



**CITY OF NOVI CITY COUNCIL**  
**JUNE 8, 2026**

**SUBJECT:** Approval of Resolution to Proceed with Preparation of Plans, Specifications, and Cost Estimate for Proposed Special Assessment District for Main Street Area Streetlighting and Streetscape

**SUBMITTING DEPARTMENT:** City Manager

**KEY HIGHLIGHTS:**

- The City is working with three Main Street property owners to address more than \$1 million in needed streetscape, lighting, and corridor improvements that the property owners are contractually obligated to maintain.
- Under the proposed arrangement, the City would front the cost of the improvements and be reimbursed by the property owners through a 15-year Special Assessment District (SAD) with an anticipated interest rate of 4%.
- The resolution before Council is the first of five required steps to establish the SAD process, culminating in a recorded agreement confirming the property owners' acceptance of the assessment and repayment obligations.

**BACKGROUND INFORMATION:**

City Council is aware of the conversations that the City Administration has been having with three property owners in the Main Street area who have a contractual obligation to maintain the streetlighting, streetscape, and amenities within the Main Street public road right-of-way. Those conversations began in 2025 and arose from the City's concern about the condition of the Main Street corridor. The potential cost of the improvements is substantial (over \$1 million).

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

Attached are some of the background materials that the City has already prepared (preliminary cost estimates) for the work. There is another property subject to the same maintenance obligations (The Townes at Main property being developed by Pulte Homes). The City will arrange separately for the improvements in that area of the Main Street road right-of-way.

A Special Assessment District takes five separate Resolutions to establish. This is the first Resolution, by which the City directs the preliminary plans to be made more detailed and specific, with a more definitive cost estimate. If Council approves this Resolution, the next step by Council (Resolution No. 2) would be to set a public hearing on the Special Assessment District to hear comments in favor of or against the project. Resolution No. 3 would involve a determination whether to proceed with the project and have the City Assessor prepare a Special Assessment Roll. The City Council would then have a public hearing on the Special Assessment Roll, and if it determined to go forward with the project, would approve the Roll in Resolution No. 4. The final Resolution (Resolution No. 5) would affirm the Special Assessment Roll.

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

**RECOMMENDED ACTION:** Approval of Resolution to Proceed with Preparation of Plans, Specifications, and Cost Estimate for Proposed Special Assessment District for Main Street Area Streetlighting and Streetscape

**STATE OF MICHIGAN**  
**COUNTY OF OAKLAND, MICHIGAN**  
**CITY OF NOVI**

**MAIN STREET AREA STREETLIGHTING AND STREETScape  
SPECIAL ASSESSMENT DISTRICT \_\_\_\_\_**

**RESOLUTION TO PROCEED WITH PREPARATION OF PLANS, SPECIFICATIONS,  
AND COST ESTIMATE FOR A PROPOSED SPECIAL ASSESSMENT DISTRICT**

**(Resolution No. 1)**

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

PRESENT: Councilmembers \_\_\_\_\_

ABSENT: Councilmembers \_\_\_\_\_

The following preamble and Resolution were offered by Councilmember \_\_\_\_\_ and supported by Councilmember \_\_\_\_\_.

**RECITALS**

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

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

C. In further explanation of the Project, the City Council notes the following as a basis for undertaking the Project as a special assessment:

1. Although the improvements in this Project will all occur in the public road right-of-way of Main Street, by contract it is the three property owners who have requested the Special Assessment District be created that have the obligation to maintain both the streetlights and the

streetscape/amenities in that public road right-of-way. They have submitted a Letter of Interest (LOI) to that effect.

2. That obligation is the property owners (plus one additional property that is currently being developed with a condominium development and that is not part of this special assessment) through an Agreement between the City and the previous owner of all of the properties adjacent to Main Street in the affected area. The Agreement was originally entered into in 1995, and was subsequently amended in 20\_\_ to include the following language with respect to the lighting and streetscape/amenities:

2. The owners of the property subject to these covenants, restrictions, and reservations shall be responsible for: (a) the removal of snow and ice from those public walkways constructed pursuant to City of Novi Special Assessment District No. 146C; and (b) the maintenance of all streetscape improvement constructed pursuant to City of Novi Special Assessment District No. 146C, including but not limited to maintenance of all sidewalks, brick pavers, planters, trellises, lawns and landscaping, irrigations systems, drainage, walls, fences, towers, benches, and streetlights. Such maintenance shall be sufficient to keep the improvements in good condition, repair, and appearance and in working order for the purposes intended, ordinary wear and tear excepted, and in a condition reasonably equivalent to other comparable commercial developments within the City of Novi. The City of Novi will perform snow and ice removal and control and also regular pavement maintenance consistent with its practices and procedures for public streets. Should maintenance required herein not be performed by the property owners in a timely manner, the City may perform the same at the expense of the Responsible Property Owner(s) as set forth in Subsection 3 below. Such charges shall be a lien upon the property owned by the Responsible Property Owner as set forth in Subsection 3 below. Such lien shall be of the same character and effect as a lien created by the general law for the State, County, and City taxes, and the lands upon which the same are a lien shall be subject to sale therefor the same as lands upon which delinquent City taxes constitute a lien.

3. The City has been informed by DTE that the streetlighting in the area is at the end of its useful life. The City has further been informed by DTE that the current light poles and fixtures cannot be matched from current DTE fixture offerings. Fortunately, DTE has also indicated to the City that if the streetlights are all replaced as part of a single current project, DTE will

take over the ongoing maintenance obligations with respect to such streetlighting.

4. With respect to the streetscape and amenities, over the years the City has informed the property owners (as well as the additional property owner who is not participating in this Special Assessment District and who has not signed the LOI) that significant maintenance of the streetscape and amenities must occur and that the condition of the streetscape and amenities is in a condition that violates the terms and conditions of the Agreement noted above. The City has offered, and the property owners have agreed, to have the cost of bringing the streetscape and amenities for which the property owners are responsible into compliance with the Agreement and/or applicable provisions of the City Code, particularly with respect to:
  - Cracked and broken sidewalk pavement areas.
  - Deteriorating or deteriorated planters.
  - Street trees that are either dead or dying, or that have reached a point where they require replacement.
  - Other similar conditions.

D. The City Administration and the property owners have met and the City has provided some preliminary cost estimates as to the cost of the improvements. The City has offered (either directly or through its Corridor Improvement Authority) to fund all of the improvements up front through a Special Assessment District (because the improvements are in the public road right-of-way) and the property owners have accordingly and voluntarily signed the LOI in commencing the SAD process.

**NOW, THEREFORE, BE IT RESOLVED** as follows:

1. The City Manager shall direct a registered professional engineer to prepare detailed plans and specifications for the Project, a more detailed cost estimate for the Project, an estimate of the life of the project, a description of the proposed Special Assessment District, and other pertinent information that will assist the City Council in determining whether to proceed with the Project, and to make a preliminary determination as to the estimated cost, extent, and necessity of the Project, including the portions to be paid by special assessments on the properties are the especially benefited by the Project.

2. Upon completion, such information shall be filed with the Clerk along with the City Manager's recommendations with respect to the Project.

3. No contract or expenditure, except for the cost of preparing the necessary profiles, plans, designs, specifications, and estimates of the cost described above, shall be made for the Project, nor shall any improvements be commenced until the City Council confirms the Special Assessment Roll to defray the cost of the Project—with the exception that the City Council authorizes the City Administration to take all steps necessary to arrange for the DTE streetlights to be installed at the earliest possible time and at the current estimated cost if the costs are

expected to rise in the near future, up to and including executing appropriate paperwork with DTE.

**AYES:**

**NAYS:**

RESOLUTION DECLARED ADOPTED.

\_\_\_\_\_  
Cortney Hanson, City Clerk

**CERTIFICATION**

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

\_\_\_\_\_  
Cortney Hanson, City Clerk  
City of Novi



March 18, 2026

City of Novi  
26300 Lee BeGole Dr  
Novi, MI 48375

Re: City of Novi- Main St

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

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

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

Sincerely,

*Brandon R. Faron*

Brandon R. Faron  
Principal Account Manager  
Community Lighting

**Exhibit A to Master Agreement**


**Purchase Agreement**

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

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

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

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

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

13. Special Order Material Terms:

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

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

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

B. Customer will maintain an inventory of at least  0  posts and  0  luminaires and any other materials agreed to by Company and Customer, and will replenish the stock by ordering materials no later than thirty (30) calendar days after the materials are drawn from inventory. Costs of initial inventory are included in this Agreement. If Customer fails to maintain the required inventory, Company, after 30 days' notice to Customer, may (but is not required to) order replacement SOM and Customer will reimburse Company for its costs (including the labor costs associated with Company's management of the supply chain for the SOM) no later than thirty (30) calendar days after receipt of Company's invoice for such costs. Customer acknowledges that failure to maintain required inventory could result in extended outages due to SOM lead times.

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

Name: \_\_\_\_\_ Title: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Email: \_\_\_\_\_

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

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

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

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

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

14. Special Financing Options

A. Finance Charge Option:

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

\*\*\*\*\*

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

Company:

DTE Electric Company

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Customer:

City of Novi

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_



# Attachment 1 to Purchase Agreement

## Map of Location



**City of Novi**  
**Main Street Full Reconstruct Sidewalk - Baseline Removals and Sidewalk Meeting the 1/4" or 10% Threshold.**  
**Sidewalk Removal and Replacement**  
**Preliminary Estimate of Cost**  
**11/20/2025**

Item No.	Item Description	Unit	Quantity	Unit Price	Total Cost
1	Mobilization (10%)	LS	1	\$ 67,626.63	\$ 67,626.63
2	Pre-Construction Audio-Visual	LS	1	\$ 2,500.00	\$ 2,500.00
3	Sidewalk, Rem, Modified	Syd	2846	\$ 10.00	\$ 28,460.00
4	Sidewalk, Conc, 4 inch	Sft	35334	\$ 5.00	\$ 176,670.00
5	Brick Pavers, Salv and Replace	Sft	1360	\$ 20.00	\$ 27,200.00
6	Brick Pavers, Rem	Syd	1115	\$ 20.00	\$ 22,297.78
7	Pavt, Rem, Modified	Syd	1266	\$ 15.00	\$ 18,990.00
8	Curb and Gutter, Rem, Modified	Ft	80	\$ 18.00	\$ 1,440.00
9	Excavation, Earth	Cyd	82	\$ 50.00	\$ 4,100.00
10	Rem, Salv, Replace Fence	Ft	115	\$ 100.00	\$ 11,500.00
11	Curb Ramp Opening, Conc	Ft	80	\$ 40.00	\$ 3,200.00
12	Aggregate Base, Conditioning	Syd	3002	\$ 5.00	\$ 15,010.00
13	Aggregate Base, 21AA Limestone, 4 inch	Syd	1315	\$ 13.00	\$ 17,093.56
14	Granular Material, CI II	Cyd	71	\$ 40.00	\$ 2,840.00
15	Bollard, Rem	Ea	8	\$ 55.00	\$ 440.00
16	Masonry and Conc Structure, Rem	Cyd	35	\$ 85.00	\$ 2,975.00
17	Curb Ramp, Conc, 6 inch	Sft	1620	\$ 10.00	\$ 16,200.00
18	Detectable Warning Surface	Ft	85	\$ 60.00	\$ 5,100.00
19	DPW Structure Cover, Adj, Case 1	Ea	5	\$ 850.00	\$ 4,250.00
20	Tree, Grate Salv, Replace	Ea	35	\$ 500.00	\$ 17,500.00
21	Tree, Grate, Salv, Adj, Reinstall	Ea	8	\$ 1,000.00	\$ 8,000.00
22	Tree, Grate 5 x 5	Ea	37	\$ 4,500.00	\$ 166,500.00
23	Bench, Rem, Salv, Reinstall	Ea	3	\$ 1,500.00	\$ 4,500.00
24	Conc Bench, Rem	Ea	2	\$ 1,500.00	\$ 3,000.00
25	Bench	Ea	2	\$ 2,000.00	\$ 4,000.00
26	Tree	Ea	80	\$ 800.00	\$ 64,000.00
27	Tree Rem, Rem, 6 inch to 18 inch	Ea	85	\$ 300.00	\$ 25,500.00
28	Irrigation Work	LS	1	\$ 3,000.00	\$ 3,000.00
29	Hydraulic Cement for Patching	LS	1	\$ 5,000.00	\$ 5,000.00
30	Maintaining Traffic	LS	1	\$ 10,000.00	\$ 10,000.00
31	Surface Restoration	LS	1	\$ 5,000.00	\$ 5,000.00
	DTE Luminaires	Ea	77	\$ 6,747.88	\$ 519,586.76
	Base Bid Construction Cost				\$ 743,892.97
	Misc Items	10%			\$ 74,389.30
					\$ 818,282.26
	Design Engineering	9.50%			\$ 77,736.82
	Geotechnical	1.25%			\$ 10,228.53
	Design Contingency	10%			\$ 7,773.68
					\$ 95,739.02
	Construction Engineering	8.00%			\$ 65,462.58
	Materials Testing	2.00%			\$ 16,365.65
	Crew Days	\$ 800	55		\$ 44,000.00
	Construction Contingency	10%			\$ 6,546.26
					\$ 132,374.48
	<b>SIDEWALK / STREETScape COST</b>				<b>\$ 1,046,395.77</b>
	<b>TOTAL COST WITH DTE</b>				<b>\$ 1,565,982.53</b>

**Assumptions and Clarifications:**

Full removal of all brick paver and stamped concrete sidewalk. Also full removal of sidewalk in the SE quad of Main & Novi, SW quad of Main & Grand River, SE quad of Main & Grand River. Uniform removal of sidewalk flags adjacent to existing tree grates and all dyed concrete to the ROW line. Spot removal of sidewalk that is deflected greater than 1/4" or cracked/deteriorated in more than 10% of the panel. Assumed DTE needs to remove 5x5 at each light pole location, which is to be replaced under this project.

Traffic control can be managed by closing parking lanes and managing two way traffic like with neighborhood roads when working in a lane.

Salvaging brick pavers for border around existing tree grates and new tree gates that will replace the planter boxes. Intersection bricks are staying in place, but some will be salvaged and replaced for damaged and shifted roadway intersection brick.

Conc Pavt, Misc, Nonreinf, 8" Pavt, Rem- This includes the section W side crosswalk concrete pavement section that will be removed and replaced due to cracking at the Main St / Main St intersection.

Curb and gutter Rem/ Curb Ramp includes the existing damaged curb and gutter areas only at sidewalk crossing locations

Masonry Conc Structure, Rem, includes the removal of the above ground planter boxes along with the removal of the two concrete benches and planter boxes.

Tree grates are being used where existing. New grates to replace planter boxes or tree locations that don't currently have them. Plus an estimated 10% miscellaneous quantity for existing grates that may be damaged.

All tree replacement species to be determined by the Novi Forester. Included trees in the estimate, but if desired, new trees could be re-planted by the city and timing coordinated with the Contractor. Or planted by the city after the work was done. Not removing and replacing trees done by Pulte.

2 Steel benches are to be replaced were the concrete benches are being removed.

Bench Rem and reinstall is to include the 3 steel benches at the intersection of Main and Main.

No additional considerations for DTE lighting.

Aggregate base conditioning under removed stamped and existing sidewalk items.

No need for signal / pushbutton work at Main / Grand River intersection.

Existing road signs in the sidewalk can be salvaged/not damaged and retained

Replacing all trees that are removed except for the SW and SE quads near the fire station & half of the trees in the east section south of Grand River

Estimated \$3,000 of irrigation work project wide to remove any irrigation pipe and sprinkler heads that are encountered. Will not be replacing

Pulte does the same work on the north side as they did on the south side and no new cracks / deflections need to be addressed.

Pavt, Rem also covers underneath existing brick paver. Locations currently exposed by Pulte have thick concrete base and thin HMA layer underneath.

Currently exposed is 4-6" concrete and 1" HMA base

**City of Novi - Diversified Members Credit Union**  
**Main Street Full Reconstruct Sidewalk - Baseline Removals and Sidewalk Meeting the 1/4" or 10% Threshold.**  
**Sidewalk Removal and Replacement**  
**Preliminary Estimate of Cost**  
**11/20/2025**

Item No.	Item Description	Unit	Quantity	Unit Price	Total Cost
1	Mobilization (10%)	LS	1	\$ 4,227.80	\$ 4,227.80
2	Pre-Construction Audio-Visual	LS	1	\$ 114.57	\$ 114.57
3	Sidewalk, Rem, Modified	Syd	33	\$ 10.00	\$ 330.00
4	Sidewalk, Conc, 4 inch	Sft	1301	\$ 5.00	\$ 6,505.00
5	Brick Pavers, Salv and Replace	Sft	102	\$ 20.00	\$ 2,040.00
6	Brick Pavers, Rem	Syd	96	\$ 20.00	\$ 1,913.33
7	Pavt, Rem, Modified	Syd	107	\$ 15.00	\$ 1,605.00
8	Curb and Gutter, Rem, Modified	Ft	0	\$ 18.00	\$ -
9	Excavation, Earth	Cyd	15	\$ 50.00	\$ 750.00
10	Rem, Salv, Replace Fence	Ft	0	\$ 100.00	\$ -
11	Curb Ramp Opening, Conc	Ft	0	\$ 40.00	\$ -
12	Aggregate Base, Conditioning	Syd	45	\$ 5.00	\$ 225.00
13	Aggregate Base, 21AA Limestone, 4 inch	Syd	107	\$ 13.00	\$ 1,391.00
14	Granular Material, CI II	Cyd	6	\$ 40.00	\$ 240.00
15	Bollard, Rem	Ea	0	\$ 55.00	\$ -
16	Masonry and Conc Structure, Rem	Cyd	6	\$ 85.00	\$ 510.00
17	Curb Ramp, Conc, 6 inch	Sft	0	\$ 10.00	\$ -
18	Detectable Warning Surface	Ft	0	\$ 60.00	\$ -
19	DPW Structure Cover, Adj, Case 1	Ea	0	\$ 850.00	\$ -
20	Tree, Grate Salv, Replace	Ea	2	\$ 500.00	\$ 1,000.00
21	Tree, Grate, Salv, Adj, Reinstall	Ea	0	\$ 1,000.00	\$ -
22	Tree, Grate 5 x 5	Ea	4	\$ 4,500.00	\$ 18,000.00
23	Bench, Rem, Salv, Reinstall	Ea	0	\$ 1,500.00	\$ -
24	Bench	Ea	0	\$ 2,000.00	\$ -
25	Tree	Ea	6	\$ 800.00	\$ 4,800.00
26	Tree Rem, Rem, 6 inch to 18 inch	Ea	6	\$ 300.00	\$ 1,800.00
27	Irrigation Work	LS	1	\$ 137.49	\$ 137.49
28	Hydraulic Cement for Patching	LS	1	\$ 229.15	\$ 229.15
29	Maintaining Traffic	LS	1	\$ 458.29	\$ 458.29
30	Surface Restoration	LS	1	\$ 229.15	\$ 229.15
	DTE Luminaires	Ea	4	\$ 6,747.88	\$ 26,991.52
	Base Bid Construction Cost			\$	\$ 46,505.78
	Misc Items	10%		\$	\$ 4,650.58
				\$	\$ 51,156.35
	Design Engineering	9.50%		\$	\$ 4,859.85
	Geotechnical	1.25%		\$	\$ 639.45
	Design Contingency	10%		\$	\$ 485.99
				\$	\$ 5,985.29
	Construction Engineering	8.00%		\$	\$ 4,092.51
	Materials Testing	2.00%		\$	\$ 1,023.13
	Crew Days	\$ 800	2.52	\$	\$ 2,016.50
	Construction Contingency	10%		\$	\$ 409.25
				\$	\$ 7,541.39
	SIDEWALK / STREETSCAPE COST			\$	\$ 64,683.04
	TOTAL COST WITH DTE			\$	\$ 91,674.56

**City of Novi - Pulte Combined**  
**Main Street Full Reconstruct Sidewalk - Baseline Removals and Sidewalk Meeting the 1/4" or 10% Threshold.**  
**Sidewalk Removal and Replacement**  
**Preliminary Estimate of Cost**  
**11/20/2025**

Item No.	Item Description	Unit	Quantity	Unit Price	Total Cost
1	Mobilization (10%)	LS	1	\$ 16,474.38	\$ 16,474.38
2	Pre-Construction Audio-Visual	LS	1	\$ 1,147.92	\$ 1,147.92
3	Sidewalk, Rem, Modified	Syd	779	\$ 10.00	\$ 7,790.00
4	Sidewalk, Conc, 4 inch	Sft	7474	\$ 5.00	\$ 37,370.00
5	Brick Pavers, Salv and Replace	Sft	612	\$ 20.00	\$ 12,240.00
6	Brick Pavers, Rem	Syd	122	\$ 20.00	\$ 2,440.00
7	Pavt, Rem, Modified	Syd	122	\$ 15.00	\$ 1,830.00
8	Curb and Gutter, Rem, Modified	Ft	8	\$ 18.00	\$ 144.00
9	Excavation, Earth	Cyd	0	\$ 50.00	\$ -
10	Rem, Salv, Replace Fence	Ft	0	\$ 100.00	\$ -
11	Curb Ramp Opening, Conc	Ft	8	\$ 40.00	\$ 320.00
12	Aggregate Base, Conditioning	Syd	835	\$ 5.00	\$ 4,175.00
13	Aggregate Base, 21AA Limestone, 4 inch	Syd	122	\$ 13.00	\$ 1,586.00
14	Granular Material, CI II	Cyd	1	\$ 40.00	\$ 40.00
15	Bollard, Rem	Ea	0	\$ 55.00	\$ -
16	Masonry and Conc Structure, Rem	Cyd	0	\$ 85.00	\$ -
17	Curb Ramp, Conc, 6 inch	Sft	0	\$ 10.00	\$ -
18	Detectable Warning Surface	Ft	0	\$ 60.00	\$ -
19	DPW Structure Cover, Adj, Case 1	Ea	0	\$ 850.00	\$ -
20	Tree, Grate Salv, Replace	Ea	23	\$ 500.00	\$ 11,500.00
21	Tree, Grate, Salv, Adj, Reinstall	Ea	7	\$ 1,000.00	\$ 7,000.00
22	Tree, Grate 5 x 5	Ea	6	\$ 4,500.00	\$ 27,000.00
23	Bench, Rem, Salv, Reinstall	Ea	0	\$ 1,500.00	\$ -
24	Bench	Ea	0	\$ 2,000.00	\$ -
25	Tree	Ea	36	\$ 800.00	\$ 28,800.00
26	Tree Rem, Rem, 6 inch to 18 inch	Ea	36	\$ 300.00	\$ 10,800.00
27	Irrigation Work	LS	1	\$ 1,377.50	\$ 1,377.50
28	Hydraulic Cement for Patching	LS	1	\$ 2,295.84	\$ 2,295.84
29	Maintaining Traffic	LS	1	\$ 4,591.68	\$ 4,591.68
30	Surface Restoration	LS	1	\$ 2,295.84	\$ 2,295.84
	DTE Luminaires	Ea	27	\$ 6,747.88	\$ 182,192.76
	Base Bid Construction Cost			\$	<b>181,218.15</b>
	Misc Items	10%		\$	18,121.82
				\$	<b>199,339.97</b>
	Design Engineering	9.50%		\$	18,937.30
	Geotechnical	1.25%		\$	2,491.75
	Design Contingency	10%		\$	1,893.73
				\$	<b>23,322.78</b>
	Construction Engineering	8.00%		\$	15,947.20
	Materials Testing	2.00%		\$	3,986.80
	Crew Days	\$ 800	25.25	\$	20,203.37
	Construction Contingency	10%		\$	1,594.72
				\$	<b>41,732.09</b>
	<b>SIDEWALK / STREETSCAPE COST</b>			\$	<b>264,394.83</b>
	<b>TOTAL COST WITH DTE</b>			\$	<b>446,587.59</b>

**City of Novi - Mainstreet Partnership**  
**Main Street Full Reconstruct Sidewalk - SE and SW Quads of Main St Intersection**  
**Sidewalk Removal and Replacement**  
**Preliminary Estimate of Cost**  
**11/20/2025**

Item No.	Item Description	Unit	Quantity	Unit Price	Total Cost
1	Mobilization (10%)	LS	1	\$ 15,518.85	\$ 15,518.85
2	Pre-Construction Audio-Visual	LS	1	\$ 450.22	\$ 450.22
3	Sidewalk, Rem, Modified	Syd	570	\$ 10.00	\$ 5,700.00
4	Sidewalk, Conc, 4 inch	Sft	6965	\$ 5.00	\$ 34,825.00
5	Brick Pavers, Salv and Replace	Sft	340	\$ 20.00	\$ 6,800.00
6	Brick Pavers, Rem	Syd	229	\$ 20.00	\$ 4,584.44
7	Pavt, Rem, Modified	Syd	267	\$ 15.00	\$ 4,005.00
8	Curb and Gutter, Rem, Modified	Ft	6	\$ 18.00	\$ 108.00
9	Excavation, Earth	Cyd	36	\$ 50.00	\$ 1,800.00
10	Rem, Salv, Replace Fence	Ft	0	\$ 100.00	\$ -
11	Curb Ramp Opening, Conc	Ft	6	\$ 40.00	\$ 240.00
12	Aggregate Base, Conditioning	Syd	607	\$ 5.00	\$ 3,035.00
13	Aggregate Base, 21AA Limestone, 4 inch	Syd	267	\$ 13.00	\$ 3,473.89
14	Granular Material, CI II	Cyd	15	\$ 40.00	\$ 600.00
15	Bollard, Rem	Ea	0	\$ 55.00	\$ -
16	Masonry and Conc Structure, Rem	Cyd	15	\$ 85.00	\$ 1,275.00
17	Curb Ramp, Conc, 6 inch	Sft	540	\$ 10.00	\$ 5,400.00
18	Detectable Warning Surface	Ft	30	\$ 60.00	\$ 1,800.00
19	DPW Structure Cover, Adj, Case 1	Ea	3	\$ 850.00	\$ 2,550.00
20	Tree, Grate Salv, Replace	Ea	10	\$ 500.00	\$ 5,000.00
21	Tree, Grate, Salv, Adj, Reinstall	Ea	1	\$ 1,000.00	\$ 1,000.00
22	Tree, Grate 5 x 5	Ea	10	\$ 4,500.00	\$ 45,000.00
23	Bench, Rem, Salv, Reinstall	Ea	0	\$ 1,500.00	\$ -
24	Conc Bench, Rem	Ea	0	\$ 1,500.00	\$ -
25	Bench	Ea	0	\$ 2,000.00	\$ -
26	Tree	Ea	21	\$ 800.00	\$ 16,800.00
27	Tree Rem, Rem, 6 inch to 18 inch	Ea	22	\$ 300.00	\$ 6,600.00
28	Irrigation Work	LS	1	\$ 540.26	\$ 540.26
29	Hydraulic Cement for Patching	LS	1	\$ 900.43	\$ 900.43
30	Maintaining Traffic	LS	1	\$ 1,800.87	\$ 1,800.87
31	Surface Restoration	LS	1	\$ 900.43	\$ 900.43
	DTE Luminaires	Ea	24	\$ 6,747.88	\$ 161,949.12
	Base Bid Construction Cost				\$ 170,707.40
	Misc Items	10%			\$ 17,070.74
					\$ 187,778.14
	Design Engineering	9.50%			\$ 17,838.92
	Geotechnical	1.25%			\$ 2,347.23
	Design Contingency	10%			\$ 1,783.89
					\$ 21,970.04
	Construction Engineering	8.00%			\$ 15,022.25
	Materials Testing	2.00%			\$ 3,755.56
	Crew Days	\$ 800	9.90		\$ 7,923.82
	Construction Contingency	10%			\$ 1,502.23
					\$ 28,203.86
	SIDEWALK / STREETScape COST				\$ 237,952.05
	TOTAL COST WITH DTE				\$ 399,901.17

City of Novi - Novi Combined  
Main Street Full Reconstruct Sidewalk - SE and SW Quads of Main St Intersection  
Sidewalk Removal and Replacement  
Preliminary Estimate of Cost  
11/20/2025

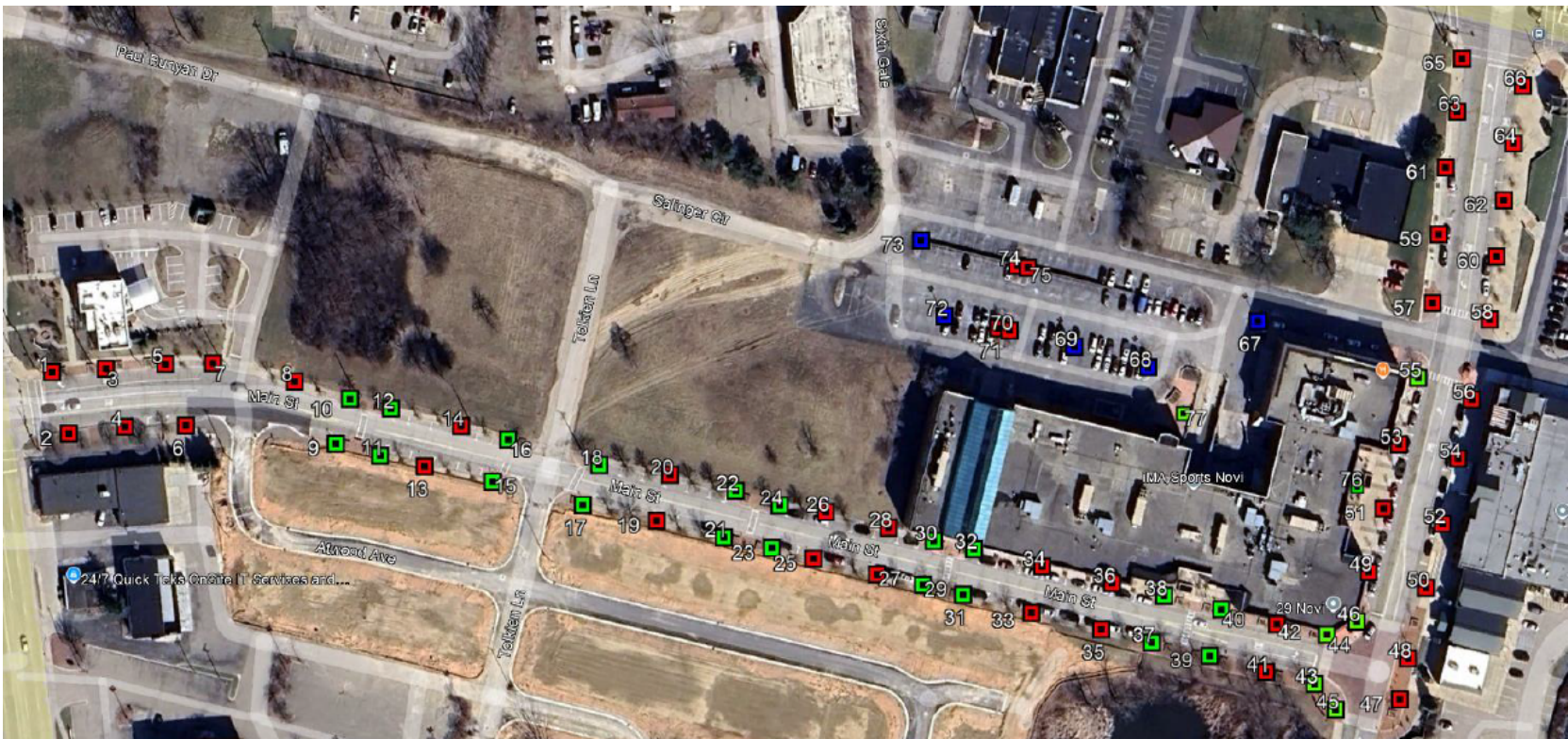
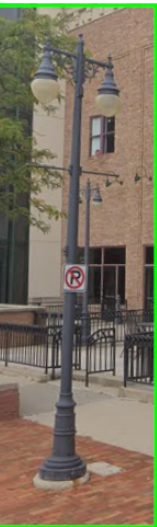
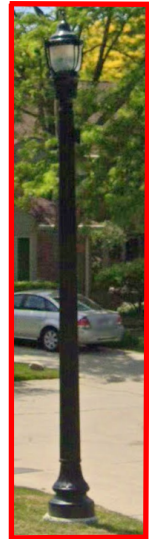
Item No.	Item Description	Unit	Quantity	Unit Price	Total Cost
1	Mobilization (10%)	LS	1	\$ 20,833.43	\$ 20,833.43
2	Pre-Construction Audio-Visual	LS	1	\$ 460.00	\$ 460.00
3	Sidewalk, Rem, Modified	Syd	751	\$ 10.00	\$ 7,510.00
4	Sidewalk, Conc, 4 inch	Sft	10877	\$ 5.00	\$ 54,385.00
5	Brick Pavers, Salv and Replace	Sft	238	\$ 20.00	\$ 4,760.00
6	Brick Pavers, Rem	Syd	474	\$ 20.00	\$ 9,471.11
7	Pavt, Rem, Modified	Syd	500	\$ 15.00	\$ 7,500.00
8	Curb and Gutter, Rem, Modified	Ft	27	\$ 18.00	\$ 486.00
9	Excavation, Earth	Cyd	22	\$ 50.00	\$ 1,100.00
10	Rem, Salv, Replace Fence	Ft	115	\$ 100.00	\$ 11,500.00
11	Curb Ramp Opening, Conc	Ft	27	\$ 40.00	\$ 1,080.00
12	Aggregate Base, Conditioning	Syd	793	\$ 5.00	\$ 3,965.00
13	Aggregate Base, 21AA Limestone, 4 inch	Syd	532	\$ 13.00	\$ 6,910.22
14	Granular Material, CI II	Cyd	29	\$ 40.00	\$ 1,160.00
15	Bollard, Rem	Ea	0	\$ 55.00	\$ -
16	Masonry and Conc Structure, Rem	Cyd	9	\$ 85.00	\$ 765.00
17	Curb Ramp, Conc, 6 inch	Sft	630	\$ 10.00	\$ 6,300.00
18	Detectable Warning Surface	Ft	35	\$ 60.00	\$ 2,100.00
19	DPW Structure Cover, Adj, Case 1	Ea	1	\$ 850.00	\$ 850.00
20	Tree, Grate Salv, Replace	Ea	0	\$ 500.00	\$ -
21	Tree, Grate, Salv, Adj, Reinstall	Ea	0	\$ 1,000.00	\$ -
22	Tree, Grate 5 x 5	Ea	14	\$ 4,500.00	\$ 63,000.00
23	Bench, Rem, Salv, Reinstall	Ea	3	\$ 1,500.00	\$ 4,500.00
24	Conc Bench, Rem	Ea	0	\$ 1,500.00	\$ -
25	Bench	Ea	0	\$ 2,000.00	\$ -
26	Tree	Ea	14	\$ 800.00	\$ 11,200.00
27	Tree Rem, Rem, 6 inch to 18 inch	Ea	17	\$ 300.00	\$ 5,100.00
28	Irrigation Work	LS	1	\$ 552.00	\$ 552.00
29	Hydraulic Cement for Patching	LS	1	\$ 920.00	\$ 920.00
30	Maintaining Traffic	LS	1	\$ 1,839.99	\$ 1,839.99
31	Surface Restoration	LS	1	\$ 920.00	\$ 920.00
	DTE Luminaires	Ea	16	\$ 6,747.88	\$ 107,966.08
	Base Bid Construction Cost				\$ 229,167.75
	Misc Items	10%			\$ 22,916.77
					\$ 252,084.52
	Design Engineering	9.50%			\$ 23,948.03
	Geotechnical	1.25%			\$ 3,151.06
	Design Contingency	10%			\$ 2,394.80
					\$ 29,493.89
	Construction Engineering	8.00%			\$ 20,166.76
	Materials Testing	2.00%			\$ 5,041.69
	Crew Days	\$ 800	10.12		\$ 8,095.97
	Construction Contingency	10%			\$ 2,016.68
					\$ 35,321.10
	SIDEWALK / STREETScape COST				\$ 316,899.51
	TOTAL COST WITH DTE				\$ 424,865.59

**City of Novi - Luna Combined**  
**Main Street Full Reconstruct Sidewalk - SE and SW Quads of Main St Intersection**  
**Sidewalk Removal and Replacement**  
**Preliminary Estimate of Cost**  
**11/20/2025**

Item No.	Item Description	Unit	Quantity	Unit Price	Total Cost
1	Mobilization (10%)	LS	1	\$ 10,677.13	\$ 10,677.13
2	Pre-Construction Audio-Visual	LS	1	\$ 324.24	\$ 324.24
3	Sidewalk, Rem, Modified	Syd	730	\$ 10.00	\$ 7,300.00
4	Sidewalk, Conc, 4 inch	Sft	8821	\$ 5.00	\$ 44,105.00
5	Brick Pavers, Salv and Replace	Sft	51	\$ 20.00	\$ 1,020.00
6	Brick Pavers, Rem	Syd	266	\$ 20.00	\$ 5,326.67
7	Pavt, Rem, Modified	Syd	272	\$ 15.00	\$ 4,080.00
8	Curb and Gutter, Rem, Modified	Ft	44	\$ 18.00	\$ 792.00
9	Excavation, Earth	Cyd	11	\$ 50.00	\$ 550.00
10	Rem, Salv, Replace Fence	Ft	0	\$ 100.00	\$ -
11	Curb Ramp Opening, Conc	Ft	44	\$ 40.00	\$ 1,760.00
12	Aggregate Base, Conditioning	Syd	747	\$ 5.00	\$ 3,735.00
13	Aggregate Base, 21AA Limestone, 4 inch	Syd	272	\$ 13.00	\$ 3,540.33
14	Granular Material, CI II	Cyd	16	\$ 40.00	\$ 640.00
15	Bollard, Rem	Ea	8	\$ 55.00	\$ 440.00
16	Masonry and Conc Structure, Rem	Cyd	5	\$ 85.00	\$ 425.00
17	Curb Ramp, Conc, 6 inch	Sft	360	\$ 10.00	\$ 3,600.00
18	Detectable Warning Surface	Ft	20	\$ 60.00	\$ 1,200.00
19	DPW Structure Cover, Adj, Case 1	Ea	1	\$ 850.00	\$ 850.00
20	Tree, Grate Salv, Replace	Ea	0	\$ 500.00	\$ -
21	Tree, Grate, Salv, Adj, Reinstall	Ea	0	\$ 1,000.00	\$ -
22	Tree, Grate 5 x 5	Ea	3	\$ 4,500.00	\$ 13,500.00
23	Bench, Rem, Salv, Reinstall	Ea	0	\$ 1,500.00	\$ -
24	Conc Bench, Rem	Ea	2	\$ 1,500.00	\$ 3,000.00
25	Bench	Ea	2	\$ 2,000.00	\$ 4,000.00
26	Tree	Ea	3	\$ 800.00	\$ 2,400.00
27	Tree Rem, Rem, 6 inch to 18 inch	Ea	4	\$ 300.00	\$ 1,200.00
28	Irrigation Work	LS	1	\$ 389.09	\$ 389.09
29	Hydraulic Cement for Patching	LS	1	\$ 648.48	\$ 648.48
30	Maintaining Traffic	LS	1	\$ 1,296.96	\$ 1,296.96
31	Surface Restoration	LS	1	\$ 648.48	\$ 648.48
	DTE Luminaires	Ea	6	\$ 6,747.88	\$ 40,487.28
	Base Bid Construction Cost				\$ 117,448.38
	Misc Items	10%			\$ 11,744.84
					\$ 129,193.22
	Design Engineering	9.50%			\$ 12,273.36
	Geotechnical	1.25%			\$ 1,614.92
	Design Contingency	10%			\$ 1,227.34
					\$ 15,115.61
	Construction Engineering	8.00%			\$ 10,335.46
	Materials Testing	2.00%			\$ 2,583.86
	Crew Days	\$ 800	7.13		\$ 5,706.63
	Construction Contingency	10%			\$ 1,033.55
					\$ 19,659.50
	SIDEWALK / STREETScape COST				\$ 163,968.32
	TOTAL COST WITH DTE				\$ 204,455.60

Existing Lighting

Proposed Lighting



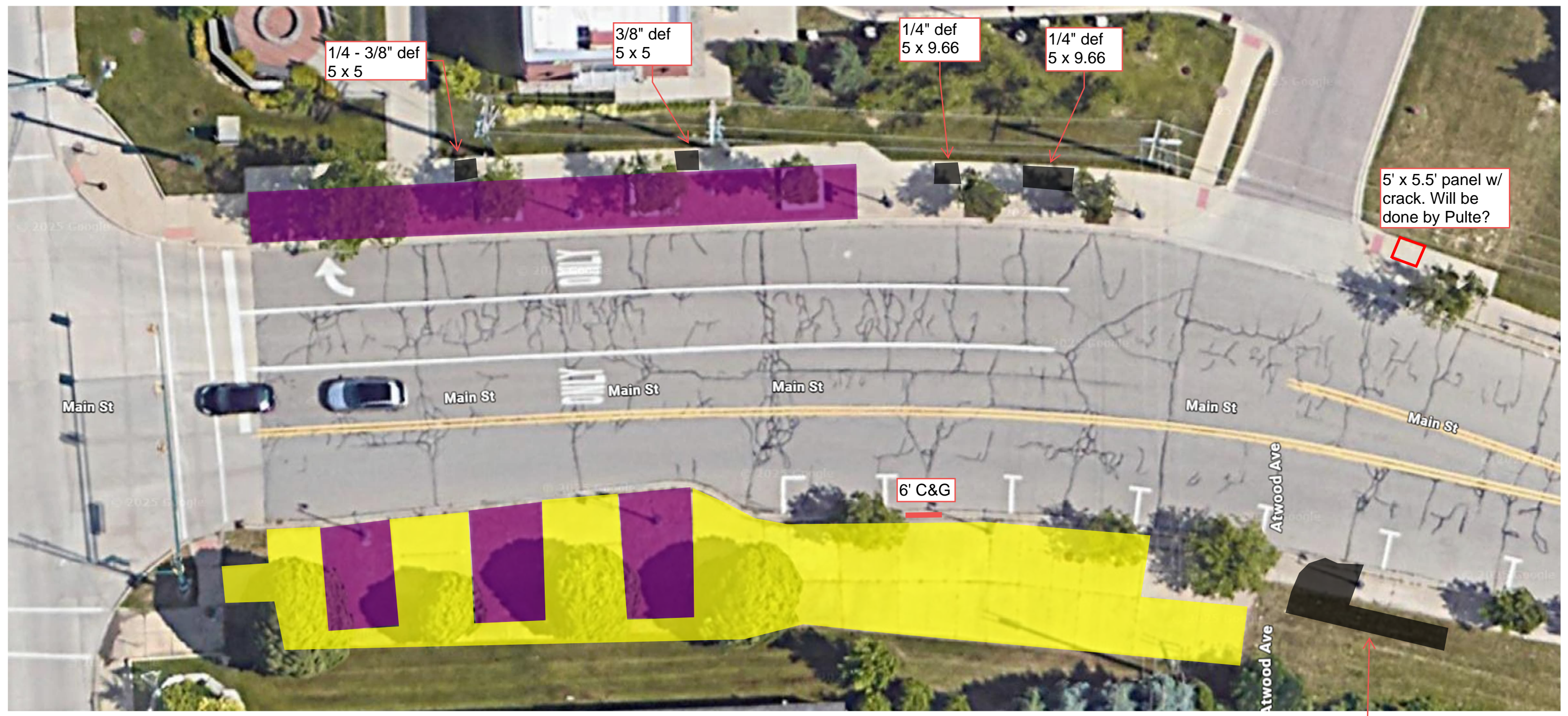
Landscaping boxes:  
 8' x 8' w/ 1' cap  
 22" tall  
 6" thick wall  
 1' wide x 4" tall cap

- Full brick removal
- Full sidewalk removal
- Full stamped removal
- Pavement removal

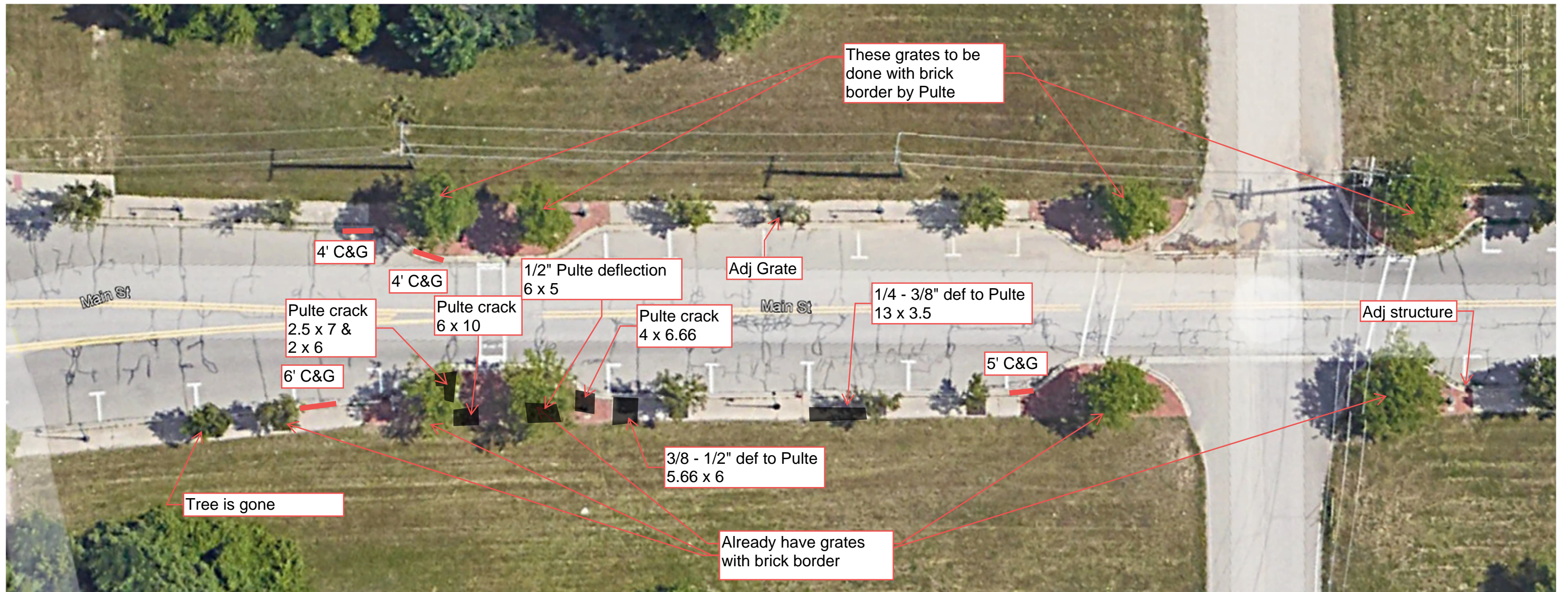
- Brick rehab
- Spot sidewalk removal\*

\* Spot sidewalk removal thresholds: more than 0.25" deflection between panels and/or significant cracking or deterioration of more than 10% of an individual panel.

Uniform removals not pictured:  
 - 5' square at all street light locations.  
 - All existing raised tree boxes and tree grates. All trees grates to be moved to be adjacent to the back of curb with a 1' brick border surrounding them.  
 - All dyed concrete to the ROW line.



Cracked & deflected  
 Pulte  
 4.5 x 8.33 &  
 27 x 9 &  
 6.5 x 4.33 &  
 9 x 9 triangle



These grates to be done with brick border by Pulte

4' C&G

4' C&G

1/2" Pulte deflection  
6 x 5

Adj Grate

1/4 - 3/8" def to Pulte  
13 x 3.5

Adj structure

Main St

Pulte crack  
2.5 x 7 &  
2 x 6

Pulte crack  
6 x 10

Pulte crack  
4 x 6.66

Main St

5' C&G

6' C&G

3/8 - 1/2" def to Pulte  
5.66 x 6

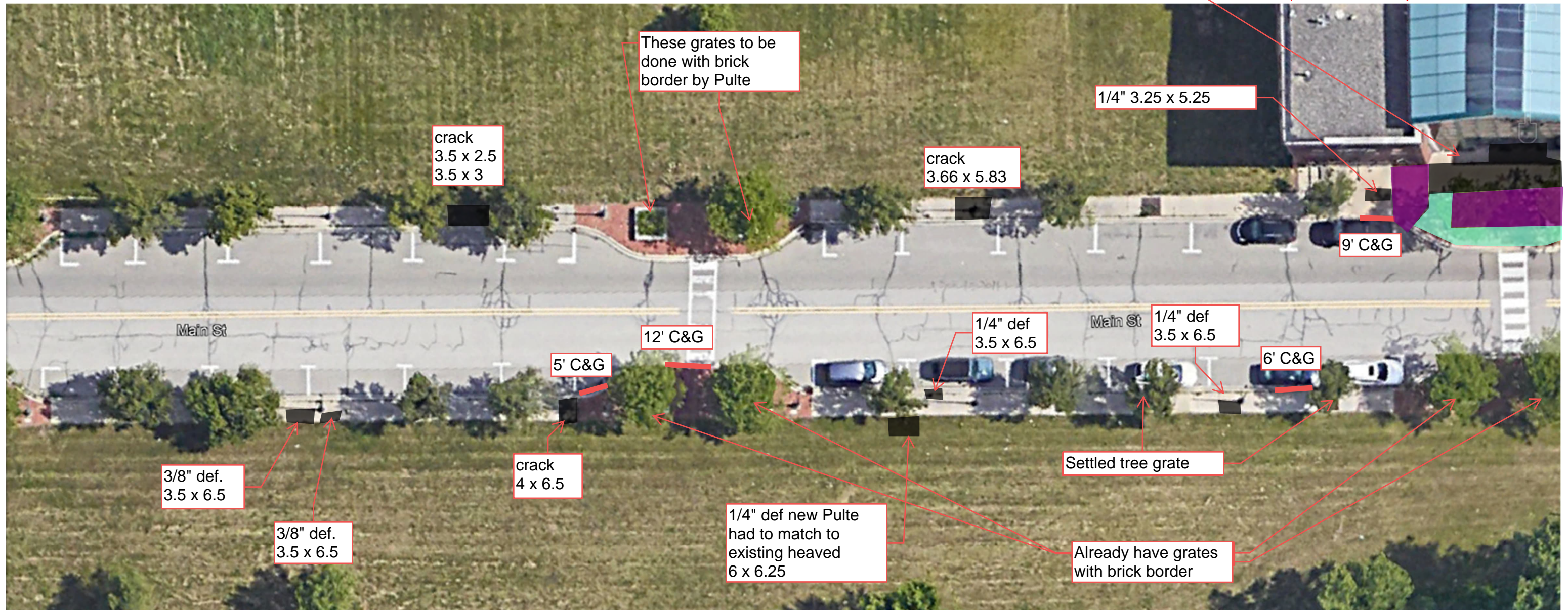
Tree is gone

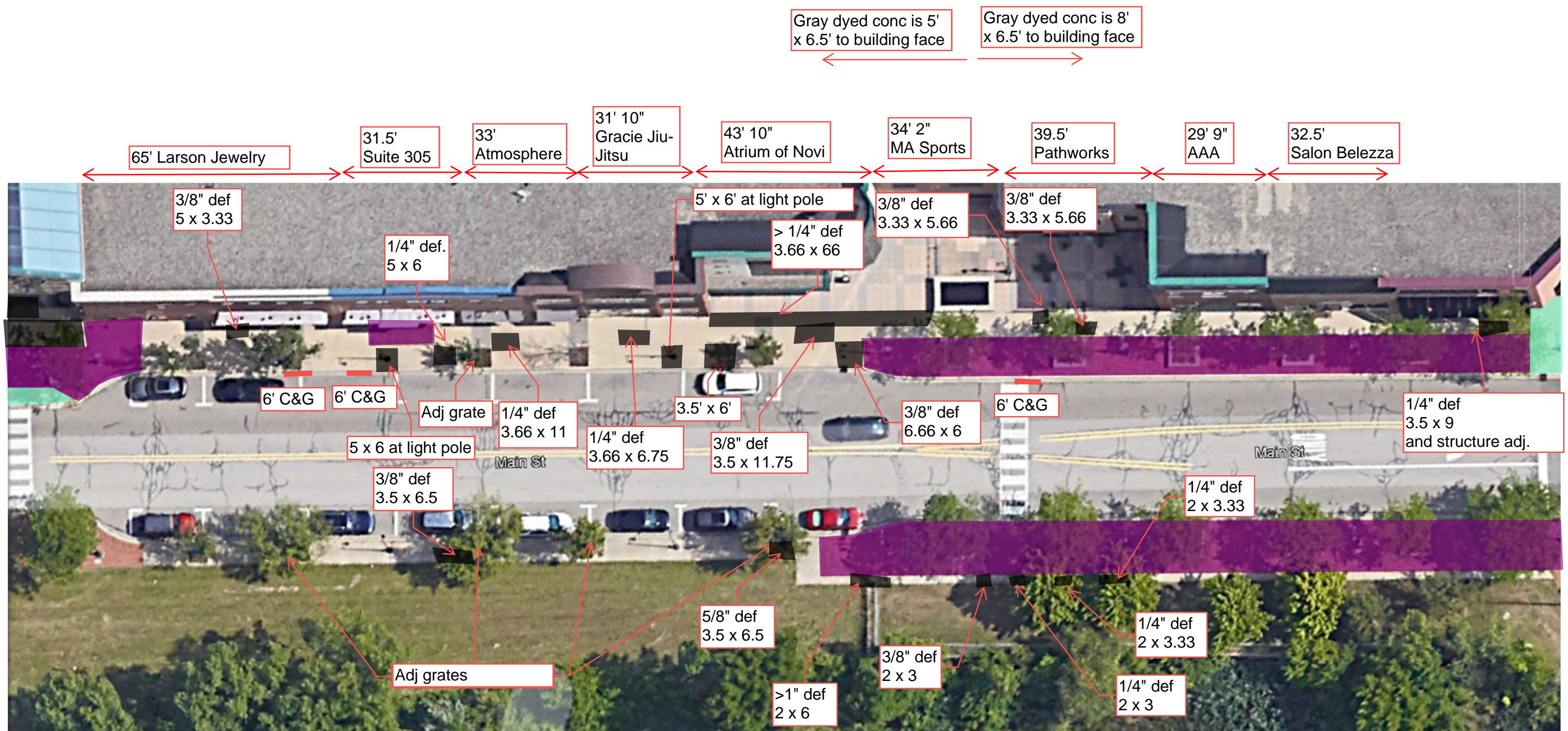
Already have grates with brick border

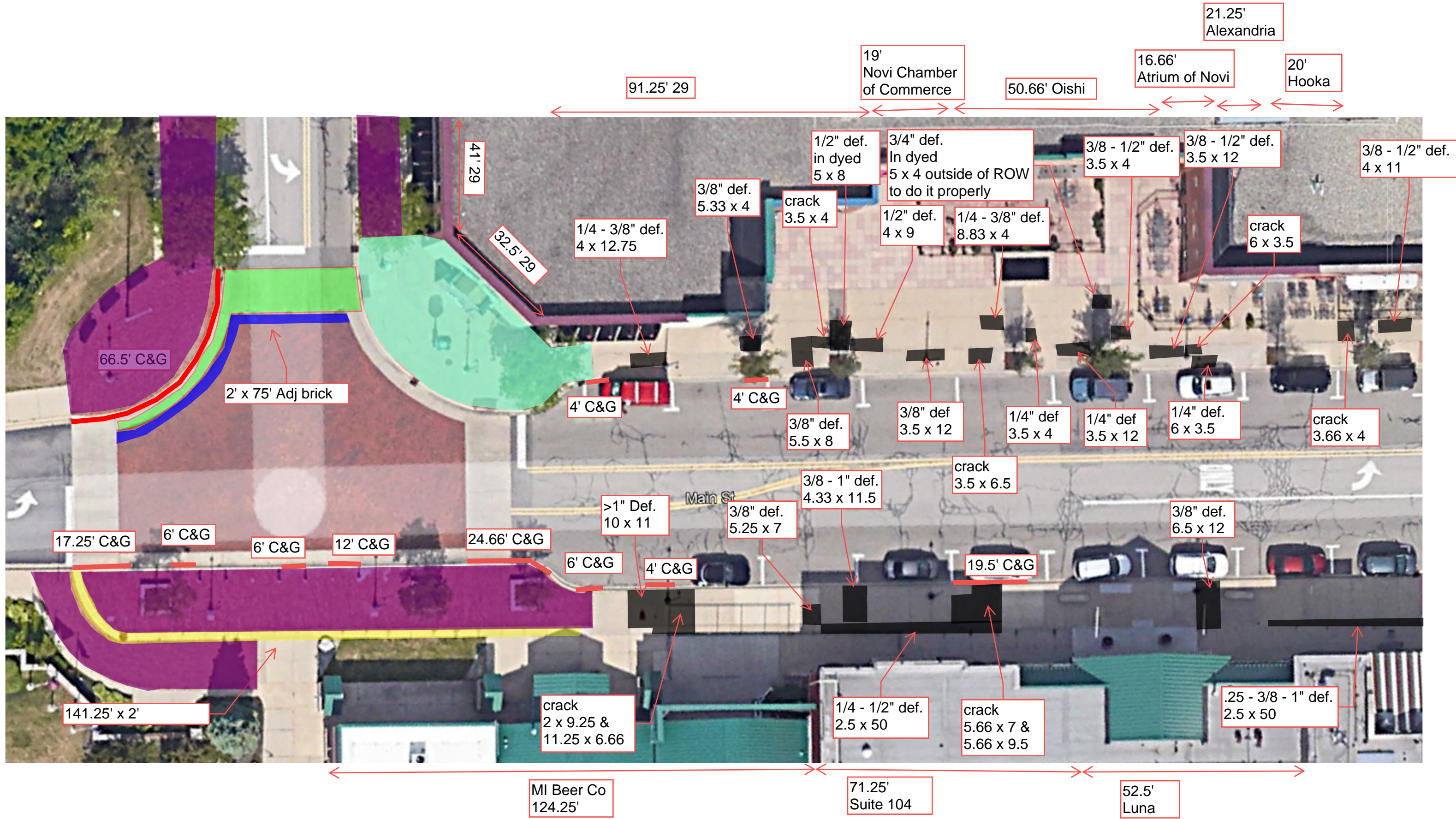
8' 4" x 4'  
& 2' 2" x 4'  
& 2' 2" x 4' triangle  
minimum on inset @ building face.

Whole frontage is settled from  
main sidewalk area. > 1/4"  
6.5 x 45

33.5' W. Takada DDS    40' Atrium of Novi







41.25'  
Hyderabaad

3/4" def.  
dyed  
5 x 7.66

1/4" def.  
5 x 7.66

crack  
5.5 x 4  
and structure adj

53' C&G

9.5' C&G

5' C&G

6' C&G

6' C&G

6' C&G

1/4" def.  
4 x 6.5

10.5' M

Main St

6' C&G

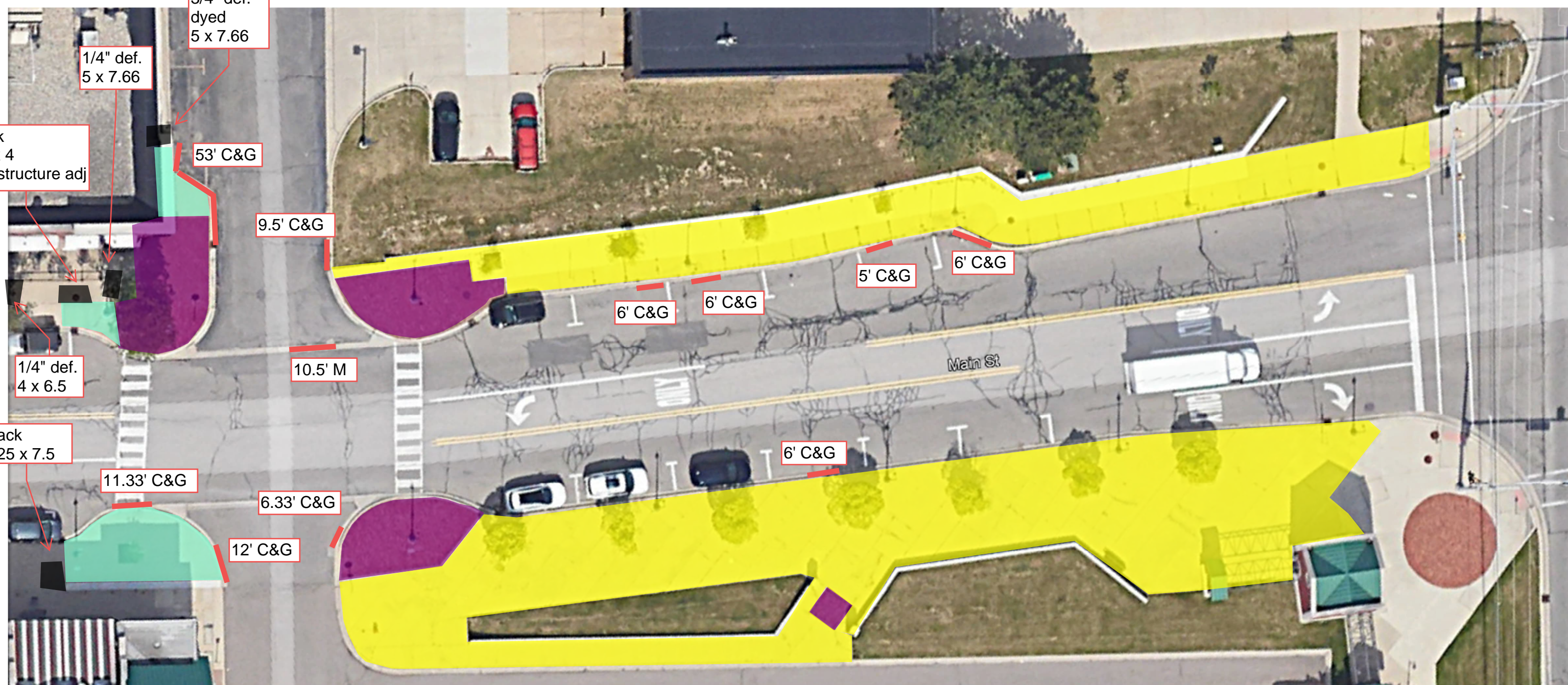
crack  
6.25 x 7.5

11.33' C&G

6.33' C&G

12' C&G

67.25'  
Broadway Salon





June 4, 2026

City of Novi  
45175 Ten Mile Rd.  
Novi, MI 48375

Attn: Jeff Herczeg-Director DPW

**Subject: Main St-Streetlighting System Condition Assessment**

Mr. Herczeg,

Based on our assessment, we would like to share our observations regarding the current condition of the streetlighting system, along with a recommended path forward to improve safety, reliability, and long-term sustainability.

Our evaluation indicates that a significant portion of the existing streetlighting system consists of equipment that is not utility-grade and does not meet current industry standards for public lighting infrastructure. Specifically:

- Many fixtures, poles, and associated components are of mixed origin and varying specifications, which limits compatibility with standardized maintenance practices.
- The system includes aging and deteriorating materials that have surpassed their expected service life due to erosion around foundations and potential for compromised cable and stability of the entire system

As a result, this presents ongoing operational challenges, including reduced reliability, inconsistent lighting performance, and increased maintenance complexity.

Assuming ownership and maintenance responsibility for a system in its current condition introduces notable safety, liability risks and financial risks, including:

- Increased likelihood of equipment failure (e.g., pole integrity concerns, fixture malfunctions).
- Inefficiencies in responding to outages or performing routine maintenance due to lack of uniformity in equipment.

For these reasons, it is not feasible for DTE to assume responsibility for the system in its present state.

To provide the City of Novi with a safe, reliable, and maintainable streetlighting system, DTE recommends a full system conversion approach as part of a single current project. This would include:

- **Complete Replacement of Existing Infrastructure:** Removal and replacement of existing poles, fixtures, wiring, and associated components.
- **Installation of Utility-Grade Equipment:** Deployment of standardized, utility-grade materials designed for long-term performance, safety, and reliability.

- **Use of Stock Materials:** Implementation of stocked components to ensure efficient maintenance and rapid repairs.
- **Ongoing Maintenance and Ownership:** Upon completion, DTE would assume full ownership and maintenance responsibility, including routine inspections, repairs, and outage response.

This approach provides several benefits to the City of Novi. This would include:

- Improved public safety with enhanced lighting quality and uniformity.
- Reduced administrative burden, as maintenance and operational responsibilities are transferred to DTE.
- Long-term cost predictability and reduced exposure to unexpected repair expenses.

We would welcome the opportunity to further discuss this project. Please feel free to contact me directly at 734.397.4017 or [brandon.faron@dteenergy.com](mailto:brandon.faron@dteenergy.com) to schedule a discussion.

Sincerely,  
Brandon Faron  
Principal Account Manager  
DTE Community Lighting