TO: Mayor and Council

FROM: Howard S. Lazarus, City Administrator

CC: Derek Delacourt, Community Services Area Administrator
John Fournier, Assistant City Administrator
Matthew Horning, City Treasurer
Craig Hupy, Public Services Area Administrator
Matt Kulhanek, Fleet & Facilities Manager
Brett Lenart, Planning Manager
Molly Maciejewski, Public Works Manager
Susan Pollay, Executive Director, DDA
Marti Praschan, Chief of Staff, Public Services
Brian Steglitz, Water Treatment Plant Manager
Debra Williams, Office Manager, Community Services

SUBJECT: May 6 Council Agenda Responses

DATE: May 2, 2019

CA-1 - Resolution to Close N. Fourth Avenue and E. Ann Street for the 24th Annual African-American Downtown Festival, Friday, May 31, 2019 to Saturday, June 1, 2019

CA-2 - Resolution to Close North University for the Townie Street Party - Sunday, July 14, 2019 to Wednesday, July 17, 2019

CA-6 - Resolution to Approve Street Closings for the UA Block Party and Plumbers & Pipefitters 5K - Monday, August 12, 2019

Question: It does not specify that the sponsors are reimbursing the city for event expenses incurred. Is that correct for these three and if so, who/what is covering the costs (Community Events fund)? (Councilmember Lumm)

Response: The applicants will be charged for incurred expenses. Council Resolution **R-18-235** – Resolution for Community Events Fund Disbursements from the FY19 Budget

allocated $1,000 for the African –American Downtown Festival Event on June 1, 2019 (Item CA-1). The resolution for community events fund disbursements is based on the fiscal year. Items CA -2 (Townie Street Party) and CA – 6 (UA Block Party) are events in FY20. Community Events Fund **applications** for FY20 are due by Friday, June 7, 2019. Both the Townie Street Party and UA Block Party were allocated funding for FY19 via Resolution R-18-235 for reference.

CA-7 – Resolution to Approve the 2019 Ann Arbor Jaycees Summer Carnival at Pioneer High School - June 17 to June 24, 2019

Question: Area residents have expressed concerns to me about the noise during the later hours of this event (until 11 p.m. Wed. Thurs, until midnight Friday Saturday). I'm curious: is the 80 decibel standard for this event any higher than the usual trigger for noise violations on any other day during those later hours? (Councilmember Nelson)

Response: While no measurements have been taken between this and other activities, the cessation of these types of events are largely complaint driven and do not necessarily have a decibel trigger. To date, the Carnival has received no official complaints.

CA- 8 - Resolution to Award Construction Contract for the Geddes Dam Gate Recoating and Repairs Project to Gerace Construction Company, Inc. ($828,000), to Appropriate Funds, and to Amend the Project Budget (8 Votes Required)

Question: Does the Geddes Damn still generate power and thus revenue, if so how much? And where does it go? (Councilmember Ramlawi)

Response: Geddes Dam does not generate any power. However, Geddes Dam provides the impoundment that creates Gallup Park, therefore its operation and maintenance is critical to the successful operation of Gallup Park and its livery.

Question: How often are these types of repairs performed on this damn? (Councilmember Ramlawi)

Response: Coating and structural steel repairs are typically required approximately every 15 years. Structural concrete repairs are typically performed every 20 to 25 years.

Question: Which revenue stream paid for these types of repairs and maintenance before the passage of the Parks, Maintenance and Capital Improvement Millage was approved? (Councilmember Ramlawi)

Response: Geddes Dam and Argo Dam were previously funded by the Water Fund prior to FY2012. In November 2010, City Council adopted a resolution directing the City Administrator to remove Argo and Geddes from the City's Water Supply Fund in FY 2012

budget because the dams provided only a recreational benefit and had no relevance to the Water Fund.

Question: What caused the 50% increase from the prior year's budgeted project cost? (Councilmember Ramlawi)

Response: There are a few reasons for the increase. First, contractors are very busy so they are not bidding as competitively as we typically have seen over the past 5 years. Second, dam projects are particularly difficult to estimate because of the specialty work involved. In this particular bid, there are several components that we will not know if we have to replace or repair until the contractor dewaters the forebay and we can safely inspect some of the mechanical equipment. We have included in the bid a conservative estimate for repairing these additional components. If this work is not required, and our Engineering Representative will make that determination, then we will have some savings and the project will be completed under the contract amount identified in the resolution.

Question: Will this particulate give us good reason to revisit other budgeted CIP projects? (Councilmember Ramlawi)

Response: We revisit estimated capital costs every year as part of the CIP process. At that time we take into account any changed conditions, which include bid experience over the past year.

CA-10 - Resolution to Approve a Contract with Liberty Security Group Inc. for Guest Services at the Guy C. Larcom City Hall ($102,500.00) RFP #19-01

Question: What, who, where did the idea of unarmed door greeters come from? (Councilmember Ramlawi)

Response: Unarmed greeters are a common practice with buildings of all varieties. This is a common option in places where the public is welcomed and there is a desire not to intimidate members of the public and to create an atmosphere that is welcoming to all members of the community. If there is a need for armed personnel, as there sometimes is, the police will still be called to assist with public meetings, events, or other instances. Their location in the Justice Center provides for fast response times and ready access to their expertise should it be needed.

Question: Will the persons staffing the "welcome counter" be trained by our city staff? (Councilmember Ramlawi)

Response: The person staffing the counter will be trained both by the company and by our internal staff, who will bring them up to speed on building operations and common issues that they may face. Facilities, the police, the safety office, and IT are all involved in managing this project. The police have been involved in drafting SOP for the front desk so they comport with operating standards required by the department.

Question: What are the net financial cost savings by "relieving" trained officers from securing Larcom? (Councilmember Ramlawi)

Response: This person will not be relieving trained officers. Police officers will still be called to city hall to provide protection for public meetings and events just as they are now. The greeter is here to help provide access control to the upper floors of the building, to provide direction for visitors who may not know where they should be going, and to monitor activities in the main lobby of the building. The only function that this person will replace from the police is locking up the city hall at the end of the day, which will replace a de minimis amount of time.

Question: What will the effect on emergency response time to Larcom be? (Councilmember Ramlawi)

Response: There should be no effect on emergency response time other than that in some instances an emergency call may be placed to 911 faster than if a staff person wasn't monitoring the lobby area. The location of the Police and Fire right next to City Hall provides a situation where response times are excellent to the begin with.

Question: Was the idea of an interactive "smart" kiosks explored as an alternative design for guest interaction at Larcom? (Councilmember Ramlawi)

Response: This idea was considered early on, however it was considered more desirable to have visitors who come to City Hall interact with a person rather than with a computer. There is a particular benefit to having an individual here for members of the community who may not be tech-savvy or tech-capable.

Question: Is there a particular security concern that prompted the idea of hiring a security firm for this location? (Councilmember Eaton)

Response: City Hall security has been a staff concern for some time. In addition to national stories about violence directed against institutions and active shooter issues, we have experienced uninvited persons dominating staff time, persons displaying threatening behavior, and persons in inebriated or incapacitated conditions in City Hall, including an incident of drug abuse in a public restroom. Compliance with building code egress requirements has also eliminated the City Attorney's Office from being secured. The building security working group that has been working on this project for the last year included 22 employees, and asked for feedback from each city department on shaping access control policies. Staff response to this project has been overwhelmingly positive.

Part of the rationale for this change is to improve security, but that is not all of the rationale for this change. We also think that having a guest services professional in the lobby to welcome visitors will make people feel more welcome in city hall and will improve people's experience when they come here. Many people come to city hall and struggle to locate the right floor or office for their needs. This staff person will be able to greet them and help them find their way, regardless of where they are going.

Question: Why are these duties being contracted rather than assigned to a City employee? (Councilmember Eaton)

Response: There are companies who specialize in this type of work, and who are able to not only provide personnel for it but who are able to provide training, advising on standard operating procedures for this type of assignment, and can guaranty coverage of the desk if an employee needs to take time off. If we were to cover this operation with internal staff, we would need to hire and train multiple staff members (Likely 4-5) to cover all of the required shifts and provide backup coverage on sick days, vacation, personal time, etc.

Question: Q1. Perhaps I missed it or have forgotten, but I can't recall discussing/approving the new "guest services" desk in the Larcom atrium, hiring a security firm to staff the desk, or the new access procedures referenced in the resolution and in the Administrator's April 26th memo. Was there a previous resolution council approved or conversation with council about all of these security-related changes? (Councilmember Lumm)

Response: Council previously approved $60,000 in funding for City Hall security in the FY19 budget. While the concept of the project was discussed as part of the FY19 budget, none of the work that has been done so far on this project has been presented to Council because it does not meet the dollar threshold for Council approval. Additionally, Howard Lazarus sent an email to Council on April 26, 2019 detailing the plan for security improvements in the building.

Question: Q2. Presenting the proposal (and contract) for council approval to staff a Larcom Atrium desk after the desk has been built seems to be backwards. Can you please comment on that and what happens if council does not approve CA-10? (Councilmember Lumm)

Response: The desk was built separate from the contract. The contract is for the Guest services staff who will greet visitors, help them find their way in the building, confirm appointments for anyone on floors 3-6, and provide elevator access to those individuals. If Council does not approve CA-10, the capital improvements will remain in place, however we will not have Guest Services staff who will be able to complete these functions.

Question: Q3. What is the total cost (one-time up-front costs plus ongoing costs) of all of the Larcom security improvements? Are there any other security improvements planned/contemplated beyond what was referenced in the Administrator's memo? (Councilmember Lumm)

Response: The Larcom security improvements have focused on two areas to date, the first being the project to provide ballistic protection to the Customer Service/Building Permits counter on the first floor, and the second being the Guest Services counter in the

atrium. The one time up-front costs for both these security improvements is approximately $36,000. Ongoing costs for the Guest Services counter, including the staffing contract, are expected to be approximately $120,000 per year. The only other security improvement in Larcom that is currently being discussed is the replacement of the Clerk's front counter on the floor 2. This improvement would not only address a security deficiency, but also address an ADA compliance issue with the counter. This improvement is currently in conceptual status and no cost estimate has been prepared.

Question: Q4. The Administrator's memo references several access procedural changes and new requirements – visitor sign-in and sign-out required for visitors to floors 3-6; proximity card access only to floors 3-6; staff preparing daily visitor lists for the security firm; staff escorting visitors in off hours from lobby; staff and visitors wearing identification badges. While I'm sure these changes/new requirements improve security, they also send a message/create a less welcoming environment for visitors. Can you please speak to that? Also, are the changes/new requirements driven by specific incidents or by safety/security concerns expressed by staff? Have staff been given the opportunity to weigh in/shape the new requirements? (Councilmember Lumm)

Response: The recommendations are intended to provide access control to floors 3-6, and also to have a greeter in the lobby of city hall who can address questions and direct visitors as they need. Frequently people visit city hall and don't know where they need to go for a meeting or a service. Visitors to city hall walk around the main floor looking for direction every day. The Guest Services contract will alleviate this issue and provide a more welcoming environment for visitors. As far as providing floor access to floors 3-6, this is a security measure to prevent someone from having access to the whole building at will. The main floor and the second floor of the building contain public access functions of the city—the Customer Service desk, the City Clerk's office, the Independent Community Police Oversight Commission office, the Parking Referees, etc. There is a need for members of the public to be able to visit these areas freely. The basement cannot be security restricted for safety reasons. If there was severe weather and employees needed to evacuate to the basement, we would need it to be unlocked. Floors 3-6, however, are less commonly accessed by the public.

City Hall security has been a staff concern for some time. In addition to national stories about violence directed against institutions and active shooter issues, we have experienced uninvited persons dominating staff time and persons in inebriated or incapacitated conditions in City Hall, including an incident of drug abuse in a public restroom. Compliance with building code egress requirements has also eliminated the City Attorney's Office from being secured. The building security working group that has been working on this project for the last year included 22 employees, and asked for feedback from each city department on shaping access control policies. Staff response to this project has been overwhelmingly positive.

Ultimately, we feel that having a Guest Services desk will help create a more welcoming environment in the city hall by having a person there to greet people and direct them even if they don't need access to floors 3-6. But it should also create a safer, and therefore

more welcoming, environment for all visitors by pre-clearing access to some of the floors in the building.

Question: Q5. Although we may call this a "guest services" desk, the desk itself and all of the procedural changes are clearly about security. Given that, and assuming the purpose of the sign-in/sign-out is security, why wouldn't all visitors be required to sign-in/sign-out regardless of the floor/office they are visiting? (Councilmember Lumm)

Response: Part of the rationale for this change is to improve security, but that is not all of the rationale for this change. We also think that having a Guest Services professional in the lobby to welcome visitors will make people feel more welcome in city hall and will improve people's experience when they come here. Many people come to City Hall and struggle to locate the right floor or office for their needs. This staff person will be able to greet them and help them find their way, regardless of where they are going.

We do not require all visitors to check in because the purpose of the Guest Services staff is not to track all people's movements throughout the building. It is, in part, to control access to the floors where public access is not necessary for most business, and thereby create some security for staff members and visitors who are on those floors. The 1st floor is intended for public access with the customer service counter. The second floor contains the City Clerk's office, the City Council Chambers, the Independent Community Police Oversight Commission and Human Rights office, and the parking referees, all of which are offices that are intended for the public to have free access. Because of safety issues related to extreme weather, we cannot restrict access to the basement in the event that people are required to evacuate to it. However, floors 3-6 do not have these similar demands and therefore can be restricted with little interruption to the public's enjoyment of City services.

CA-15 – Resolution to Authorize Professional Services Agreements with Tetra Tech of Michigan, PC for up to $500,000.00 Hubbell, Roth, & Clark, Inc. for up to $500,000.00 and OHM Advisors for up to $300,000.00, all for General Civil Engineering Services (RFP #19-05)

Question: Regarding CA-15, can you please provide information on the fee structures (per hour rates) of the three firms awarded the business as well as the other firms that submitted proposals? (Councilmember Lumm)

Response: The attachment includes the fee information for the top seven proposals; the three awarded firms and the next top four scoring firms. Of the twelve proposals received, the fee schedule for the remaining five proposals, not awarded the contract, were not opened.

Question: Also related to CA-15 (and CA-16), what other as-needed, on-call professional service agreements does the city currently have for engineering services and construction services and who are they with and for how much? (Councilmember Lumm)

Response:
R-17-397 – Engineering Services
Wade Trimm – $2M

R-18-003- Construction Inspection & Surveying
Stantec - $500K
Spalding DeDecker - $400K
Wolverine - $250K

R-17-090 – General Engineering Services & Surveying
Rowe Professional Services - $250K
Fishbeck, Thompson, Carr, & Huber $250K
Wade Trimm - $150K
Hubbell Roth & Clark $150K

R-16-213 and subsequent Council Approved Amendments- Water Treatment Engineering Services
Stantec -$1M

R-16-212 and subsequent Council Approved Amendments – Water Treatment Engineering Services – Task Based
Fishbeck, Thompson, Carr, & Huber $850K

R-16-214 and subsequent Council Approved Amendments – Water Treatment Engineering Services
Tetra Tech $500k

R-15-253 – Public Works Engineering Services
Fishbeck, Thompson, Carr, & Huber $100K

R-15-254 – Public Works Engineering Services
OHM Advisors $100k

R-15-252 – Public Works Engineering Services
Tetra Tech $100k

CA-16 - Resolution to Award Construction Contracts to E.T. MacKenzie Company and Inner City Contracting LLC. For On-Call Construction Services in the Amount of $250,000.00 each per Year for a Period of Three Fiscal Years (RFP No. 19-04)

Question: What does the phrase "below the threshold of Capital Improvement Plan projects" mean? Is that just a threshold re: cost or an acknowledgment of unexpected

emergency work? The section of the RFP under "Contract Implementation" seems to include both emergency and non-emergency services. Do we anticipate the potential for any non-emergency work under this contract? (Councilmember Nelson)

Response: It can be cost (generally at or below $100,000) or unexpected work. Public Works has held these types of contracts for a number of years and have generally used them for emergency work. There are instances where they are used for non-emergency work as well, when that work involves more than a routine repair, is smaller than a CIP project in scale, and may be time sensitive.

CA-17 - Resolution to Award a Construction Contract to Cadillac Asphalt LLC (ITB. 4570, $8,995,000.00) for the 2019 Street Resurfacing/Restoration Project, and to Appropriate $675,000.00 from the Major Street Fund and $1,917,500.00 from the Local Street Fund (8 Votes Required)

Question: Regarding CA-17 (contract for street re-surfacing/restoration), Riverview and Wynnestone were not on the list attached. I'm assuming the road re-surfacing work that's planned in conjunction with the Riverview / Dover / Huntington utility project was bid separately, but don't know why Wynnestone wasn't on the list. Can you please clarify/confirm that Wynnestone (Folkstone Ct. to easterly end) is still planned? Also, for Sheridan Drive, thank you for conducting the information meeting, and do we have any sense of the timing for Sheridan? (Councilmember Lumm)

Response: The work on Riverview/Dover/Huntington was indeed bid as a separate project, and thus is not listed here. Wynnestone is leftover work from last year's contract, which was with a different contractor. That work is still scheduled for this year. For the work under this contract, schedule details have not yet been finalized. However, there has been some discussion of Sheridan going early in the season. Once details are available on the schedule for Sheridan, they will be communicated.

CA-18 - Resolution to approve a Professional Services Agreement with Materials Testing Consultants, Inc. for Material Testing Services for the 2019 Street Resurfacing/Restoration Project ($139,530.00)

Question: Is the evaluation calculation for this contract—15% Professional qualifications, 25% Proposed work plan, 40% Past Performance, 20% Fee proposal— a long-standing practice? If so, how long has this been the standard measure/ratio for evaluation? Alternatively, does staff use different percentages to evaluate other types of RFP bids? (Councilmember Nelson)

Response: The percentages for the evaluation criteria for proposals are not standard from RFP to RFP; rather they vary depending on the needs of the project. For example, the work covered in this contract is fairly standard work, relatively low cost, and the

qualifications and fees for firms that do this work are typically very similar. Therefore, the highest weighted factor in this case is performance, which is the most distinguishing factor for the firms doing this kind of work.

CA-20 - Resolution to Award a Construction Contract to Douglas N. Higgins, Inc. for the 2019 Miscellaneous Utility Project ($1,512,263.50)

Question: Is the water main work on Maywood likely to address area complaints (a few blocks further east) about rusty water coming out taps? (Councilmember Nelson)

Response: The watermain replacement on Maywood is not expected to have an effect on water quality to the east of the project location, however there is a possibility that it could have some beneficial effect. In addition, there is a future watermain replacement project programmed in the CIP for watermain along Greenview, if this is the area that is being referred to.

CA – 22 - Resolution to Award a Construction Contract to Fonson Company, Inc. (ITB No. 4569, $853,846.00) and Appropriate the Remaining Fund Balance of $1,285,227.00 from the Maintenance Facility Capital Projects Fund and Amend the Existing Maintenance Facility Construction Project for the W.R. Wheeler (Swift Run) Service Center PUD Non-motorized Improvements - Phase 2 Project

Question: Will there be any remaining funds in the Maintenance Facility Capital Projects Fund after the $1,285,227.00 is appropriated for this project? If so, how much? (Councilmember Eaton)

Response: The balance of the fund will be $0 after the appropriation. Any remaining funds after project completion, will be returned to contributing funds proportionately.

Question: Regarding CA-22, the 3rd resolved clause indicates that any remaining funds would be refunded to the participating funds, and based on a project budget of $1,135,000 and transferred funds of $1,285,227, it looks like there will be funds remaining. Will the remaining funds be refunded proportionally and if so, what are the percentages by fund? (Councilmember Lumm)

Response: Yes, the remaining funds will be refunded proportionately as follows:

General Fund (0010):	20%
Fleet Services Fund (0012):	20%
Water Supply Fund (0042)	20%
Sewage Disposal Fund (0043)	20%
Solid Waste Fund (0072)	20%

Question: Also on CA-22, the cover memo indicates the new shared-use asphalt path will extend south on Stone School road to Morgan Road. Does it connect to a path at Morgan Road, and do we have any sense of the demand for /potential usage of the new path? (Councilmember Lumm)

Response: There are currently no paths/sidewalks on Morgan Road that will connect with the path being constructed under this contract. City staff cannot speculate on the demand or potential usage for the new path. The path is being constructed in order to meet the requirements of Pittsfield Township as part of the Wheeler Center PUD.

B-1 – An Ordinance to Amend Section 2:63 of Chapter 29 (Water Rates) of Title II of the Code of the City of Ann Arbor

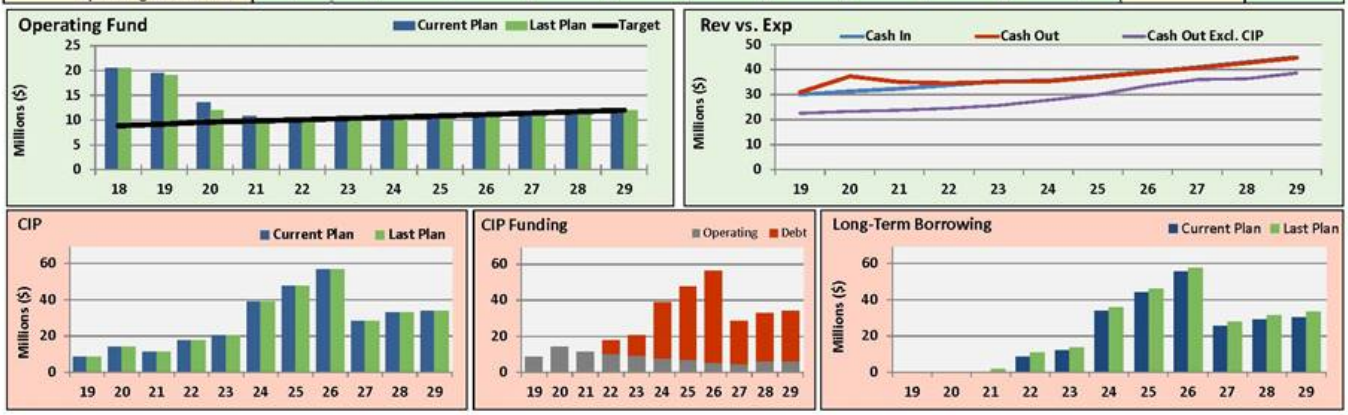
Question: Q1. Thank you for the response to my budget question regarding water rate increases over the next 10 years. The April 26th response indicated that the financial plan has rate increases of 6% a year for the next 10 years. Can you please share that financial plan, and if it does not provide detail on the increasing costs driving the need for so much more revenue, please provide that detail separately? (Councilmember Lumm)

Response: Below please find the panel for the Water Fund financial plan, as you can see, revenues are continually increased to ensure the Fund is in good financial health once debt is incurred for the Water Treatment Plant project. Operational expenses are shown in the revenue sufficiency model under the title "Water Fund Performance Summary" (attached), also included below the panel summary are the planned level of capital investment. The revenue sufficiency model balances the needs in both operations and capital investment needs identified.

FINANCIAL ANALYSIS AND MANAGEMENT SYSTEM SUMMARY
The City of Ann Arbor Water Supply System

	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	Cumulative Change FY 2024	Cumulative Change FY 2029
Override ►	0.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%		
Volume Charges	0.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	25.21%	67.45%
Override ►	0.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%		
Fixed Charges	0.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%		
Debt Coverage Ratio	3.81	3.68	4.02	3.93	3.55	2.42	2.00	1.52	1.38	1.52	1.43		
CIP $ Redistribution ►	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00		
CIP Execution % ►	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%		
Operating Reserve Mo ►	6	6	6	6	6	6	6	6	6	6	6		

Key Toggles/Scenarios
WTP Rehab 3



Total capital cash flow needs identified in the Financial Plan:

FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
14,021,140	10,910,000	16,690,000	18,744,000	34,537,400	41,134,100	47,337,100	23,000,000	26,000,000	26,000,000

Question: Q2. My budget question staff was responding to also asked what had changed that caused staff to change its view from rate increases leveling off to increases approximating inflation in 3-5 years' time to 6% for at least the next ten years. Obviously those are significantly different and I would still appreciate understanding what changed? (Councilmember Lumm)

Response: The position that rates would continue at a 6% increase for the foreseeable future is consistent with the Cost of Service report and presentation, from that perspective nothing has changed. The tapering off, specific to the water fund, may have been a miscommunication.

Question: Q3. My budget question also specifically asked what the annual revenue requirement is to support the debt service on the Plant 1 rehab (as that was mentioned in a previous response)? I'd also still appreciate a response on that. (Councilmember Lumm)

Response: Debt services on an $85 Mil project, assuming a 3% interest rate, over a 20 year period would be an annual payment of $5.7 Mil.

Question: Q4. For the cost of service study, there were benchmark comparisons of Ann Arbor's residential water and sewer rates vs. other municipalites (slide 22 of the March 2018 Work Session presentation. Could you please update that chart to reflect current rates in the other municipalities with Ann Arbor's rates shown before and after the proposed July 1 increases. (Councilmember Lumm)

Response: This is not possible within the given question deadline. The amount of research requires considerable staff effort as there is no central repository for current water/sewer rates. Staff will follow-up with requested information.

Question: Q5. Also, can you please provide a similar chart for a residential customer who uses 45 CCF in a quarter? (Councilmember Lumm)

Response: Assuming you are referring to chart presented in the April 15th Agenda Response Memo, page 16, the information is presented in the bottom of the chart: http://a2gov.legistar.com/LegislationDetail.aspx?ID=3918012&GUID=54730D05-817A-4206-89DB-AA5364B64CD9&Options=ID|Text|&Search=agenda+response+memo

Question: Q6. Are any further rate actions planned for FY20? If not, is the next increase planned for July 1, 2020 and is it also likely to be roughly 6% water, 7% sewer, and 13% stormwater? (Councilmember Lumm)

Response: The planned increases are the same as presented in the Public Services Budget presentation. However, these are evaluated annually with the budget process.

Fiscal Year	20	21	22	23
Water	6*%	6%	6%	6%
Sewer	7%	7%	7%	7%
Storm	13%	11%	5%	4%

Question: Q7. Recently, GCSI informed us of bills introduced April 9th in the Michigan House (HB 4429, 4430, 4431, and 4433) related to water rate disclosures, billing programs, dispute resolution processes, and requirements to monitor customer water leaks. There is also a Senate Bill (SB27) on water rates and processes. What impacts would these bills have on Ann Arbor processes/disclosures - or is the city already compliant? Specifically related to HB4433, the summary from GCSI indicated that legislation grants power to the Public Services Commission to oversee water rates. Can you please elaborate on what "overseeing" means. (Councilmember Lumm)

Response: We are currently evaluating the proposed impacts.

C-2 - An Ordinance to amend Section 5.15 (Table 5-15) and Section 5.16.6 of Chapter 55 (Unified Development Code) of Title V of the Code of the City of Ann Arbor (Accessory Dwelling Units)

Question: If we remove the 5000 sq. ft. lot requirements, what are the setback requirements (property line, primary residence, etc.)? (Councilmember Nelson)

Response: The setback requirements would be variable, as required by the zoning district where a property is located for principal structures and these standards are attached for reference. Detached units would be governed by the accessory structure requirements. Detached accessory structures require a setback of 3 feet from any property line. Accessory structure standards are also attached for further information. There are no separation requirements between primary structures and detached accessory structures, but building code mandates different construction techniques depending on the distance, largely based on fire ratings.

Question: Approximately how many properties will be eligible for adding an ADU under this zoning ordinance as proposed? (Councilmember Eaton)

Response: Approximately 19,200 properties, an increase of approximately 2,900 properties from the current ordinance.

Question: How many residents spoke at the Planning Commission public hearing on this ordinance change? (Councilmember Eaton)

Response: Four.

Question: What other meetings or public hearings did the City hold to inform residents of these proposed changes? How many residents attended those meetings? (Councilmember Eaton)

Response: Other than the public hearing held in conjunction with the proposed amendments, no other meetings or public hearings were held.

Question: Q1. In terms of eliminating the 5,000 sq ft lot size requirement, what was the rationale for including that requirement in the original ordinance and what are the risks/potential downside of eliminating the requirement? (Councilmember Lumm)

Response: The rationale from Planning Commission is that eliminating the requirement would enable more properties to consider adding an Accessory Dwelling Unit (ADU). Potential risks or downside is negligible, as the change doesn't impact the physical size, setbacks, or number of people that could be housed on a site compared to current standards.

Question: Q2. Similarly, can you please remind us of the rationale for including the "side or rear" requirement originally and what the risks/downside is of eliminating the requirement? (Councilmember Lumm)

Response: This was originally included to preserve a single-family appearance to structures and may be too restrictive particularly for detached accessory dwelling units. The impact of eliminating the requirement is that the appearance of a front façade could change from addition of an ADU, or a detached ADU could have an entry on the front.

Question: Q3. Can you please provide benchmark information on what other communities that permit ADUs do in terms of lot size requirements and the "side or rear" requirement? (Councilmember Lumm)

Response: This information is provided in an attached table.

Question: Q4. I appreciate that the "owner occupied" requirement has not been changed, but now that the zoning has been expanded beyond R1A, how would that requirement work for a multi-family site? (Councilmember Lumm)

Response: Only an owner-occupied, single-family home in a multiple-family zoning designation would be eligible for an ADU, as those standards are not proposed to change. A property used for multi-family would not be eligible.

DC-5 – Resolution Supporting the Environmental Protection Agency's Active Involvement with the Gelman Site and Encouraging its Listing of the same as a "Superfund" Site

Question: Can staff please provide council its recommendations on seeking EPA involvement and superfund status including the pros and cons of that approach vs. the approach/path the city is currently taking? (Councilmember Lumm)

Response: Because articulation of the non-legal pros and cons of an EPA-focused approach, and a recommendation concerning the same, are inherently intertwined with the legal pros and cons, and because the latter will be the subject of a separate privileged communication, staff will update its answer to this question before or at the closed session to discuss the resolution on May 6, 2019.

Question: The cover memo indicates there currently is an EPA staff person working on this, but unless the EPA's involvement moves past the preliminary assessment it's already completed, that resource may be re-assigned. Do we know when that might occur and/or whether there is any time limits/deadlines the city may have now that the EPA has provided a preliminary assessment? (Councilmember Lumm)

Response: If Council decides to encourage federal involvement, the first step will be to direct the City Administrator to notify the Governor of the City's intent. The process beyond that point is not within the City's control. However, the City does have meetings scheduled with Representative Dingell and Attorney General Nessel on Monday, May 6th prior to the special called closed session. The City Administrator will follow-up on these questions during those meetings and will provide a report to Council on these discussions. Staff is unaware of the anticipated timing of any EPA staffing decisions.

Question: In terms of the potential impact on property values of being declared a superfund site, we were provided some research on the question at the work session which suggested the impacts typically were neutral to positive in other instances. Can staff please review the research on the question including potential examples that may be similar to Ann Arbor and provide an assessment on the conclusion presented at the work session? (Councilmember Lumm)

Response: The information provided by non-City speakers at the April 8th Council work session stated that property values tend to increase after the completion of remedial work. There was no discussion of the post NPL-listing prior to completion of the remedial work. It is important to note that each site is different, and the impacts of listing the Gelman site are unknowable. However, staff will continue to research and provide a separate analysis from the one presented at the work session.

DB-1 – Resolution to Approve the 309 N. Ashley Brownfield Plan (BRC Recommendation: Approval - 4 Yeas and 0 Nays)

DB-2 - Resolution to Approve 309 North Ashley Street Site Plan and Development Agreement, (CPC Recommendation: Approval - 9 Yeas and 0 Nays)

Question: Q1. In terms of city taxes, what are the total annual tax revenues to the city (and amount to the general fund) now and what are they projected to be after the abatement period concludes? Also, over the 9-year abatement period, what is the total amount of city taxes that are abated? (Councilmember Lumm)

Response: The base Taxable Value in the Brownfield Plan (which may end up being increased slightly due to new 2019 values) is $509,475. Based on this 2018 value, City Tax Revenues are approximately $8,000/year, about $3,000 of which is from City Operating Millage. The estimated City Tax Revenues after the Brownfield Plan expenses are fully paid is approximately $144,000 annually, of which about $54,000 is City Operating Millage. The estimated total city taxes that are projected to be captured to reimburse for eligible activities is: $1,013,624.

Question: Q2. The staff recommendation on the Brownfield was approval based on certain conditions being met including fully funding the LBRF taking priority over fully reimbursing the developer for Eligible Activities. Are those conditions built into the agreements? (Councilmember Lumm)

Response: This requirement will be included in the Brownfield Reimbursement Agreement between the County Brownfield Authority and Developer.

Question: Q3. The Brownfield report indicates that there is approximately 9.400 tons of contaminated soils to be removed – how is that determined, and what happens if it is discovered the contaminated amount is significantly more than that? Is the City (or County) then obligated in any way as participants in the agreement? (Councilmember Lumm)

Response: The amount of soil removal was estimated from the extent of impact indicated by the results of environmental assessments conducted on the site. We assumed an excavation depth of 18' over an area of 8,800 square feet, which encompasses the volume of soil indicated to be contaminated by the environmental assessment data. If more contaminated soil is encountered, the 11% contingency included in the Brownfield Plan will be applied to cover the cost. If the contingency is insufficient, we can reallocate funds from other under-budget tasks, if any are available. If no other tasks are under-budget or if the maximum-approved reimbursable costs have been incurred, it will be the developer's responsibility to pay the extra soil remediation costs.

Neither the City nor the WCBRA/County have any obligation to finance eligible activities included in the Brownfield Plan. This is stated in Section III.C. of the Plan. Neither the City nor the WCBRA/County have any obligation under law or the Brownfield Plan to conduct environmental response activities on the property.

Question: Q4. Since the property is in the DDA District, how does the abatement impact the DDA TIF cap calculation (if at all)? (Councilmember Lumm)

Response: The Brownfield capture will not affect the DDA TIF cap calculation. The TIF cap calculation is set in Code, and is essentially $224 million for FY17, with an annual 3.5% increase. The DDA TIF cap for FY20 is therefore $248.3 million. The total value in the DDA that would have been captured, except for the cap, is $335.4 million. Hence, there exists approximately $87.1 million in space above the cap that is

available for capture by this and other Brownfield projects. Additionally, this project is not included in the $87.1 million. It's $9.1 million in incremental taxable value will increase the space above the cap.

Question: Q5. In the staff report for the site plan, it states that parking requirements for premium floor area are based on square feet not units which means the developer can add more units and the off-street parking requirements don't change. Assuming that's a correct statement, can you please explain the rationale – it would seem to me the number of units is the primary driver of parking spaces that would be needed, not how large the units are? (The reason for the question is because the developer is considering more units (25 rather than the original 17). (Councilmember Lumm)

Response: This is based on ordinance requirements. The Unified Development Codes specifies a parking requirement of 1 space per 1,000 square feet of floor area for premium space, regardless of use. This standard recognizes the mixed-use nature of downtown districts and potential future evolution of uses.

Question: Q6. The staff report also indicates that the developer is making a parkland contribution of $5K or about half the requested contribution at 17 units (or 1/3 if 25 units). The staff report is a few months old now, so I'm wondering if that position has changed? (Councilmember Lumm)

Response: No, the petitioner has not changed this position. In addition to the contribution, the applicant is installing two bike hoops in the public right of way.

Question:Q7. In terms of citizen feedback, the staff report indicates a citizen participation meeting was held last April. Have there been any neighborhood meetings held since then/has staff received comments and if so, what was the gist of the feedback? (Councilmember Lumm)

Response: No additional meetings or feedback has been received.

DB-3 - Resolution to Approve Bristol Ridge Site Plan and Development Agreement, 2750 Pontiac Trail (CPC Recommendation: Approval - 8 Yeas and 0 Nays)

Question: Regarding DB-3, can you please elaborate on the parking variance granted by the ZBA that's referenced in the cover memo. If there have been changes to the plan and now there's 197 legal spaces, why is a variance needed at all and what was changed to create these 69 "driveway" parking spaces? (Councilmember Lumm)

Response: The Ordinance requires 138 vehicular parking spaces on site. While 197 total spaces are being provided, only 94 of the provided spaces are in compliance with the City's design standards (ability to move vehicle without moving another). A variance was granted to reduce the parking requirement by 44 spaces, the difference between the 138 required, and the 94 compliant spaces shown on the proposed plan. The Zoning

Board of Appeals considered potential impacts to woodlands and stormwater, while balancing the provision of parking on site.

Question: Also on DB-3, in terms of potential traffic impacts, has there been a formal traffic study done or staff analysis and if so, what were the conclusions? (Councilmember Lumm)

Response: No, the projected peak hour trip generation is 42, below the standard of 50 trips which would necessitate a traffic study for this development. Staff analysis included drive access review, safe access to vehicular and non-motorized networks, and site visibility.

DS-2 - Resolution to Approve Fiscal Year 2020 Fee Adjustments for Public Services Area - Engineering, Public Works, Systems Planning, and Water Treatment Services Unit

Question: Regarding DS-2, in one of my budget questions, I had asked what percent increase the $229K in incremental revenue represented. The April 26th response was 7.85%. While I recognize that some of the fees have not been increased since July 1, 2017, others were increased last year and even if they are covering two years, 8% is much more than inflation the last two years. Can you please speak to why you believe these increases are appropriate, and if they are based on costs in Public Services increasing at rates higher than inflation, can you please speak to what is causing that? (Councilmember Lumm)

Response: In instances when fees are increasing at a rate more than inflation, we are seeking full-cost recovery for services rendered. In these areas, we have historically under-recovered and are increasing fees in an effort to move toward parity.

RFP 19-05 - General Engineering Services

Fee Proposals for Awarded Firms

OHM

HRC

Tetra Tech

FEBRUARY 20, 2019 2PM

Cost Proposal for

General Engineering Services

City of Ann Arbor
c/o Customer Service
301 East Huron Street
Ann Arbor, MI 48107

OHM Advisors

Contract Rate Schedule

CLASSIFICATION	STAFF	RATE
Professional Engineer IV/Architect IV	G. Tsakoff, D. Dinkeloo, J. Drinan	$175.00
Professional Engineer III/Architect III	L. Tercala, C. Ozog, L. Meyette, R. Hobgood, L. Kerkez	$158.00
Professional Engineer II/Architect II	A. Porath, A. Rychwalski	$145.00
Professional Engineer I/Architect I	S. Knepper, B. Weaver, R. Maynes	$133.00
Graduate Engineer IV		$138.00
Graduate Engineer III	S. Tabacsko	$130.00
Graduate Engineer II	M. Johnson, K. Selter, N. Zgnilec	$125.00
Graduate Engineer I	L. Gallagher	$115.00
Graduate Architect III/Landscape Architect III		$125.00
Graduate Architect II/Landscape Architect II		$105.00
Graduate Architect I/Landscape Architect I		$95.00
Technician IV		$132.00
Technician III		$115.00
Technician II		$98.00
Technician I		$78.00
Engineering/Architectural Aide		$62.00
Professional Surveyor III	A. Schripsema	$158.00
Professional Surveyor II		$145.00
Professional Surveyor I		$132.00
Graduate Surveyor		$113.00
Surveyor III		$110.00
Surveyor II		$102.00
Surveyor I		$82.00
Surveyor Aide		$60.00
Planner IV		$158.00
Planner III		$135.00
Planner II		$115.00
Planner I		$90.00
Planner Aide		$62.00
Graphic Designer		$108.00
Administrative Support		$68.00
Clerical Aide		$55.00
Principal	R. Czachorski,	$200.00
Sr. Associate	G. Kacvinsky, M. Ulasir	$190.00
Associate	P. Maly, J. Katers, S. Loveland	$178.00

No additional overhead charges will be applied to our 2019 Hourly Rates. OHM Advisors bears the overhead costs (i.e. mileage, equipment, communications, overtime, faxing, copying, etc.) for providing the services proposed herein. The above Billing Rates will be held for the duration of the initial 2-year contract with the City.

City of Ann Arbor

GENERAL ENGINEERING SERVICES

RFP #19-05

FEE PROPOSAL

Prepared by:

HRC
HUBBELL, ROTH & CLARK, INC
CONSULTING ENGINEERS SINCE 1915
555 Hulet Drive
Bloomfield Hills, MI 48302

ENGINEERING. ENVIRONMENT. EXCELLENCE.
248.454.6300 | hrcengr.com

D. Fee Proposal

HRC has interpreted the City's RFP to reflect that the City is only requiring our hourly rate schedule at this time and that hours and budgets will be required on a future project by project basis. Therefore, HRC has provided our billable rates on the attached rate schedule. This table reflects the ranges of staff billable rates sorted by classification. HRC can provide direct rates for individual key staff upon request. Should any classifications of staff be utilized that are not shown, HRC proposes to use our 2019 direct labor rates with an added 2.0 multiplier and hold those rates until June 30, 2021, per the RFP. An increase of 3% would be requested after this date for up to two additional years.

HRC's overheard rate is 2.0 which includes unemployment taxes, payroll taxes, contributions for Social Security, retirement benefits, medical/life insurance benefits, normal printing cost, telephones, tax, computer time, mileage, other overhead costs, and profit.

Attached are HRC's hourly billable rates, based on actual hourly rates of staff that could work on the City's as-needed contract with the overhead rate of 2.0 applied.

Hubbell, Roth & Clark, Inc.

Hourly Rate Schedule Valid Until June 30, 2021
Prepared for:

City of Ann Arbor

Category	Billable Rates
Principal	139.00 - 202.00
Sr. Associate/Managing Engineer	180.00 - 202.00
Associate/Managing Engineer	121.00 - 177.00
Department Manager	137.00 - 172.00
Manager	105.00 - 161.00
Supervisor	96.00 - 138.00
Sr. Project Engineer/Architect/Surveyor	126.00 - 180.00
Project Engineer/Architect/Surveyor	106.00 - 145.00
Staff Engineer/Architect/Surveyor	96.00 - 116.00
Senior Project Analyst	139.00 - 140.00
Project Analyst	78.00 - 142.00
Graduate Engineer/Architect I/II	70.00 - 118.00
Technical Specialist	155.00 - 155.00
Designer	99.00 - 140.00
Sr. Cadd Technician	81.00 - 117.00
Cadd Technician	57.00 - 80.00
Survey Technician	106.00 - 107.00
Survey Party Chief	81.00 - 123.00
Survey - Field Technician	52.00 - 81.00
Project Representatives	103.00 - 180.00
Sr. Construction Observer	82.00 - 98.00
Construction Observer I/II	47.00 - 79.00
Construction - Office Technician	52.00 - 71.00
Testing Coordintor	82.00 - 82.00
Testing Technician	48.00 - 71.00
Administrative Support**	45.00 - 143.00

Billable rates shown above are reflective of the actual 2019 hourly rates of HRC staff for each classification plus a 2.0 multilier. If the contract is extended beyond June 2021 a 3% increase will be applied for up to two years.

Allowable Reimbursable expenses will be invoiced at our cost which is defined as the direct costs plus 10%.

** This Category includes Computer, Reproduction and Administrative Staff.

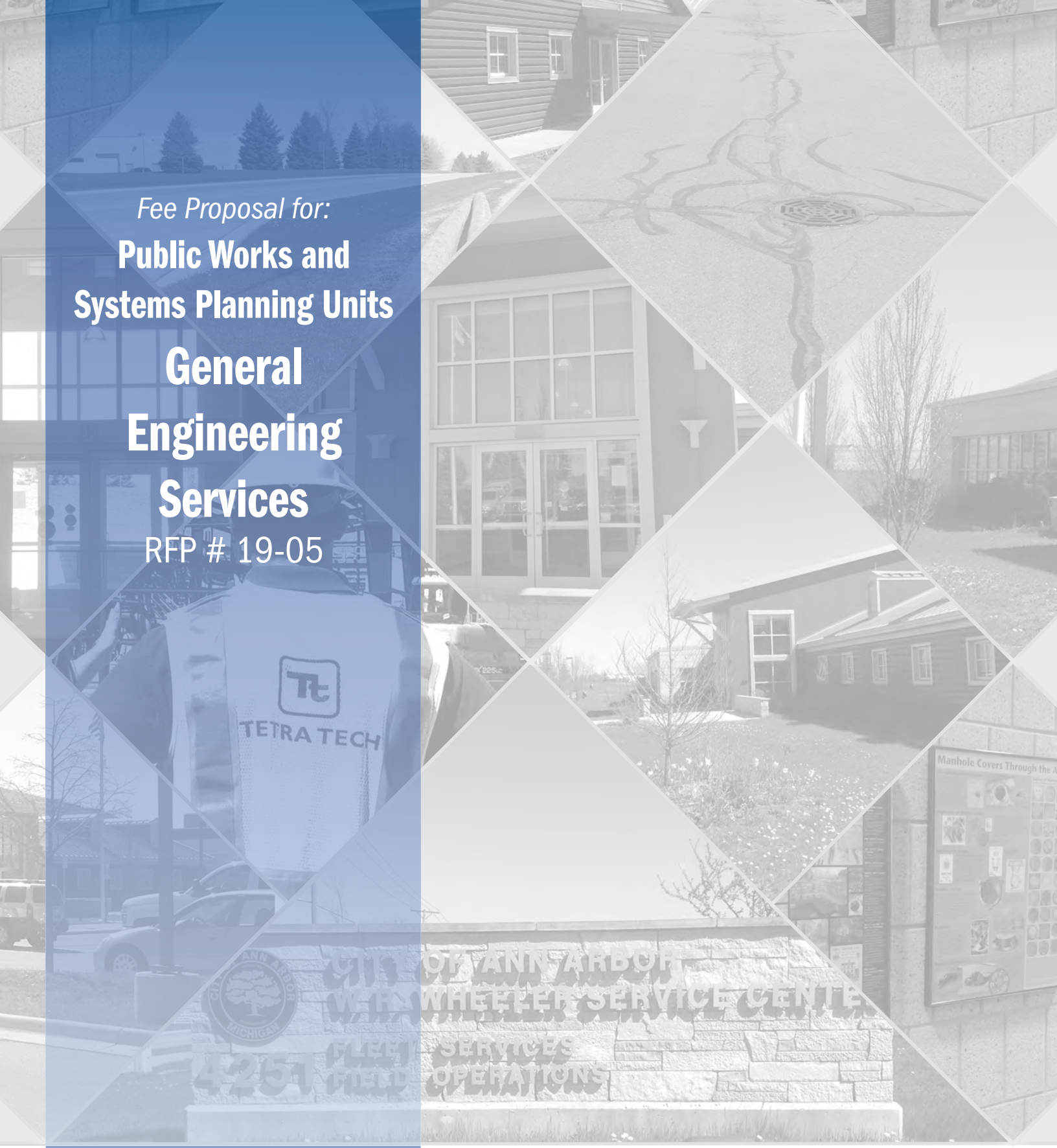
HRC
HUBBELL, ROTH & CLARK, INC
CONSULTING ENGINEERS SINCE 1915

Fee Proposal for:

Public Works and Systems Planning Units

General Engineering Services

RFP # 19-05



TETRA TECH

February 20, 2019

Tetra Tech's multiplier for these projects will be approximately 3.00 times the base rate. Our overhead rate is approximately 1.66.

We have listed the credentials of our task leaders within the fee proposal. On most assignments, our task leaders oversee the work of junior staff members. This provides a high quality of work at a reduced cost. Thus, we have also included typical rates for junior staff who are likely to work on these projects.

Name	Title	Base Rate*	Loaded Base Rate
Technician I			$65.00
Admin. Assistant I			$75.00
Admin. Assistant II			$80.00
Technician II			$85.00
Engineer I			$95.00
Technician III			$100.00
Daniela Lopez	Engineer II	$36.00	$110.00
Engineer II			$115.00
Fred Shatara	Engineer II	$37.00	$115.00
Amy Murdick	Engineer II	$37.00	$115.00
Ana Bickley, PE	Road Engineer	$43.00	$130.00
Engineer III			$140.00
Fred Yoerg, PS	Surveyor	$47.00	$150.00
Justin Voss, PE	Sr. Water Resource Engineer	$49.75	$150.00
Joe Siwek, PE, LEED AP	Civil Engineer	$49.75	$150.00
Tim Ard	Construction Manager	$51.50	$155.00
Quintin Biagi, RA, GPCP, NCARB, LEED AP BD+C	Architect	$61.00	$185.00
James Brescol, PE	Sr. Water Resource Engineer	$63.00	$195.00
Mitch Graf, PE	Sr. Mechanical Engineer	$64.00	$195.00
Bill Paison, PE, LEED AP	Sr. Electrical Engineer	$68.00	$195.00
Russell Strassburg, PE	Sr. Electrical Engineer	$74.28	$225.00
Dan Christian, PE, DWRE	Sr. Project Manager	$79.75	$225.00
Scott Buchholz, PE	Sr. Bridge Engineer	$79.90	$225.00
Gary Markstrom, PE	Sr. Project Manager	$82.50	$225.00
Brian Rubel, PE, PMP	Sr Project Manager	$93.00	$225.00

**Base rates reflect estimated average rate during contract term.*

RFP 19-05 - General Engineering Services

Fee Proposals for Non-Awarded Firms

Wade Trim

Stantec

FTCH

Spalding DeDecker

Fee Proposals for the remaining firms were not opened

Wade Trim - Proposed Billing Rate Schedule
for City of Ann Arbor
General Engineering Services (RFP #19-05)
With Equipment Billed Separately
February 2019 through June 30, 2021

Labor Cost Classification Code	Title	Key Staff at Current Classification	Proposed Hourly Rates
299	Professional Engineer V	Chris Wall, Mark Pribak, Matt Stacey, Alan Schwab, Martin Parker, Greg Stanley	**$210.00**
298	Professional Engineer IV	David Nummer, Brad Lund, Oscar Nordstrom, Jeremy Schrot	**$195.00**
297	Professional Engineer III	Vaughn Martin, Felipe Uribe, Tiffany Harrison, Jeremy Curtis, Lori Pawlik	**$168.00**
296	Professional Engineer II	Brian Frisk, Bridget Bienkowski	**$142.00**
295	Professional Engineer I	Carmelle Tremblay, Erin Fahey	**$126.00**
294	Engineer IV	Jill Bosserd, Johnny Leverette	**$147.00**
293	Engineer III	Mike Bywalec, John Hopp, Oneida Westhoff	**$137.00**
292	Engineer II	Martin Hoemke, Steven Meyer, Brian O'Hara	**$105.00**
291	Engineer I		**$95.00**
247	Senior Professional Planner		**$168.00**
246	Professional Planner III	Adam Young	**$142.00**
245	Professional Planner II	Jason Smith	**$121.00**
244	Professional Planner I	Michelle Leppek	**$100.00**
243	Planner III		**$111.00**
242	Planner II		**$79.00**
241	Planner I		**$69.00**
256	Professional Landscape Architect III		**$153.00**
255	Professional Landscape Architect II	Scot Lautzenheiser	**$116.00**
254	Professional Landscape Architect I		**$100.00**
253	Landscape Architect III		**$95.00**
252	Landscape Architect II	Catherine Dennis, David Richards	**$90.00**
251	Landscape Architect I		**$84.00**
266	Professional Scientist III		**$142.00**
265	Professional Scientist II		**$100.00**
264	Professional Scientist I		**$84.00**
263	Scientist III		**$111.00**
262	Scientist II		**$74.00**

Wade Trim - Proposed Billing Rate Schedule
for City of Ann Arbor
General Engineering Services (RFP #19-05)
With Equipment Billed Separately
February 2019 through June 30, 2021

Labor Cost Classification Code	Title	Key Staff at Current Classification	Proposed Hourly Rates
261	Scientist I		**$58.00**
286	Professional Surveyor III	Scott Bliss	**$147.00**
285	Professional Surveyor II		**$121.00**
284	Professional Surveyor I		**$111.00**
283	Surveyor III		**$105.00**
282	Surveyor II		**$100.00**
281	Surveyor I		**$84.00**
786	Survey Technician VI		**$132.00**
785	Survey Technician V	Brett Litigot	**$111.00**
784	Survey Technician IV	Ian Campbell, Matthew Dudzik, Jeff Emery	**$100.00**
783	Survey Technician III	Jim Holt	**$84.00**
782	Survey Technician II		**$69.00**
781	Survey Technician I		**$53.00**
716	Construction Technician VI		**$147.00**
715	Construction Technician V	Scott Redding, Brian Scherdt, Patrick Shupert	**$116.00**
714	Construction Technician IV		**$105.00**
713	Construction Technician III		**$95.00**
712	Construction Technician II		**$79.00**
711	Construction Technician I		**$69.00**
726	CADD Technician VI		**$116.00**
725	CADD Technician V	Marty Flanagan, Amanda Spence	**$111.00**
724	CADD Technician IV		**$105.00**
723	CADD Technician III		**$84.00**
722	CADD Technician II		**$74.00**
721	CADD Technician I		**$53.00**
736	Engineering Specialist II	Robert Marker	**$168.00**
735	Engineering Specialist I		**$147.00**

Wade Trim - Proposed Billing Rate Schedule
for City of Ann Arbor
General Engineering Services (RFP #19-05)
With Equipment Billed Separately
February 2019 through June 30, 2021

Labor Cost Classification Code	Title	Key Staff at Current Classification	Proposed Hourly Rates
734	Engineering Technician IV		**$126.00**
733	Engineering Technician III		**$105.00**
732	Engineering Technician II		**$79.00**
731	Engineering Technician I		**$63.00**
746	Building Project Manager		**$132.00**
745	Building Official		**$111.00**
744	PA 54 Inspector III		**$111.00**
743	PA 54 Inspector II		**$95.00**
742	PA 54 Inspector I		**$84.00**
741	Code Enforcement Officer		**$63.00**
756	Project Specialist III/Manager		**$174.00**
755	Project Specialist II		**$137.00**
754	Project Specialist I		**$111.00**
753	Project Aide III		**$116.00**
752	Project Aide II		**$90.00**
751	Project Aide I		**$69.00**
203	Senior Principal		**$247.00**
202	Principal	Shawn Keough	**$237.00**
201	Senior Professional	Dave Anthony, Bob Breen, Chris Brinks	**$210.00**
444	Electrical Superintendent		**$184.00**
443	Electrical Foreman		**$158.00**
442	Journeyman Electrician		**$116.00**
441	Apprentice Electrician		**$111.00**

Wade Trim - Proposed Billing Rate Schedule
for City of Ann Arbor
General Engineering Services (RFP #19-05)
With Equipment Billed Separately
February 2019 through June 30, 2021

Labor Cost Classification Code	Title	Key Staff at Current Classification	Proposed Hourly Rates

Additional Notes

Outside expenses and subconsultants at cost times 1.15.

Wade Trim has over 400 employees. We have attempted to list all key staff in their current employee classification. As employees progress in their career, they often move up in employee classification. While employees may advance in classification, the wage rates proposed above for each classification will not change.

The billing rates provided above include overhead and profit and are charged on an hourly basis.

Special billing rates will apply in matters requiring expert witnesses or other consulting as it relates to legal matters.

Per the RFP, these rates shall be held until June 30, 2021 and may receive a one time increase if the contract is extended by the City.

Stantec

Stantec Consulting Michigan, Inc.
3754 Ranchero Drive, Ann Arbor, MI, 48108

February 20, 2019
Fee Schedule for RFP #19-05 General Engineering Services

Attached please find our Fee Schedule for the Proposal submitted in response to RFP #19-05 General Engineering Services. The Fee Schedule includes Cost Saving measures as follows:

1. The submitted hourly rates are to be honored over the term of the contract (through June 30, 2021). Should the City choose to exercise the optional two (2) year contract extension then we will add a one-time cost escalator of 3% to the rates listed below
2. Stantec will not charge mileage for any work
3. Stantec will not charge travel time for any work
4. Overhead is included in the hourly rate

Name	Title	Billing Rate
Brian Simons, PE, LEED AP	Senior Principal	$211
Spencer Cain, PE	Project Manager	$147
Mark Pascoe, PE, LEED AP, ENV SP	Principal	$184
Cassandra Winner, EIT	Engineer in Training	$116
Maranda Frost, EIT	Engineer in Training	$116
Sandra Huffine, EIT, LEED GA	Engineer in Training	$116
Greg Schofer, LEED AP	Associate	$160
Paul Eros, PS	Survey Manager	$147
Gary Sacharski, PE	Senior Civil Engineer	$147
Tony Tyler, PE	Project Engineer	$151
Paul Malocha, PE	Senior Project Engineer	$147
Neil Wager	Process Designer	$147
Randy Goldhardt	Construction Technician	$131
Matt Rose	Engineering Assistant	$121
Marc Hubbel	Construction Technician	$121
Rob Skinner	Construction Technician	$116
Brad Ahrens	Cad Manager/Designer	$137
Jim Yates, PE	Associate, Structural Engineer	$166
Bill Chomic, PE	Electrical Team Lead	$166
Derek Crowe, PE	Senior Associate	$166
Dave Rose, AIA, LEED AP	Senior Planner	$166
Donna Thompson, RA	Project Architect	$147
Brittany Walker, NCIDQ, LEED GA	Interior Designer	$131

Rate Schedule

Rate schedule for the Ann Arbor Public Works and Systems Planning Units
General Engineering Services Proposal, RFP No. 19-05, February 20, 2019

Key Staff Labor Rates (See Notes 1, 2 and 3)

Staff Name	Role	Billing Category	Hourly Rate
Kamran Qadeer	Principal-in-Charge	Principal	$199
Doug Dunn	Client Contact/Project Manager	Senior Engineer	$149
Kyle Patrick	QA/QC	Senior Engineer	$180
Meghana Kamath	Onsite Engineer	Engineer	$131
Mike Leppek	Onsite Engineer	Engineer	$120
Maria Sedki	Sanitary Sewer/Water Main/Asset Mngmt.	Senior Engineer	$180
Emily Schlanderer	Sanitary Sewer/Water Main	Engineer	$131
Kevin Ostrowski	Sanitary Sewer/Water Main/Asset Mngmt.	Senior Engineer	$120
Brian McKissen	Sustainable Storm Design/Drainage Studies	Senior Engineer	$180
Claire Schwartz	Sustainable Storm Design/Drainage Studies	Senior Engineer	$180
Sarah Rutkowski	Hydraulic Modeling	Engineer	$120
Todd Jacobs	Support Engineer	Engineer	$120
Amelia Leppek	Support Engineer	Engineer	$120
Kevin Oh	Support Engineer	Staff Engineer	$110
Christine Price	CADD Technician	Senior Technician	$94
Dave Eno	Roads and Utilities Design	Senior Engineer	$180
Paul Kammer	Roads and Utilities Design	Senior Engineer	$149
Jeremy Kramer	Roads and Utilities Design	Senior Engineer	$180
Steve Diebol	Traffic Engineering	Senior Engineer	$140
Kristen Pawlowski	Traffic Engineering	Senior Engineer	$131
Mukund Patel	Bridge Inspection and Design	Senior Engineer	$199
Vince Guadagni	Bridge Inspection and Design	Senior Engineer	$180
Mike Mitchell	Bridge Inspection and Design	Senior Engineer	$131
David Murphy	Bridge Inspection and Design	Engineer	$120
Mark Mitchell	Architectural	Senior Architect	$160
Jasper Gondhi	Mechanical	Engineer	$131
Jim Miloch	Electrical	Senior Engineer	$192
Dan Vos	Structural	Senior Engineer	$199
Tim Platz	Surveying Manager	Senior Surveyor	$199
Casey Veitengruber	Surveyor	Surveyor	$131
Mark Mitera	Surveyor	Staff Technician	$90
Michelle Nitengale	Easements	Senior Engineer	$131
Bryan Turczynski	Construction Manager	Senior Engineer	$180
Tia Klein	Construction Manager	Senior Engineer	$180
Octavia Carrington	Document Control	Technician	$110
Mukesh Bhatt	Construction Observation	sper	$110
Ali AL Haddad	Construction Observation	Technician	$90

Support Staff Labor Rates (See Notes 1, 2, and 3)

Billing Category	Level	Hourly Rates From	Hourly Rates To
Principal		$234	$234
Senior Associate		$192	$225
Associate		$140	$199
Architect | Construction Engineer/Manager/Administrator | Engineer | Estimator | Geologist | Hydrogeologist | Industrial Hygienist | Interior Designer | Project Manager | Scientist | Surveyor |			
	Senior Level	$120	$225
	Mid Level	$113	$120
	Staff Level	$70	$113
Architectural Specialist | Engineering Specialist | Environmental Specialist | Health & Safety Specialist | Operations Specialist | Technical Specialist | Project Superintendent | Survey Specialist |			
	Senior Level	$140	$199
	Mid Level	$94	$140
	Staff Level	$86	$94
Technician			
	Senior Level	$113	$131
	Mid Level	$94	$113
	Staff Level	$59	$94
Production Support		$76	$76

Expenses and Outside Services	Cost (See Note 1)
Photocopies	$0.10/copy
Large Size Sheets Copying	$0.15/square foot
Large Size Sheet Scannning	$0.35/square foot for B&W; $0.65/square foot for Color
Company Vehicle Mileage	0.95/Mile
Global Positioning Systems	$25/hour
Robotic Total Station	$40/hour
Laser Scanning	$1,000/day
Mobile Lidar (Laser Scanner)	$600/hour
Other Expenses	At Cost
Outside Services	Cost Plus 10%
Specialty Equiment	Quoted at the time of need.

Notes

1. Rates presented are valid for a three year period ending June 30, 2022.
2. Individual rates are staff specific, but will fall within the ranges indicated for the specific billing category.
3. FTCH billing rates are based overall on approximately 190% overhead plus 15% profit.

SPALDING DEDECKER

CITY OF ANN ARBOR – PUBLIC WORKS
DISCOUNTED HOURLY FEE SCHEDULE
Effective January 1, 2019

PROFESSIONAL SERVICES

Where it is agreed that fees for our services will be based upon the time worked on the project, such fees will be computed at the following Hourly Rates, for each of the following classified services.

Classification	Hourly Rate
Senior Project Manager	$150.00
Project Manager	$140.00
Senior Project Engineer	$130.00
Project Engineer	$116.00
Engineer	$108.00
Graduate Engineer	$98.00
Senior Designer	$115.00
Designer	$98.00
Mapping Specialist	$95.00
CAD Technician 3	$90.00
CAD Technician 2	$85.00
CAD Technician 1	$75.00
Engineering Technician	$80.00
Sr. Project Surveyor	$125.00
Project Surveyor	$115.00
Survey Technician 3	$90.00
Survey Technician 2	$85.00
Survey Technician 1	$75.00
Survey Assistant	$70.00
One (1) Person Survey Crew (W/ Robotic Equipment)	$115.00
Two (2) Person Survey Crew	$160.00
Contract Administrator / Resident Project Representative	$115.00
Construction Technician 3	$90.00
Construction Technician 2	$85.00
Construction Technician 1	$75.00
Confined Space Specialist	$125.00
2 Person O & M Crew	$270.00
Office Technician	$80.00
Soil Erosion Inspector	$75.00
Professional Traffic Engineer	$140.00
Graduate Traffic Engineer	$100.00
Administrative Support	$55.00

CITY OF ANN ARBOR – PUBLIC WORKS
DISCOUNTED HOURLY FEE SCHEDULE
Effective January 1, 2019

Public Project Inspection: Billed at $700.00 per crew day. Crew days shall be defined as one construction inspector working 8 hours, and shall be billed in 4 hour increments rounded to the next half day as defined below:

a) 0 through 4 hours 1/2 crew day
b) Over 4 hours through 8 hours 1 crew day
c) Over 8 hours through 12 hours 1-1/2 crew day
d) Over 12 hours through 16 hours 2 crew days

GENERAL CONDITIONS – SPALDING DEDECKER ASSOCIATES, INC.

1. Fees are due and payable monthly, within 30 days after the date of the invoice. All fees not paid within 30 days of the invoice date will be subject to an additional late-payment charge of 1% (of the invoiced amount) per month, beginning from said thirtieth day. SDA reserves the right to suspend or terminate its work upon failure of the Client to pay invoices as due.

2. All drawings and other documents produced under the terms of this Agreement are instruments of service belonging to SDA, and they cannot be used for any reason other than for this Project.

3. The Client agrees to limit SDA's liability to the Client, due to SDA's negligent acts, errors, or omissions, such that the total aggregate liability of SDA shall not exceed $10,000 or SDA's total fee for the service rendered on this Project, whichever is greater.

4. In consideration of substantial costs incurred by SDA to stop and restart work on a project once it has begun, should SDA's work be halted by the Client at any time, a project restart fee of $500 will be due and payable immediately.

5. The Client affirms that it has secured legal rights to work on the property upon which the Project will be built or that such rights will be secured within a reasonable time period. The Client further acknowledges that non-payment of fees owed under this agreement may result in a mechanics lien being placed on the property upon which the work is being done.

6. At the beginning of the next calendar year, all fees and hourly rates shown on this Hourly-basis Fee Schedule shall be increased by 5%.

REIMBURSABLE EXPENSES

The following items are reimbursable to the extent of 110% of actual expenses (including subcontracting expense) accrued for the project:

1. Special materials and equipment unique to the project.
2. Geotechnical Engineering and/or other Subcontracted Services..

SPALDING DEDECKER

CITY OF ANN ARBOR – PUBLIC WORKS
KEY PERSONNEL FEE SCHEDULE
Effective January 1, 2019

KEY PERSONNEL	CLASSIFICATION	RATE
Nancy Kolinski	Project Manager	$ 140.00
David Richmod	Sen. Project Manager - Design	$ 150.00
Cheryl Gregory	Sen. Project Manager - Roads	$ 150.00
Ted Meadows	Sen. Project Manager - Const.	$ 150.00
Mike DeDecker	Sen. Project Manager - Survey	$ 150.00
Taylor Reynolds	Senior Project Engineer	$ 130.00
Scott Isenberg	Project Engineer	$ 116.00
Gus Dahoui	Construction Project Engineer	$ 140.00
Clark French	Office Technician	$ 80.00
Eric Kipp	Senior Project Engineer	$ 130.00
Alyssa Wambold	Traffic Engineer	$ 108.00

See attached sheet for complete list of bill rates and charges

Water Fund Performance Summary

	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
Revenues											
Water Sales	24,379,364	27,022,002	27,533,159	28,960,794	30,463,680	32,021,487	33,659,898	35,383,132	37,195,626	39,102,053	41,107,336
Improvement Charges/Tap Fees	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000
Forfeited Discounts	-	230,000	230,000	230,000	230,000	230,000	230,000	230,000	230,000	230,000	230,000
Operating Transfers	1,444,367	2,294,857	1,937,413	1,927,915	1,927,915	1,927,915	1,927,915	1,927,915	1,927,915	1,927,915	1,927,915
Interest Income	533,900	691,957	725,179	387,195	437,466	442,609	447,882	453,290	458,837	464,525	470,358
Interest Income - Restricted		40,347	48,416	60,598	80,901	107,472	152,552	210,103	256,995	288,509	322,731
Other Operating Revenue	-	752,200	752,200	752,200	752,200	752,200	752,200	752,200	752,200	752,200	752,200
Non-Operating Revenue	1,013,096	946,377	783,273	-	-	-	-	-	-	-	-
Capital Recovery Charge	1,275,000	1,318,500	1,318,500	1,318,500	1,318,500	-	-	-	-	-	-
Total Revenues	**28,715,727**	**33,366,239**	**33,398,140**	**33,707,201**	**35,280,662**	**35,551,682**	**37,240,448**	**39,026,640**	**40,891,572**	**42,835,202**	**44,880,540**
Expenditures											
Public Services Administration	3,715,125	4,019,181	4,124,395	4,234,657	4,347,903	4,464,216	4,583,679	4,706,379	4,832,404	4,961,848	5,094,801
Municipal Service Charge	415,493	438,359	448,441	459,204	470,225	481,510	493,066	504,900	517,018	529,426	542,132
Interest	819,161	749,923	679,386	605,561	529,983	451,846	372,096	308,646	244,371	179,871	150,871
PILOT	443,674	361,923	372,781	383,964	395,483	407,348	419,568	432,155	445,120	458,473	472,227
Customer Service	1,161,926	1,159,625	1,094,253	1,120,536	1,147,450	1,175,010	1,203,233	1,232,134	1,261,729	1,292,036	1,323,070
Water Treatment	7,836,018	8,095,022	7,953,891	8,500,937	8,715,285	8,935,105	9,160,538	9,391,731	9,628,834	9,871,999	10,121,386
Public Works	4,271,531	4,443,088	4,545,245	4,654,643	4,766,684	4,881,432	4,998,952	5,119,313	5,242,583	5,368,834	5,498,139
Systems Planning	732,672	672,203	689,805	706,401	723,396	740,800	758,623	776,876	795,568	814,710	834,313
Sustainability	66,772	66,603	68,144	69,786	71,468	73,190	74,953	76,759	78,609	80,503	82,443
Total Expenditures	**19,462,372**	**20,005,927**	**19,976,341**	**20,735,689**	**21,167,876**	**21,610,456**	**22,064,709**	**22,548,893**	**23,046,235**	**23,557,700**	**24,119,382**
Expenditures + Depreciation	**23,384,409**	**24,285,023**	**24,383,810**	**25,275,382**	**25,843,760**	**26,426,616**	**27,025,354**	**27,658,357**	**28,308,984**	**28,978,331**	**29,702,632**
Existing Principal Debt Service	3,250,000	3,310,000	3,385,000	3,450,000	3,505,000	3,577,950	2,930,000	2,965,000	2,970,000	1,190,000	1,215,000
Cumulative New Debt Service	-	-	-	314,195	950,479	2,521,970	4,887,821	7,892,552	9,905,643	11,518,081	13,244,403
Depreciation	3,922,037	4,279,096	4,407,469	4,539,693	4,675,884	4,816,160	4,960,645	5,109,464	5,262,748	5,420,631	5,583,250
Budget Balance (Deficit)	6,003,356	10,050,313	10,036,799	9,207,317	9,657,307	7,841,306	7,357,918	5,620,195	4,969,694	6,569,421	6,301,755
Beginning Year Fund Balance	32,122,665	31,207,338	25,193,691	22,504,442	21,746,369	22,000,252	22,260,610	22,527,612	22,801,429	23,082,238	23,370,220
Equipment Replacement Fund	(11,681,305)	(11,681,305)	(11,681,305)	(11,681,305)	(11,681,305)	(11,681,305)	(11,681,305)	(11,681,305)	(11,681,305)	(11,681,305)	(11,681,305)
Debt Service Restricted	(3,227,757)	(3,227,757)	(3,227,757)	(3,697,689)	(4,392,441)	(6,354,740)	(8,900,475)	(12,109,805)	(13,589,670)	(15,261,203)	(17,011,946)
Cash Funded Capital	(8,412,500)	(14,021,140)	(11,237,300)	(9,965,391)	(9,403,424)	(7,580,948)	(7,090,916)	(5,346,378)	(4,688,884)	(6,281,439)	(6,006,414)
Ending Unrestricted Fund Balance	**14,804,458**	**12,327,449**	**9,084,127**	**6,367,375**	**5,926,506**	**4,224,565**	**1,945,831**	**(989,682)**	**(2,188,738)**	**(3,572,289)**	**(5,027,691)**

TABLE 5:17-1: SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT DIMENSIONS

NOTE: The requirements in this table may be superseded by the standards in Section 5.18 .

District	Minimum Lot Area per Dwelling Unit (sq. ft.)	Building Spacing	Required Setback (ft.)				Maximum height (ft.)	Minimum gross Lot dimensions	
			Minimum front	Minimum on one side	Minimum total of two sides	Minimum rear		Area (sq. ft.)	Width (ft.)
AG	100,000		40 [A][B]	10% of Lot Width	20% of Lot Width	50	30	100,000	200
R1A	20,000	[C]	40 [A]	7	18	50	30	20,000	90
R1B	10,000	[C]	30 [A]	5	14	40	30	10,000	70
R1C	7,200	[C]	25 [A]	5	10	30	30	7,200	60
R1D	5,000	[C]	25 [A]	3	6	20	30	5,000	40
R1E	4,000	[C]	15 [A]	3	6	20	30	4,000	34

NOTES:

[A] Also see additional regulations in Section 5.18.5 (Averaging an Established Front Building Line).

[B] For roadside stands only the minimum is 30 ft.

[C] Where more than 1 residential Structure is to be constructed on a Lot in the R1 districts, or where dwellings are served by a private street under the provisions of Section 5.21 , the following placement regulations shall also be applied: (a) The minimum spacing between Buildings shall be twice the minimum required side setback dimension of the zoning district in which the Lots is located; (b) A minimum rear setback of 30 feet must be provided between the rear of a residential Structure and the adjacent (nearest) Lot Line; (c) A minimum front setback of ten feet must be provided between all Structures and the private street pavement.

TABLE 5:17-2 TWO-FAMILY RESIDENTIAL ZONING DISTRICT DIMENSIONS

NOTE: The requirements in this table may be superseded by the standards in Section 5.18 .

District	Minimum Lot Area per Dwelling Unit (sq. ft.)	Building Spacing	Required Setback (ft.)				Maximum height (ft.)	Minimum gross Lot dimensions	
			minimum front	maximum front	Minimum Side	minimum rear		area (sq. ft.)	width (ft.)
R2A	4,250	[B]	25 or [A]	None	5 [C]	30	30	8,500	60
R2B	4,250 or [C]	[B]	25 [A] [B] [D]	None	8 [C]	30	30	8,500	60

NOTES:

[A] Also see additional regulations in Section 5.18.5 (Averaging an Estalished Front Building Line).

[B] Where more than one residential Structure is to be constructed on a Lot in the R2 districts, or where dwellings are served by a private street under the provisions of Section 5.21 , the following placement regulations shall also be applied: (a) The minimum spacing between Buildings shall be twice the minimum required side setback dimension of the zoning district in which the Lots is located; (b) A minimum rear setback of 30 feet must be provided between the rear of a residential Structure and the adjacent (nearest) Lot Line; (c) A minimum front setback of ten feet must be provided between all Structures and the private street pavement.

[C] Except for Fraternity Houses, Sorority Houses, Student Cooperative Housing, and Group Housings, for which minimum net Lot Area shall be 350 sq. ft. per occupant.

[D] Or the Established Front Building Line existing on the date this ordinance is adopted, whichever is larger.

TABLE 5:17-3 MULTIPLE-FAMILY RESIDENTIAL ZONING DISTRICT DIMENSIONS

NOTE: The requirements in this table may be superseded by the standards in Section 5.18 .

District	Maximum density (Dwelling Units per acre)	Minimum Lot Area per Dwelling Unit (sq. ft.)	Minimum Open Space (% of Lot Area)	Minimum. Active Open Space per Dwelling Unit (sq. ft.)	Required Setback (ft.)					Maximum height (ft.)	Minimum gross Lot dimensions	
					minimum front	maximum front	minimum Side	minimum Building spacing	minimum rear		area (sq. ft.)	width (ft.)
R3	10	4,300	65	300	15	40	20 plus [A] and [B]	20	30 plus [A] and [B]	35	21,780	120
R4A	10	4,300	65	300	15	40	20 plus [A] and [B]	20	30 plus [A] and [B]	35 or 45 [C]	21,780	120
R4B	15	2,900	55	300	15	40	12 plus [A] and [B]	20	30 plus [A] and [B]	35 or 45 [C]	14,000	120
R4C	20	2,175	40	300	25 [D]	None	12 plus [A]	20	30 plus [A]	30	8,500	60
R4D	25	1,740	50	300	15	40	30 plus [A] and [B]	20	30 [A] [B]	120	83,000	200
R4E	75	580	40	150	15	40	10 plus [A]	20	30 plus [A] and [B]	None	14,000	120
R6	N/A	10 times the Floor Area for	None		40	None	20	None	30	15; 12 for Acces-	170,000	100

TABLE 5:17-3 MULTIPLE-FAMILY RESIDENTIAL ZONING DISTRICT DIMENSIONS

NOTE: The requirements in this table may be superseded by the standards in Section 5.18 .

District	Maximum density (Dwelling Units per acre)	Minimum Lot Area per Dwelling Unit (sq. ft.)	Minimum Open Space (% of Lot Area)	Minimum. Active Open Space per Dwelling Unit (sq. ft.)	Required Setback (ft.)					Maximum height (ft.)	Minimum gross Lot dimensions	
					minimum front	maximum front	minimum Side	minimum Building spacing	minimum rear		area (sq. ft.)	width (ft.)
		each Dwelling Unit								sory Structures		

NOTES:

[A] (1) The minimum Required Side Setback as set forth above, shall be increased 3 inches for each foot of Building Height above 35 feet and 1.5 inches for each foot of Building length over 50 feet. The minimum Required Rear Setback, as set forth above, shall be increased 1.5 inches for each foot of Building Height over 35 feet and 1.5 inches for each foot of Building width over 50 feet. The Building length shall be the dimension of that side, which is parallel to the Side Lot Line, of a rectangle within which the Building may be located. The Building width shall be the dimension of that side which is parallel to the Front Lot Line, of a rectangle within which the Building may be located.

(2) As an alternate to increasing the Required Side Setback dimension as required in note (1) above, an equal amount of area in square feet as the increased Side Setback Area may be provided between the minimum side setback line and the Building. Nothing in this section shall be deemed, however, to permit reduction of the required side setback line minimum dimension, as set forth in the table above.

[B] Plus one foot of additional Setback for each foot of Building Height above 30 feet when abutting residentially zoned land.

[C] For Buildings with parking below at least 35% of the Building.

[D] Also see additional regulations in Section 5.18.5 (Averaging an Established Front Building Line).

5.17.4 Mixed Use Zoning Districts

Dimensional standards for mixed use zoning districts are provided in Table 5:17-4.

TABLE 5:17-4: MIXED USE ZONING DISTRICT DIMENSIONS

NOTE: The requirements in this table may be superseded by the standards in Section 5.18 .

District	Maximum FAR (% of Lot Area)		Maximum Floor Area Per Non residential Use (Sq. Ft.)	Required Setback (ft.)				Minimum / Maximum height		Minimum gross Lot dimensions	
	Normal	With premiums (See Sec. 5.18.6)		Minimum front	Maximum front	Minimum side	Minimum rear	(ft.)	Stories	Area (sq. ft.)	Width (feet)
O	75	N/A	None	15	40 [A]	[B][C]		[D]	[D]	6,000	50
C1	100	N/A	8,000 [E]	10	25	[B][C]		35	3	2,000	20
C1B	150	N/A	None	10	25	[B][C]		50	4	3,000	20
C1A	200	400	None	None	None	[F]		None	None	None	None
C1A/R	300	600	None	10	None	[F]		None	None	None	None
C2B	200	N/A	None	10	25	[B][C]		55	4	4,000	40
C3	200	N/A	None	10	[B][C][G]	[B][C]	20 [B][C]	55	4	6,000	60
D1	400	700; 900 with affordable housing premimums	None	See Table 5:17-7		See Table 5:17-6		(H)/ Table 5:17-6		None	None
D2 (I)	200	400	None	See Table 5:17-7		See Table 5:17-6		(H)/ Table 5:17-6		None	None

NOTES:

[A] Applies only to new detached Buildings constructed or for which a site plan was approved after January 16, 2011, otherwise none. For Lots with more than one Front Lot Line, Required Setbacks shall only apply to one Front Lot Line.

[B] 30 ft. where abutting residentially zoned land, otherwise none.

[C] Plus one foot of additional setback for each foot of Building Height above 30 feet when abutting residentially zoned land.

[D] No minimum. No maximum except in any area on a parcel extending 300 feet from an abutting residentially zoned land, the maximum height limits shall be 55 feet and 4 stories.

[E] Maximum Floor Area for each nonresidential use in a Principal or Accessory Building.

[F] Equal to the minimum side and mimimum rear setback for the abutting district when abutting a residential district.

[G] 30 ft where abutting residentially zoned land.

[H] The minimum height is 24 ft. and 2 stories. This requirement shall apply only to new principal use buildings constructed after December 26, 2009; otherwise none. The Floor Area of the required second Story must be a minimum of 75 %of the Floor Area of the first Story.

[I] All Development in the D2 district shall provide a minimum of 10% of the Lot Area as Open Space, and no Development shall have Building Coverage greater than 80% of the Lot Area.

and/or operator of the Tower all the costs and/or expenses associated with the removal of the Tower in excess of the cash bond and/or certified check. If the Tower owner and/or operator fails to pay the costs and/or expenses associated with the Tower removal which are in excess of the cash bond and/or certified check within 45 days from the date of the bill, then, in addition to any other remedy in law or in equity, the City shall have the right to place a lien on the property for all costs and expenses associated with the removal of the Tower, less the amount of the cash bond or certified check which is on file with the City.

5.16.6 Accessory Uses and Structures

A. All Accessory Uses and Structures

1. General

No Accessory Building shall be used prior to the Principal Building or Principal Use, except as a construction facility for a Principal Building. Such construction facility shall not be used for residential purposes. This exception is a temporary Accessory Building which shall lapse 30 days after completion of the Principal Building or Buildings.

2. In R-1, R-2, R-3, R-4, R-5, R-6, and P Zoning Districts

Accessory Buildings in these districts shall conform to the following regulations, except as may otherwise be provided in this chapter:

a. Accessory Buildings shall not exceed 21 feet in height, except in the R-6 District Accesory Buildings shall not exeed 15 feet.

b. Accessory Buildings shall not be erected in any Required Front Setback Area.

c. Detached Accessory Buildings may occupy the Side Setback Area provided that such Buildings are set back farther from the street than any part of the Principal Building on the same Lot and any part of the Principal Building on any Lot abutting said required Side Setback Area. Accessory Buildings shall not be located closer than three feet to any Lot Line.

d. Accessory Buildings may occupy Rear Setback Areas provided that such Buildings do not occupy more than 35% of the required Rear Setback Area and are not closer than three feet to any Lot Line.

e. Attached Acessory Buildings shall not occupy any portion of the required Side Setback Area.

3. In All Other Districts

Accessory Structures and Accessory Buildings are subject to the Area, Height, and Placement regulations of the zoning district in which they are

located as provided in 5.17 Area, Height and Placement Regulations and 5.18 Special Dimensional and Site Layout Standards.

B. Dish Antenna

1. General

a. No Person shall install a Dish Antenna greater than three feet in diameter without having obtained a building permit and an electrical permit.

b. Dish Antennas in any zoning district shall be installed and maintained in compliance with applicable building and electrical codes.

c. Not more than one Dish Antenna greater than three feet in diameter shall be allowed on any Lot unless shown on an approved site plan.

d. Dish Antennas must be solid in color.

e. Dish Antennas must be permanently mounted except under the following circumstances:

i) The Dish Antenna has been designed and sold as a portable antenna not intended for permanent installation, and the diameter of the Dish Antenna does not exceed six feet. Portable Dish Antennas shall meet the requirements of Section 5.16.6B.2.c through e of this Section.

ii) Portable Dish Antennas may be installed at locations other than required in Subsections 2, 3, and 4 for not more than seven days in any 30-day period.

2. R-1, R-2, R-3 or R-6 Districts

a. Dish Antennas shall be ground mounted.

b. The diameter shall not exceed ten feet.

c. The height shall not exceed 12 feet.

d. Dish Antennas shall be located only in the area between the rear of the principal Structure and the Rear Lot Line.

e. Dish Antennas shall not be placed closer to any Lot Line than its height.

3. R-4 District

Dish Antennas may be erected in any R-4 zoning district in accordance with the standards of Subsection 2, but they may be mounted on a Roof if they do not exceed the height limit of the district.

4. All Districts Other Than R-1, R-2, R-3, R-4 and R-6 Districts

a. The diameter shall not exceed 12 feet.

Accessory Dwelling Unit – Community Comparisons

Community	Restrictions on Front/Side Entry?	Minimum Lot Size?
Ann Arbor (Current)	No entry from front or side, for attached or detached ADUs	5,000 sq. ft.
Ann Arbor (Proposed)	No requirement.	None.
Asheville, NC	No requirement.	None. Size restricted as a % of lot size.
Austin, TX	No requirement.	None.
Berkley, CA	No requirement.	None.
Boulder, CO	No requirement.	5,000 sq. ft.
Denver, CO	The primary Single Unit Dwelling use shall not be altered in any way so as to appear from a public street to be a multiple-unit dwelling use.	Compliant with Zoning District minimum (3,000 sq. ft. +)
Grand Rapids, MI	Any alterations to existing buildings or structures or the construction of a new structure to accommodate the ADU shall be designed to maintain the architectural design, style, appearance and character of the main building as a detached single-family dwelling, including but not limited to entrances, roof pitch, siding and windows.	Compliant with Zoning District minimum (2,500 sq. ft. +)
Madison, WI	The appearance or character of the principal building shall not be significantly altered so that its appearance is no longer that of a single-family *dwelling*.	5,000 sq. ft.
Minneapolis, MN	The creation of the accessory dwelling unit shall not result in additional entrances facing the public street on the primary structure.	None.
Portland, OR	Only one main entrance may be located on the street-facing facade of the house, attached house or manufactured home unless the house, attached house or manufactured home contained additional entrances before the ADU was created. An exception to this regulation is an entrance that does not have access from the ground, such as an entrance from a balcony or deck. Detached ADUs are exempt from this standard.	None.
Santa Cruz, CA	The entrance to the accessory dwelling unit shall face the interior of the lot unless the accessory dwelling unit is directly accessible from an alley, a public street, or the Monterey Bay Sanctuary Scenic Trail.	None.
Seattle, WA	Only one entrance to the structure may be located on each street-facing facade of the dwelling unit.	Attached – None. Detached – 4,000 sq. ft.
Traverse City, MI	The accessory dwelling unit is clearly incidental to the principal dwelling unit and the structures' exterior appear to be single-family. Only 1 entrance may be located on the façade of the primary dwelling facing the street, unless the primary dwelling contained additional entrances before the accessory dwelling unit was created. An exception to this regulation is entrances that do not have access from the ground such as entrances from balconies or decks.	The existing site and use are substantially in compliance with this Zoning Code.