 2018**

TO: **Joseph A. Valentine, City Manager**

FROM: **Yvonne Taylor, HR Manager**

SUBJECT: **City Commission Consideration of Birmingham Firefighters Association Grievance**

I have attached a request by the Birmingham Firefighters Association Local 911 for City Commission consideration of the grievance of March 5, 2018. A copy of the grievance procedure up to this point has been provided under separate cover.

Step four (4) of the grievance procedure contained in the current Collective Bargaining Agreement provides that the City Commission may:

1. Render a decision on the grievance with or without a hearing of the grievance; or,

2. Waive consideration of the grievance.

Should the City Commission waive consideration, or render a decision which the Union finds to be unsatisfactory, the Union may submit the grievance to binding arbitration.

If the City Commission elects to hear the grievance, a mutually agreeable hearing date would be established. Appearances would be made by the Union business agent and the City's labor counsel. In keeping with the previous practice, it is suggested that City general counsel Tim Currier would be designated to chair the hearing with regard to procedural matters.

If the City Commission elects to waive consideration of the grievance, the Union may then submit the grievance to binding arbitration.

SUGGESTED RESOLUTION:
To schedule a hearing of the Birmingham Firefighters Association Local 911 grievance of March 5, 2018 on a mutually agreeable hearing date. Further, to designate City Counsel Tim Currier to chair the hearing for procedural matters.

- OR -

To waive consideration of the Birmingham Firefighters Association Local 911 grievance of March 5, 2018.

Step 4 Grievance

STANDARD GRIEVANCE FORM I.A.F.F., Local 911		*(Use additional pages for any section of this form, if necessary)*
NAME OF EMPLOYEE: David Papandrea		**GRIEVANCE NUMBER:**
STATION: Adams (Station 1)	**RANK:** Lieutenant	**ECONOMIC OR DISCIPLINARY:** Disciplinary (suspension)
REPRESENTED BY: Local 911	**REPRESENTATIVE NAME:** Jeff Scaife, President	**REP TELEPHONE:** 586-588-5378

DESCRIPTION OF GRIEVANCE:

The Employer has violated, *inter alia*, <u>Management Responsibility Article, Paragraph 7, (pg. 5)</u> of the collective bargaining agreement and/or the enforceable past-practice of the parties in the following manner:

On February 20th, 2018, the Employer imposed upon Lieutenant (Lt.) David Papandrea (Grievant) a five (5) duty day disciplinary suspension after a prior hearing on charges relating to an incident that took place on January 29th, 2018. Citing "failure to seek and receive approval from a Staff Officer and/or Fire Chief prior to abandoning your position" and alleged violations of various department rules and regulations and City rules of conduct, the suspension is to be served on 2/22; 2/24; 3/1; 3/3; and 3/5. Under the circumstances of this case, this discipline is without just cause and excessive; and it is designed to be punitive rather than corrective.

CITY OF BIRMINGHAM

MAY 07 2018

HUMAN RESOURCES

RELIEF SOUGHT:

Make the Grievant whole in every way including, but not limited to, the removal of this discipline from his personnel record; the payment of all back wages withheld during any days the Grievant serves on suspension; payment of any and all fringe benefits for that period including, but not limited to, his DB Retirement and Retirement Health Care accounts being properly credited along with interest for all regularly required contributions; and any other accruals which may have been withheld.

I hereby authorize my representative to examine any appropriate official document, personnel record, or medical information which may be related to the grievance.

EMPLOYEE SIGNATURE:	DATE:
	5-7-18

STEP 4 SUBMITTED

SUPERVISOR:	TELEPHONE:	ORAL PRESENTATION REQUESTED? (Y/N)	DATE RECEIVED
		YES	

City of Birmingham
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NOTICE OF INTENTION TO APPOINT TO BOARD OF ZONING APPEALS

At the regular meeting of Monday, July 9, 2018 the Birmingham City Commission intends to appoint one (1) regular member to the Board of Zoning Appeals to serve the remainder of a three-year term to expire October 10, 2020.

Interested parties may recommend others or themselves for these positions by submitting a form available from the City Clerk's office. Applications must be submitted to the city clerk's office on or before noon on Tuesday, July 3, 2018. Applications will appear in the public agenda at which time the commission will discuss recommendations, and may make nominations and vote on appointments.

Duties of Board

The Board of Zoning Appeals acts on questions arising from the administration of the zoning ordinance, including the interpretation of the zoning map. The board hears and decides appeals from and reviews any order, requirement, decision or determination made by the building official.

Criteria/Qualifications of Open Position	**Date Applications Due** **(by noon)**	**Date of Interview**
Members shall be property owners of record and registered voters.	07/03/2018	07/09/2018

NOTE: All members of boards and commissions are subject to the provisions of City of Birmingham City Code Chapter 2, Article IX, Ethics and the filing of the Affidavit and Disclosure Statement.

City of Birmingham
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NOTICE OF INTENTION TO APPOINT TO THE CABLECASTING BOARD

At the regular meeting of Monday, July 9, 2018 the Birmingham City Commission intends to appoint one alternate member to the Cablecasting Board to serve the remainder of a three-year term expiring March 30, 2019. Applicants must be residents of the City of Birmingham.

Interested citizens may submit an application available at the City Clerk's office or online at www.bhamgov.org/boardopportunities. Applications must be submitted to the City Clerk's office on or before noon on Tuesday, July 3, 2018. These applications will appear in the public agenda for the regular meeting at which time the City Commission will discuss recommendations, and may make nominations and vote on the appointments.

Duties of the Cablecasting Board

1) Advise the municipalities on matters relating to cable communications;
2) Monitor the franchisee's compliance with the franchise agreement and the cable communications ordinance;
3) Conduct performance reviews as outlined in Chapter 30, Article VII of the city code;
4) Act as liaison between the franchisee and the public; hear complaints from the public and seek their resolution from the franchisee;
5) Advise the various municipalities on rate adjustments and services according to the procedure outlined in Chapter 30; Article VI
6) Advise the municipalities on renewal, extension or termination of a franchise;
7) Appropriate those moneys deposited in an account in the name of the Cablecasting Board by the member communities;
8) Oversee the operation of the education, governmental and public access channels;
9) Apprise the municipalities of new developments in cable communications technology;
10) Hear and decide all matters or requests by the operator (Comcast Cablevision);
11) Hear and make recommendations to the municipalities of any request of the operator for modification of the franchise requirement as to channel capacity and addressable converters or maintenance of the security fund;
12) Hear and decide all matters in the franchise agreement which would require the operator to expend moneys up to fifty thousand dollars;
13) Enter into contracts as authorized by resolutions of the member municipalities;
14) Administer contracts entered into by the Board and terminate such contracts.

Criteria/Qualifications of Open Position	**Date Applications Due** **(by noon)**	**Date of Interview**
Member must be residents of the City of Birmingham.	07/03/2018	07/09/2018

NOTE: All members of boards and commissions are subject to the provisions of City of Birmingham City Code Chapter 2, Article IX, Ethics and the filing of the Affidavit and Disclosure Statement.

City of Birmingham
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NOTICE OF INTENTION TO APPOINT TO THE
AD HOC MASTER PLAN SELECTION COMMITTEE

At the regular meeting of Monday, June 25, 2018, the Birmingham City Commission intends to appoint two residents as members of the Ad Hoc Master Plan Selection Committee to serve for the duration of the consultant selection process.

The Ad Hoc Master Plan Selection Committee shall perform a preliminary review of all of the Request for Proposal (RFP) submittals for the new Birmingham Master Plan and develop a recommendation to the City Commission on the selection of a consultant.

Interested citizens may submit an application available at the City Clerk's office or online at www.bhamgov.org/boardopportunities. Applications must be submitted to the City Clerk's office on or before noon on Wednesday, June 20, 2018. These documents will appear in the public agenda for the regular meeting at which time the City Commission will discuss recommendations, and may make nominations and vote on appointments.

Criteria/Qualifications of Open Position	Date Applications Due (by noon)	Date of Interview (at 7:30 PM)
Two residents of the City of Birmingham, with preference to be given to one former City Commissioner.	06/20/2018	06/25/2018

NOTE: All members of boards and commissions are subject to the provisions of City of Birmingham City Code Chapter 2, Article IX, Ethics and the filing of the Affidavit and Disclosure Statement.

City of Birmingham
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MEMORANDUM

Finance Department

DATE: **May 11, 2018**

TO: **Joseph A. Valentine, City Manager**

FROM: **Mark Gerber, Director of Finance/Treasurer**

SUBJECT: **Third Quarter Financial Reports**

Background

Chapter 7, section 3(b) of the City charter requires the Director of Finance to report on the condition of the City quarterly. Quarterly reports are prepared for the first 3 quarters of the year with the annual audit serving as the 4th quarter report. Only the following funds are reported quarterly because by state law they require a budget: General Fund, Greenwood Cemetery Perpetual Care Fund, Major and Local Street Funds, Solid Waste Fund, Community Development Block Grant Fund, Law and Drug Enforcement Fund, Baldwin Public Library Fund, Principal Shopping District Fund, Brownfield Redevelopment Authority Fund, Triangle District Corridor Improvement Authority Fund, and the Debt Service Fund.

Overview

Attached is the third quarter 2017-2018 fiscal year financial reports. The reports compare budget to actual for the current fiscal year and the prior fiscal year for the same quarter. This allows comparisons between fiscal years as well as percentage of budget received/spent for the year. The budget categories used for each fund are the same ones approved by the Commission when they adopted the budget. Budget discussions that follow will focus on each fund individually.

At this point, 75% of the fiscal year has lapsed.

General Fund

Revenues are approximately $2,300,000 higher than last year as a result of an increase in property tax revenue. The increase in property tax revenue of approximately $2,500,000 is primarily the result of property taxes formerly used for debt service of the combined sewer overflow facility bonds in FY 2016-2017 (these bonds were paid off in FY 2016-2017) now being used for General Fund purposes in FY 2017-2018. Licenses and Permits are down approximately $263,000 from the previous year primarily as a result of a large $200,000 permit fee received in the first quarter of 2016-2017. Transfers In represents repayment of loans made to the Lincoln Hills golf course for the new clubhouse. Intergovernmental and Fines and Forfeiture revenues are under 50% due to the timing of receipt of revenues from the state and the 48th district court.

Expenditures in total for the General Fund are approximately $700,000 higher than the same as the last year. Transfers Out is approximately $500,000 higher than the previous year as a result of higher budgeted transfers to other funds and higher 48th District Court funding levels. Community Development is at 52% of budget due to higher budgeted costs which have not

been spent at this time. Engineering is at 44% of budget due to higher budgeted costs associated with sidewalk improvements for Old Woodward Avenue which have not been spent at this time.

Greenwood Cemetery Fund

Quarterly revenue from cemetery plot sales is lower than expected due to timing of receipt of the city's quarterly payment and slower than expected plot sales. No expenditures have been made so far this fiscal year for the cemetery master plan.

Major Street Fund

Total revenues are approximately $900,000 more than the previous year. Intergovernmental is approximately $440,000 higher as result of higher distributions to cities as a result of the new road funding bill and reimbursement from the Birmingham Public Schools for work done on Oakl Street. Transfers In increased approximately $413,000 as a result of a budgeted increase in funding from the General Fund for this fund.

Overall expenditures are similar to the previous fiscal year. Expenditures are at 14% of budget for Traffic Controls and 24% of the budget for Construction as a result of the construction activities planned for later in the fiscal year on Old Woodward Ave. Snow and Ice Removal is approximately $65,000 more than last year as the result of more snow received this past winter.

Local Street Fund

Total revenues for the year are approximately $190,000 less than the prior year as a result of a decrease in transfers from the General Fund ($337,500) which was partially offset by increase in state funding and special assessment revenue.

Total expenditures are approximately $1,150,000 less than the prior year mainly as a result of timing of construction projects ($1,500,000). Maintenance of Roads and Bridges is approximately $310,000 more than the previous year due to a cape sealing project which was completed in the fall of the current year. Snow and Ice Removal is up slightly due to more snow received this past winter.

Solid Waste Fund

Revenues and expenditures are comparable to the prior fiscal year.

Brownfield Redevelopment Authority Fund

Revenues are approximately $260,000 higher compared to the prior as a result of an increase in the number of brownfield projects and increase in taxable values captured.

Expenditures are higher in the current year compared to the prior year due to the timing of payments to developers for reimbursement of environmental remediation costs and an increase in the amount of property taxes captured. Expenditures are over budget as a result of higher than expected property taxes captured and reimbursed. This will require a budget amendment which will be brought back to the Commission in June as part of the 4th quarter budget amendment process.

Principal Shopping District
Total revenues and expenditures are comparable to the previous fiscal year.

Community Development Block Grant Fund
Revenue and expenditures are at 12% of budget due to the police entrance door ADA project just starting.

Triangle District Corridor Improvement Authority
Development opportunities are ongoing with private land owners and developers in the Triangle District.

Law and Drug Enforcement Fund
Revenue is slightly higher as a result of higher than expected forfeitures received. Expenditures are comparable to the previous fiscal year.

Baldwin Library
Revenue has increased approximately $210,000 compared to the previous year. This is the result of an increase in the property tax revenue as a result of an increase in taxable value. Intergovernmental revenue is less than 50% due to the timing of receipts from the library's contract communities.

Expenditures are approximately $572,000 less than last year as a result of construction in the adult services area in the previous fiscal year.

Debt Service Fund
Revenues and expenditures are slightly higher as a result of scheduled debt service costs for the year compared to the previous year.

CITY OF BIRMINGHAM

QUARTERLY BUDGET REPORT

GENERAL FUND

QUARTER ENDED: MARCH 31, 2018 AND MARCH 31, 2017

% OF FISCAL YEAR COMPLETED: 75%

	2017-2018			2016-2017		
	AMENDED BUDGET	YEAR-TO-DATE ACTUAL	% OF BUDGET USED	AMENDED BUDGET	YEAR-TO-DATE ACTUAL	% OF BUDGET USED
REVENUES:						
USE OF FUND BALANCE	2,023,589	-	0%	1,028,599	-	0%
TAXES	23,591,500	23,619,298	100%	21,081,640	21,109,468	100%
LICENSES AND PERMITS	3,134,260	1,885,914	60%	3,070,540	2,148,884	70%
INTERGOVERNMENTAL	2,014,620	1,247,385	62%	2,078,000	1,255,885	60%
CHARGES FOR SERVICES	2,873,130	2,191,763	76%	2,800,400	2,146,883	77%
FINES AND FORFEITURES	1,744,940	624,317	36%	1,686,060	686,580	41%
INTEREST AND RENT	294,290	245,956	84%	275,810	179,826	65%
OTHER REVENUE	108,090	60,184	56%	240,740	125,633	52%
TRANSFERS IN	100,000	75,000	75%	-	-	0%
TOTAL REVENUES	35,884,419	29,949,817	83%	32,261,789	27,653,159	86%
EXPENDITURES:						
GENERAL GOVERNMENT	5,520,831	3,471,157	63%	5,289,965	3,469,414	66%
PUBLIC SAFETY	12,741,161	9,139,802	72%	12,896,767	9,046,922	70%
COMMUNITY DEVELOPMENT	3,441,202	1,806,411	52%	2,726,900	1,849,032	68%
ENGINEERING AND PUBLIC SERVICES	7,474,655	3,285,340	44%	5,198,157	3,170,787	61%
TRANSFERS OUT	6,706,570	5,089,302	76%	6,150,000	4,567,356	74%
TOTAL Expenditures	35,884,419	22,792,012	64%	32,261,789	22,103,511	69%

CITY OF BIRMINGHAM
QUARTERLY BUDGET REPORT
GREENWOOD CEMETERY FUND
QUARTER ENDED: MARCH 31, 2018 AND MARCH 31, 2017
% OF FISCAL YEAR COMPLETED: 75%

	2017-2018			2016-2017		
	AMENDED BUDGET	YEAR-TO-DATE ACTUAL	% OF BUDGET USED	AMENDED BUDGET	YEAR-TO-DATE ACTUAL	% OF BUDGET USED
REVENUES:						
CHARGES FOR SERVICES	200,000	36,000	18%	360,000	105,750	29%
INTEREST AND RENT	11,600	8,572	74%	2,720	3,026	111%
TRANSFERS IN	20,000	20,000	100%	-	-	0%
TOTAL REVENUES	231,600	64,572	28%	362,720	108,776	30%
EXPENDITURES:						
OTHER CHARGES	20,000	-	0%	-	-	0%
TOTAL EXPENDITURES	-	-		-	-	

CITY OF BIRMINGHAM

QUARTERLY BUDGET REPORT

MAJOR STREETS

QUARTER ENDED: MARCH 31, 2018 AND MARCH 31, 2017

% OF FISCAL YEAR COMPLETED: 75%

	2017-2018			2016-2017		
	AMENDED BUDGET	YEAR-TO-DATE ACTUAL	% OF BUDGET USED	AMENDED BUDGET	YEAR-TO-DATE ACTUAL	% OF BUDGET USED
REVENUES:						
USE OF FUND BALANCE	1,954,375	-	0%	1,478,017	-	0%
INTERGOVERNMENTAL	1,397,260	1,166,112	83%	1,153,830	727,496	63%
INTEREST AND RENT	8,100	18,164	224%	7,540	11,006	146%
OTHER REVENUE	56,370	55,353	98%	401,360	9,545	2%
TRANSFERS IN	2,100,000	1,575,000	75%	1,550,000	1,162,500	75%
TOTAL REVENUES	5,516,105	2,814,629	51%	4,590,747	1,910,547	42%
EXPENDITURES:						
ADMINISTRATIVE	18,200	14,518	80%	18,690	14,799	79%
TRAFFIC CONTROLS & ENGINERING	863,990	124,849	14%	382,990	134,373	35%
CONSTRUCTION OF ROADS & BRIDGES	3,499,755	829,848	24%	3,108,260	915,829	29%
MAINTENANCE OF ROADS & BRIDGES	377,140	245,911	65%	334,517	200,102	60%
STREET CLEANING	173,690	109,000	63%	132,060	100,765	76%
STREET TREES	241,870	161,827	67%	241,450	150,034	62%
SNOW AND ICE REMOVAL	341,460	191,147	56%	372,780	125,840	34%
TOTAL EXPENDITURES	5,516,105	1,677,100	30%	4,590,747	1,641,742	36%

CITY OF BIRMINGHAM
QUARTERLY BUDGET REPORT
LOCAL STREETS
QUARTER ENDED: MARCH 31, 2018 AND MARCH 31, 2017
% OF FISCAL YEAR COMPLETED: 75%

	2017-2018			2016-2017		
	AMENDED BUDGET	YEAR-TO-DATE ACTUAL	% OF BUDGET USED	AMENDED BUDGET	YEAR-TO-DATE ACTUAL	% OF BUDGET USED
REVENUES:						
USE OF FUND BALANCE	1,034,087	-	0%	1,214,778	-	0%
INTERGOVERNMENTAL	513,498	417,205	81%	484,890	345,478	71%
INTEREST AND RENT	36,330	15,742	43%	15,050	9,099	60%
OTHER REVENUE	396,000	260,102	66%	358,310	189,929	53%
TRANSFERS IN	2,200,000	1,650,000	75%	2,650,000	1,987,500	75%
TOTAL Revenues	4,179,915	2,343,049	56%	4,723,028	2,532,006	54%
EXPENDITURES:						
ADMINISTRATIVE	25,600	20,068	78%	26,370	20,559	78%
TRAFFIC CONTROLS & ENGINERING	68,990	44,924	65%	64,570	48,933	76%
CONSTRUCTION OF ROADS & BRIDGES	1,812,028	814,188	45%	3,102,762	2,329,407	75%
MAINTENANCE OF ROADS & BRIDGES	1,344,617	659,135	49%	381,346	349,644	92%
STREET CLEANING	240,940	97,342	40%	184,470	95,100	52%
STREET TREES	498,640	382,318	77%	499,440	352,279	71%
SNOW AND ICE REMOVAL	189,100	105,056	56%	204,640	84,872	41%
TOTAL Expenditures	4,179,915	2,123,031	51%	4,463,598	3,280,794	74%

CITY OF BIRMINGHAM

QUARTERLY BUDGET REPORT

SOLID WASTE

QUARTER ENDED: MARCH 31, 2018 AND MARCH 31, 2017

% OF FISCAL YEAR COMPLETED: 75%

	2017-2018			2016-2017		
	AMENDED BUDGET	YEAR-TO-DATE ACTUAL	% OF BUDGET USED	AMENDED BUDGET	YEAR-TO-DATE ACTUAL	% OF BUDGET USED
REVENUES:						
USE OF FUND BALANCE	85,720	-	0%	10,310	-	0%
TAXES	1,820,000	1,824,542	100%	1,820,000	1,824,458	100%
INTERGOVERNMENTAL	4,500	4,446	99%	-	4,504	0%
CHARGES FOR SERVICES	9,600	13,426	140%	22,400	16,777	75%
INTEREST AND RENT	14,460	11,783	81%	10,040	9,083	90%
OTHER REVENUE	-	190	0%	-	118	0%
TOTAL Revenues	1,934,280	1,854,387	96%	1,862,750	1,854,940	100%
EXPENDITURES:						
PERSONNEL COSTS	152,320	130,507	86%	152,810	137,226	90%
REFUSE PICKUP	1,625,500	1,150,568	71%	1,580,000	1,116,397	71%
EQUIPMENT RENTAL	135,000	103,318	77%	100,000	103,586	104%
MISCELLANEOUS	11,460	3,792	33%	9,940	10,460	105%
CAPITAL OUTLAY	10,000	6,712	67%	20,000	5,893	29%
TOTAL Expenditures	1,934,280	1,394,897	72%	1,862,750	1,373,562	74%

CITY OF BIRMINGHAM

QUARTERLY BUDGET REPORT

BROWNFIELD REDEVELOPMENT FUND

QUARTER ENDED: MARCH 31, 2018 AND MARCH 31, 2017

% OF FISCAL YEAR COMPLETED: 75%

	2017-2018			2016-2017		
	AMENDED BUDGET	YEAR-TO-DATE ACTUAL	% OF BUDGET USED	AMENDED BUDGET	YEAR-TO-DATE ACTUAL	% OF BUDGET USED
REVENUES:						
TAXES	328,500	514,547	157%	243,230	243,230	100%
INTERGOVERNMENTAL	-	-	0%	-	-	0%
CHARGES FOR SERVICES	3,000	0	0%	3,000	3,000	0%
INTEREST AND RENT	1,130	1,718	152%	1,500	1,133	76%
OTHER REVENUE	20,600	5,823	28%	20,000	12,340	62%
TRANSFERS IN	-	-	0%	-	-	0%
TOTAL Revenues	353,230	522,088	148%	267,730	259,703	97%
EXPENDITURES:						
OTHER CHARGES	301,900	332,110	110%	235,670	199,690	85%
DEBT SERVICE	27,560	-	0%	27,560	27,552	100%
TOTAL Expenditures	329,460	332,110	101%	263,230	227,242	86%

CITY OF BIRMINGHAM

QUARTERLY BUDGET REPORT

BIRMINGHAM SHOPPING DISTRICT

QUARTER ENDED: MARCH 31, 2018 AND MARCH 31, 2017

% OF FISCAL YEAR COMPLETED: 75%

	2017-2018			2016-2017		
	AMENDED BUDGET	YEAR-TO-DATE ACTUAL	% OF BUDGET USED	AMENDED BUDGET	YEAR-TO-DATE ACTUAL	% OF BUDGET USED
REVENUES:						
USE OF FUND BALANCE	219,062	-	0%	50,090	-	0%
INTEREST AND RENT	3,900	3,914	100%	8,020	3,304	41%
OTHER REVENUE	190,000	173,978	92%	180,000	166,864	93%
SPECIAL ASSESSMENTS	901,970	824,944	91%	887,800	839,201	95%
TOTAL Revenues	1,314,932	1,002,836	76%	1,125,910	1,009,369	90%
EXPENDITURES:						
PERSONNEL SERVICES	418,460	290,386	69%	410,920	301,866	73%
SUPPLIES	6,500	1,843	28%	6,500	3,744	58%
OTHER CHARGES	889,972	562,965	63%	708,490	581,175	82%
TOTAL Expenditures	1,314,932	855,194	65%	1,125,910	886,785	79%

CITY OF BIRMINGHAM

QUARTERLY BUDGET REPORT

COMMUNITY DEVELOPMENT BLOCK GRANT

QUARTER ENDED: MARCH 31, 2018 AND MARCH 31, 2017

% OF FISCAL YEAR COMPLETED: 75%

	2017-2018			2016-2017		
	AMENDED BUDGET	YEAR-TO-DATE ACTUAL	% OF BUDGET USED	AMENDED BUDGET	YEAR-TO-DATE ACTUAL	% OF BUDGET USED
REVENUES:						
INTERGOVERNMENTAL	83,176	10,190	12%	31,340	6,602	21%
TOTAL Revenues	83,176	10,190	12%	31,340	6,602	21%
EXPENDITURES:						
OTHER CHARGES	83,176	10,190	12%	31,340	6,602	21%
TOTAL Expenditures	83,176	10,190	12%	31,340	6,602	21%

CITY OF BIRMINGHAM

QUARTERLY BUDGET REPORT

TRIANGLE DISTRICT CORRIDOR IMPROVEMENT AUTHORITY

QUARTER ENDED: MARCH 31, 2018 AND MARCH 31, 2017

% OF FISCAL YEAR COMPLETED: 75%

	2017-2018			2016-2017		
	AMENDED BUDGET	YEAR-TO-DATE ACTUAL	% OF BUDGET USED	AMENDED BUDGET	YEAR-TO-DATE ACTUAL	% OF BUDGET USED
REVENUES:						
USE OF FUND BALANCE	-	-	0%	-	-	0%
TAXES	-	-	0%	90,000	90,000	100%
INTEREST AND RENT	100	133	133%	520	102	20%
TOTAL Revenues	100	133	133%	90,520	90,102	100%
EXPENDITURES:						
TOTAL Expenditures	-	-	0%	20,000	-	0%

CITY OF BIRMINGHAM

QUARTERLY BUDGET REPORT

LAW & DRUG ENFORCEMENT FUND

QUARTER ENDED: MARCH 31, 2018 AND MARCH 31, 2017

% OF FISCAL YEAR COMPLETED: 75%

	2017-2018			2016-2017		
	AMENDED BUDGET	YEAR-TO-DATE ACTUAL	% OF BUDGET USED	AMENDED BUDGET	YEAR-TO-DATE ACTUAL	% OF BUDGET USED
REVENUES:						
USE OF FUND BALANCE	-	-	0%	-	-	0%
FINES AND FORFEITURES	35,000	43,671	125%	37,500	32,069	86%
INTEREST AND RENT	1,020	951	93%	720	582	81%
TOTAL Revenues	36,020	44,622	124%	38,220	32,651	85%
EXPENDITURES:						
PUBLIC SAFETY	-	-	0%	-	-	0%
CAPITAL OUTLAY	5,950	3,165	53%	8,500	8,500	100%
TOTAL Expenditures	5,950	3,165	53%	8,500	8,500	100%

CITY OF BIRMINGHAM
QUARTERLY BUDGET REPORT
BALDWIN LIBRARY
QUARTER ENDED: MARCH 31, 2018 AND MARCH 31, 2017
% OF FISCAL YEAR COMPLETED: 75%

	2017-2018			2016-2017		
	AMENDED BUDGET	YEAR-TO-DATE ACTUAL	% OF BUDGET USED	AMENDED BUDGET	YEAR-TO-DATE ACTUAL	% OF BUDGET USED
REVENUES:						
USE OF FUND BALANCE	-	-	0%	1,210,260	-	0%
TAXES	3,103,390	3,117,635	100%	2,936,970	2,951,330	100%
INTERGOVERNMENTAL	978,610	476,386	49%	950,810	435,276	46%
CHARGES FOR SERVICES	95,350	68,853	72%	96,240	66,138	69%
INTEREST AND RENT	11,000	15,285	139%	16,500	17,042	103%
OTHER REVENUE	-	-	0%	200,000	-	0%
TOTAL Revenues	4,188,350	3,678,159	88%	5,410,780	3,469,786	64%
EXPENDITURES:						
TOTAL Expenditures	3,483,320	2,525,060	72%	5,410,780	3,097,269	57%

CITY OF BIRMINGHAM

QUARTERLY BUDGET REPORT

DEBT SERVICE FUND

QUARTER ENDED: MARCH 31, 2018 AND MARCH 31, 2017

% OF FISCAL YEAR COMPLETED: 75%

	2017-2018			2016-2017		
	AMENDED BUDGET	YEAR-TO-DATE ACTUAL	% OF BUDGET USED	AMENDED BUDGET	YEAR-TO-DATE ACTUAL	% OF BUDGET USED
REVENUES:						
TAXES	1,648,700	1,648,293	100%	1,626,220	1,625,759	100%
INTERGOVERNMENTAL	4,000	3,947	0%	4,000	4,019	0%
INTEREST AND RENT	2,990	2,172	73%	2,380	1,697	71%
OTHER REVENUE	-	-	0%	-	103	0%
TOTAL Revenues	1,655,690	1,654,412	100%	1,632,600	1,631,578	100%
EXPENDITURES:						
TOTAL Expenditures	1,650,950	1,650,185	100%	1,627,600	1,568,364	96%

City of Birmingham
A Walkable Community

MEMORANDUM

Finance Department

DATE: May 11, 2018

TO: Joseph A. Valentine, City Manager

FROM: Mark Gerber, Director of Finance/Treasurer

SUBJECT: March 2018 Investment Report

Public Act 213 of 2007 requires investment reporting on the City's general investments to be provided to the City Commission on a quarterly basis. This information is also required to be provided annually, which the City has and will continue to include within the audited financial statements.

General investments of the City are governed by state law and the City's General Investment Policy approved by the City Commission. The services of an outside investment advisor are utilized to assist the treasurer in determining which types of investments are most appropriate and permitted under the investment policy, maximize the return on the City's investments within investment policy constraints and provide for cash flow needs.

The two primary objectives for investment of City funds are the preservation of principal and liquidity to protect against losses and provide sufficient funds to enable the City to meet all operating requirements that might be reasonably anticipated. Investment activities include all City funds except the retirement and retiree health-care funds as follows:

- General Fund
- Permanent Funds
- Special Revenue Funds
- Capital Projects Fund
- Enterprise Funds
- Debt Service Funds
- Component Unit Funds
- Internal Service Funds

The City has two pooled funds (CLASS Pool and J-Fund), which are used to meet payroll, contractor and other accounts payable needs. As indicated on the attached schedule, there is approximately $8.7 million invested in pooled funds at the end of March. A maximum of 50% of the portfolio may be invested in pooled funds that meet state guidelines. The amount currently invested in pooled funds is 12%.

Currently there is approximately $2 million, or 3%, of the City's portfolio invested in commercial paper. A maximum of 20% of the City's investments may be held in commercial paper with the highest rating of A-1/P-1 by at least two standard rating services.

The City also holds approximately $24.1 million, or 35%, of its investments in government securities, which are obligations of the United States. The maximum amount of investments that may be held in government securities is 100%.

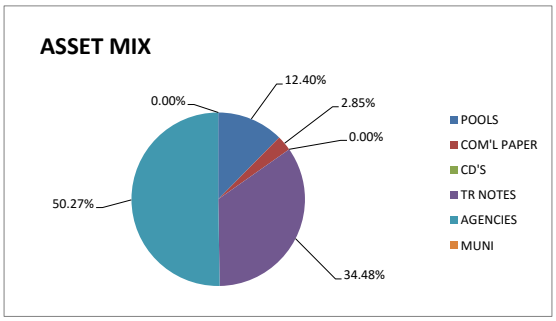
Investments in federal agencies total approximately $35.2 million, or 50%, of the City's investments. The maximum amount of the portfolio that may be invested in federal agencies is 75%.

The Investment Policy requires that the average maturity of the portfolio may not exceed two and one-half years. The current average maturity of the portfolio is 1.04 years.

CITY OF BIRMINGHAM
GENERAL INVESTMENT PORTFOLIO SUMMARY

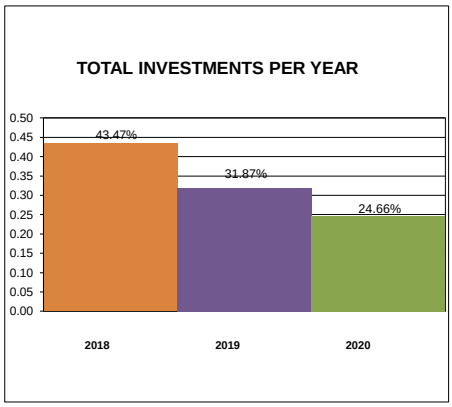
3/31/2018

YEAR	MATURITY DATE	DESCRIPTION	% YIELD	*	ISSUER	PAR VALUE	COST	CURRENT MARKET VALUE	YEARLY TOTAL	% OF TOTAL
2018	3/31/2018	CLASS POOL	1.720%	CITY	MICHIGAN CLASS	2,061,193.22	2,061,193.22	2,061,193.22		
	3/31/2018	J FUND	1.442%	CITY	COMERICA BANK	6,618,867.61	6,618,867.61	6,618,867.61		
	4/15/2018	TR NOTE	1.222%	INSIGHT	U.S.	1,500,000.00	1,496,601.56	1,499,550.00		
	4/24/2018	AGENCY	1.080%	INSIGHT	FFCB	1,000,000.00	999,000.00	999,660.00		
	4/28/2018	AGENCY	1.257%	INSIGHT	FNMA	2,000,000.00	1,999,600.00	1,968,500.00		
	4/30/2018	AGENCY	2.000%	INSIGHT	FHLB	1,500,000.00	1,500,000.00	1,476,300.00		
	5/15/2018	TR NOTE	1.172%	INSIGHT	U.S.	1,000,000.00	998,359.38	999,200.00		
	5/15/2018	TR NOTE	1.255%	INSIGHT	U.S.	1,500,000.00	1,497,832.03	1,498,800.00		
	5/31/2018	TR NOTE	1.177%	INSIGHT	U.S.	1,500,000.00	1,497,246.09	1,498,260.00		
	6/13/2018	COM'L PAPER	1.830%	INSIGHT	ING US FUNDING LLC	2,000,000.00	1,986,986.66	1,993,790.66		
	6/14/2018	AGENCY	1.150%	INSIGHT	FHLMC	1,100,000.00	1,100,000.00	1,096,172.00		
	6/15/2018	TR NOTE	1.281%	INSIGHT	U.S.	1,500,000.00	1,498,476.56	1,498,020.00		
	9/7/2018	AGENCY	1.134%	INSIGHT	FHLB	2,000,000.00	1,994,520.00	1,991,880.00		
	10/31/2018	TR NOTE	1.250%	INSIGHT	U.S	1,000,000.00	1,003,046.88	995,740.00		
	11/1/2018	AGENCY	1.010%	INSIGHT	FFCB	2,000,000.00	1,998,418.00	1,989,240.00		
	12/15/2018	TR NOTE	2.051%	INSIGHT	U.S.	1,250,000.00	1,242,578.13	1,243,112.50		
	12/31/2018	TR NOTE	1.030%	INSIGHT	U.S.	1,000,000.00	1,015,000.00	995,660.00		
									30,423,945.99	43.47%
2019	1/31/2019	TR NOTE	1.050%	INSIGHT	U.S.	1,500,000.00	1,522,031.25	1,492,380.00		
	2/15/2019	TR NOTE	2.062%	INSIGHT	U.S	1,500,000.00	1,510,136.72	1,520,712.88		
	2/15/2019	TR NOTE	2.111%	INSIGHT	U.S.	1,250,000.00	1,257,226.56	1,244,219.62		
	2/28/2019	TR NOTE	1.375%	INSIGHT	U.S.	2,000,000.00	2,020,625.00	1,986,480.00		
	3/18/2019	AGENCY	1.514%	INSIGHT	FHLB	1,500,000.00	1,497,091.50	1,488,510.00		
	4/15/2019	AGENCY	1.090%	INSIGHT	FHLMC	1,000,000.00	1,001,060.00	989,350.00		
	5/31/2019	TR NOTE	1.510%	INSIGHT	U.S.	1,500,000.00	1,499,765.63	1,488,285.00		
	6/14/2019	AGENCY	1.100%	INSIGHT	FHLB	1,000,000.00	1,015,560.00	993,420.00		
	7/11/2019	AGENCY	1.075%	INSIGHT	FNMA	1,500,000.00	1,500,000.00	1,478,775.00		
	7/19/2019	AGENCY	1.023%	INSIGHT	FHLMC	1,500,000.00	1,493,850.00	1,474,245.00		
	9/27/2019	AGENCY	1.193%	INSIGHT	FNMA	1,500,000.00	1,497,000.00	1,475,010.00		
	9/30/2019	TR NOTE	1.356%	INSIGHT	U.S.	1,750,000.00	1,764,150.39	1,737,487.50		
	10/21/2019	AGENCY	1.626%	INSIGHT	FHLB	1,500,000.00	1,496,295.00	1,482,735.00		
	10/28/2019	AGENCY	1.360%	INSIGHT	FFCB	1,500,000.00	1,497,300.00	1,479,210.00		
	12/31/2019	TR NOTE	1.385%	INSIGHT	U.S.	1,000,000.00	1,007,226.56	989,060.00		
	12/31/2019	TR NOTE	1.377%	INSIGHT	U.S.	1,000,000.00	1,008,787.77	989,060.00		
									22,308,940.00	31.87%
2020	1/17/2020	AGENCY	1.459%	INSIGHT	FHLMC	1,750,000.00	1,751,680.00	1,725,045.00		
	1/21/2020	AGENCY	1.084%	INSIGHT	FNMA	1,500,000.00	1,526,535.00	1,482,570.00		
	3/27/2020	AGENCY	1.010%	INSIGHT	FNMA	2,000,000.00	2,044,860.00	1,972,560.00		
	3/31/2020	TR NOTE	1.448%	INSIGHT	U.S.	1,000,000.00	997,773.44	981,950.00		
	4/6/2020	AGENCY	1.396%	INSIGHT	FFCB	1,500,000.00	1,507,725.00	1,477,785.00		
	5/8/2020	AGENCY	1.166%	INSIGHT	FHLMC	2,000,000.00	2,026,400.00	1,967,580.00		
	6/30/2020	AGENCY	1.300%	INSIGHT	FNMA	1,500,000.00	1,500,000.00	1,465,140.00		
	10/13/2020	AGENCY	1.398%	INSIGHT	FFCB	1,325,000.00	1,322,018.75	1,284,640.50		
	10/26/2020	AGENCY	1.762%	INSIGHT	FFCB	1,500,000.00	1,499,490.00	1,474,380.00		
	11/30/2020	AGENCY	1.224%	INSIGHT	FNMA	2,000,000.00	2,021,902.00	1,952,820.00		
	12/31/2020	TR NOTE	1.601%	INSIGHT	U.S.	1,500,000.00	1,507,382.81	1,475,100.00		
									17,259,570.50	24.66%
			1.373%			70,605,060.83	70,801,599.50	69,992,456.49	69,992,456.49	100.00%



POOLS	$8,680,060.83	12.40%
COM'L PAPER	$1,993,790.66	2.85%
CD'S	$0.00	0.00%
TR NOTES	$24,133,077.50	34.48%
AGENCIES	$35,185,527.50	50.27%
MUNI	$0.00	0.00%
TOTAL	$69,992,456.49	100.00%

AVERAGE MATURITY (YEARS): 1.04



COMPARATIVE RETURNS			
	City Portfolio	1-Yr TR	2-Yr TR
Current Month	1.37%	2.04%	2.28%
Previous Month	1.26%	1.80%	2.04%
1 Year Ago	1.04%	0.72%	1.08%

* INSIGHT:	$61,312,395.66	87.60%
*ASSIGNED TO CITY:	$8,680,060.83	12.40%
	$69,992,456.49	100.00%

RECEIVED BY
MAY 1 4 2018
CITY CLERK'S OFFICE
CITY OF BIRMINGHAM

STATE OF MICHIGAN
BEFORE THE MICHIGAN PUBLIC SERVICE COMMISSION

NOTICE OF HEARING
FOR THE ELECTRIC
CUSTOMERS OF
DTE ELECTRIC COMPANY
CASE NO. U-20051

- DTE Electric Company requests Michigan Public Service Commission for reconciliation of its Transitional Reconciliation Mechanism associated with the disposition of the City of Detroit public lighting system for the period of January 1, 2017 through December 31, 2017.

- The information below describes how a person may participate in this case.

- You may call or write, DTE Electric Company, One Energy Plaza, Detroit, MI 48226, (800) 477-4747 for a free copy of its application. Any person may review the application at the offices of DTE Electric Company.

- The prehearing conference in this matter will be held:

DATE/TIME:	**Wednesday, June 6, 2018, at 10:00 A.M.**
BEFORE:	Administrative Law Judge Suzanne D. Sonneborn
LOCATION:	Michigan Public Service Commission 7109 West Saginaw Highway Lansing, Michigan 48917
PARTICIPATION:	Any interested person may attend and participate. The hearing site is accessible, including handicapped parking. Persons needing any accommodation to participate should contact the Commission's Executive Secretary at (517) 284-8090 in advance to request mobility, visual, hearing or other assistance.

The Michigan Public Service Commission (Commission) will hold a hearing to consider DTE Electric Company's (DTE) March 23, 2018 application for reconciliation of its Transitional Reconciliation Mechanism associated with the disposition of the City of Detroit public lighting system for the period of January 1, 2017 through December 31, 2017. DTE requests the Commission to: 1) approve DTE's submitted proposals; 2) approve DTE's reconciliation of its net revenue requirement plus carrying charges and over-recoveries for Case Nos. U-17761 and U-18005 (or total 2017 TRM under-recovery balance) in the amount of $30,358,215; 3) authorize a TRM surcharge of $0.001344/kwh to be applicable to all customers on a bills rendered basis from October 1, 2018 through March 31, 2019, or a similar surcharge using a service area sales forecast that is aligned with a six-month period; and 4) grant additional relief.

INFORMATION ONLY

All documents filed in this case shall be submitted electronically through the Commission's E-Dockets website at: michigan.gov/mpscedockets. Requirements and instructions for filing can be found in the User Manual on the E-Dockets help page. Documents may also be submitted, in Word or PDF format, as an attachment to an email sent to: mpscedockets@michigan.gov. If you require assistance prior to e-filing, contact Commission staff at (517) 284-8090 or by email at: mpscedockets@michigan.gov.

Any person wishing to intervene and become a party to the case shall electronically file a petition to intervene with this Commission by **May 30, 2018**. (Petitions to intervene may also be filed using the traditional paper format.) The proof of service shall indicate service upon DTE Electric Company's attorney, David S. Maquera, One Energy Plaza, 688 WCB, Detroit, MI 48226.

Any person wishing to appear at the hearing to make a statement of position without becoming a party to the case may participate by filing an appearance. To file an appearance, the individual must attend the hearing and advise the presiding administrative law judge of his or her wish to make a statement of position. All information submitted to the Commission in this matter becomes public information, thus available on the Michigan Public Service Commission's website, and subject to disclosure. Please do not include information you wish to remain private.

Requests for adjournment must be made pursuant to the Commission's Rules of Practice and Procedure R 792.10422 and R 792.10432. Requests for further information on adjournment should be directed to (517) 284-8130.

A copy of DTE Electric Company's request may be reviewed on the Commission's website at: michigan.gov/mpscedockets, and at the office of DTE Electric Company. For more information on how to participate in a case, you may contact the Commission at the above address or by telephone at (517) 284-8090.

Jurisdiction is pursuant to 1909 PA 106, as amended, MCL 460.551 et seq.; 1919 PA 419, as amended, MCL 460.54 et seq.; 1939 PA 3, as amended, MCL 460.1 et seq.; 1969 PA 306, as amended, MCL 24.201 et seq.; and Parts 1 & 4 of the Michigan Administrative Hearing System's Administrative Hearing Rules, Mich. Admin Code, R 792.10101 through R 792.10137, and R 792.10401 through R 792.10448.

GREAT LAKES WATER AUTHORITY

PUBLIC HEARING NOTICE WATER CONVEYANCE SYSTEM
FY 2019 STATE REVOLVING FUND (SRF) PROJECTS

The Great Lakes Water Authority (GLWA) announces a Public Hearing regarding its Project Plan for the proposed North Interceptor - East Arm Interceptor Evaluation and Rehabilitation Project, from the Water Resource Recovery Facility (WRRF) to Gratiot. GLWA will be seeking low interest State Revolving Fund (SRF) loan assistance for FY19. The project is comprised of the evaluation and rehabilitation of the North Interceptor - East Arm (NI-EA) which conveys approximately 29% of GLWA wastewater flows to the WRRF. The NI-EA was constructed in the 1970s and has seen limited maintenance and rehabilitation since that time and currently has defects that need to be rehabilitated. The NI-EA is an extremely important interceptor in the collection system and the consequences of failure are high. Therefore, this project is necessary to ensure that GLWA can rely on this critical component of the system to convey maximum wastewater flows to the WRRF, while mitigating historical problems with combine sewer overflows (CSOs), interceptor collapses, sink holes and residential basement flooding. The proposed project will significantly provide upgrades and improve the reliability of the NI-EA conveyance system.

The total cost of this project is currently estimated at $20,936,000 which will be allocated to GLWA and suburban customers similar to other wastewater collection system capital improvements. The North Interceptor – East Arm Evaluation and Rehabilitation Project is eligible for participation under the State of Michigan low interest State Revolving Fund (SRF) loan program. The Public Hearing will present a description of the recommended project, its evaluation, estimated costs and cost per household impact for customer communities. The purpose of the hearing is not only to inform, but to seek and gather input from people that will be affected. Comments and viewpoints from the public are requested.

THE MEETING WILL BE HELD ON:

DATE: Wednesday, June 13, 2018

PLACE: Great Lakes Water Authority
Water Board Building
735 Randolph
5th Floor, Board Room
Detroit, Michigan 48226

TIME: 1:00 p.m.

Information on the Project Plan will be available for review after May 11, 2018 at the following locations:

GLWA Website: www.glwater.org
or
Great Lakes Water Authority
Water Board Building
735 Randolph, Suite 1601
Detroit, Michigan 48226

If you have questions or would like to submit written statements for the Public Hearing Record call or write:

Jonathan Wheatley, Public Finance Manager
Great Lakes Water Authority
735 Randolph, Suite 1601
Detroit, Michigan 48226
(313) 224-4771

Written comments will be accepted at the above address if received prior to 5:00 p.m. EST, Wednesday, June 13, 2018.

Great Lakes Water Authority
Sue F. McCormick
Chief Executive Officer

INFORMATION ONLY

GREAT LAKES WATER AUTHORITY

PUBLIC HEARING NOTICE WATER RESOURCE RECOVERY FACILITY FY 2019 STATE REVOLVING FUND (SRF) PROJECTS

The Great Lakes Water Authority (GLWA) announces a Public Hearing regarding its Project Plan for the proposed Pump Station No. 1 (PS-1) Ferric Chloride System Rehabilitation and Struvite Removal Project. GLWA will be seeking low interest State Revolving Fund (SRF) loan assistance for FY 2019. The primary purpose of the project is to provide efficient and reliable operations at the Water Resource Recovery Facility (WRRF) by implementing necessary improvements to the Pump Station No. 1 Ferric Chloride System and Waste Activated Sludge (WAS) Transfer Pipeline.

GLWA is required to remove phosphorus from wastewater flows to reach limits as specified by the NPDES permit. Phosphorus has been shown to be a contributor to algae buildup in the Great Lakes. The primary method for removing phosphorous at the GLWA WRRF is by adding iron salts (ferric or ferrous chloride) to the wastewater stream at each of the two (2) pump stations (PS-1 and PS-2) and then precipitating it out in the primary clarifiers. The ferric chloride feed system at PS-2 has been recently rehabilitated, but the system at PS-1 is in need of rehabilitation. Rehabilitating the ferric chloride feed system at PS-1 will be critical for the WRRF to continue to remove phosphorus to the limits required in the NPDES permit.

Currently, WAS is thickened at the WRRF Complex B Gravity Thickeners. There is a single line that transports WAS to Complex A where the thickened WAS is blended with thickened Primary Sludge. The blended sludge is then pumped on for dewatering and then ultimate disposal. Recent investigations have indicated significant buildup of struvite in the pipe that transports thickened WAS to Complex A. Addressing the issues associated with the struvite buildup in the WAS transport line will allow the WRRF to continue to thicken, dewater and ultimately dispose of biosolids that are removed during the treatment process.

The total cost of this project is currently estimated at $10,297,181, which will be allocated to GLWA and suburban customers similar to other wastewater system capital improvements. The PS-1 Ferric Chloride System Rehabilitation and Struvite Removal Project is eligible for participation under the State of Michigan low interest SRF loan program. The Public Hearing will present a description of the recommended project, its evaluation, estimated costs and cost per household impact for customer communities. The purpose of the hearing is not only to inform, but to seek and gather input from people that will be affected. Comments and viewpoints from the public are requested.

THE MEETING WILL BE HELD ON:

DATE: Wednesday, June 13, 2018

PLACE: Great Lakes Water Authority
Water Board Building
735 Randolph
5th Floor, Board Room
Detroit, Michigan 48226

TIME: 1:00 p.m.

Information on the Project Plan will be available for review after May 11, 2018 at the following locations:

GLWA Website: www.glwater.org
or
Great Lakes Water Authority
Water Board Building
735 Randolph, Suite 1601
Detroit, Michigan 48226

If you have questions or would like to submit written statements for the Public Hearing Record call or write:

Jonathan Wheatley, Public Finance Manager
Great Lakes Water Authority
735 Randolph, Suite 1601
Detroit, Michigan 48226
(313) 224-4771

Written comments will be accepted at the above address if received prior to 5:00 p.m. EST, Wednesday, June 13, 2018.

Great Lakes Water Authority
Sue F. McCormick
Chief Executive Officer