



Plymouth Downtown Development Authority Meeting Agenda

September 8, 2025 7:00 p.m.

Plymouth City Hall & Online Zoom Webinar

Plymouth Downtown Development Authority
831 Penniman
Plymouth, Michigan 48170

www.downtownplymouth.org
Phone 734-455-1453
Fax 734-459-5792

Join Zoom Webinar: <https://us02web.zoom.us/j/86332234803>

Passcode: 582482

Webinar ID: 863 3223 4803

1) CALL TO ORDER

*Kerri Pollard, Chairperson
Richard Matsu, Vice Chairperson
Suzi Deal, Mayor
Ellen Elliott
Jennifer Frey
Brian Harris
Dan Johnson
Shannon Perry
Ed Saenz
Paul Salloum*

2) CITIZENS COMMENTS

3) APPROVAL OF AGENDA

4) APPROVAL OF MEETING MINUTES

A. August 11, 2025 Regular Meeting Minutes

5) BOARD COMMENTS

6) OLD BUSINESS

A. DDA Five-Year Action Plan Status Update

7) NEW BUSINESS

- A. 2025 Central Parking Deck Maintenance Project Bid Award**
- B. 2025 DTPForward: Reimagining Downtown Plymouth's Streetscape Presentation - SmithGroup**

8) REPORTS AND CORRESPONDENCE

9) ADJOURNMENT

Citizen Comments - This section of the agenda allows up to 3 minutes to present information or raise issues regarding items not on the agenda. Upon arising to address the Board, speakers should first identify themselves by clearly stating their name and address. Comments must be limited to the subject of the item.

Persons with disabilities needing assistance with this should contact the City Clerk's office at 734-453-1234 Monday through Friday from 8:00 a.m. -4:30 p.m., at least 24 hours prior to the meeting. An attempt will be made to make reasonable accommodations.

City of Plymouth Strategic Plan 2022-2026

GOAL AREA ONE - SUSTAINABLE INFRASTRUCTURE

OBJECTIVES

1. Identify and establish sustainable financial model(s) for major capital projects, Old Village business district, 35th District Court, recreation department, and public safety
2. Incorporate eco-friendly, sustainable practices into city assets, services, and policies; including more environmentally friendly surfaces, reduced impervious surfaces, expanded recycling and composting services, prioritizing native and pollinator-friendly plants, encouraging rain gardens, and growing a mature tree canopy
3. Partner with or become members of additional environmentally aware organizations
4. Increase technology infrastructure into city assets, services, and policies
5. Continue sustainable infrastructure improvement for utilities, facilities, and fleet
6. Address changing vehicular habits, including paid parking system /parking deck replacement plan, electric vehicle (EV) charging stations, and one-way street options

GOAL AREA TWO – STAFF DEVELOPMENT, TRAINING, AND SUCCESSION

OBJECTIVES

1. Create a 5-year staffing projection
2. Review current recruitment strategies and identify additional resources
3. Identify/establish flex scheduling positions and procedures
4. Develop a plan for an internship program
5. Review potential department collaborations
6. Hire an additional recreation professional
7. Review current diversity, equity, and inclusion training opportunities
8. Seek out training opportunities for serving diverse communities

GOAL AREA THREE - COMMUNITY CONNECTIVITY

OBJECTIVES

1. Engage in partnerships with public, private and non-profit entities
2. Increase residential/business education programs for active citizen engagement
3. Robust diversity, equity, and inclusion programs
4. Actively participate with multi-governmental lobbies (Michigan Municipal League, Conference of Western Wayne, etc.)

GOAL AREA FOUR - ATTRACTIVE, LIVABLE COMMUNITY

OBJECTIVES

1. Create vibrant commercial districts by seeking appropriate mixed-use development, marketing transitional properties, and implementing Redevelopment Ready Communities (RRC) practices
2. Improve existing and pursue additional recreational and public green space opportunities and facilities for all ages
3. Develop multi-modal transportation plan which prioritizes pedestrian and biker safety
4. Improve link between Hines Park, Old Village, Downtown Plymouth, Plymouth Township, and other regional destinations
5. Maintain safe, well-lit neighborhoods with diverse housing stock that maximizes resident livability and satisfaction
6. Modernize and update zoning ordinance to reflect community vision
7. Implement Kellogg Park master plan

“The government in this community is small and accessible to all concerned.”

-Plymouth Mayor Joe Bida
November 1977



Plymouth Downtown Development Authority Regular Meeting Minutes Monday, August 11, 2025 - 7:00 p.m. Plymouth City Hall & Online Zoom Webinar

City of Plymouth
201 S. Main
Plymouth, Michigan 48170-1637

www.plymouthmi.gov
Phone 734-453-1234
Fax 734-455-1892

1. CALL TO ORDER

Chair Kerri Pollard called the meeting to order at 7:00 p.m.

Present: Chair Pollard, Mayor Suzi Deal, Members Ellen Elliott, Ed Saenz, Paul Salloum, Shannon Perry, and Jennifer Frey.

Excused: Vice Chair Richard Matsu, Member Dan Johnson, and Brian Harris

Also present: DDA Director Sam Plymale, Assistant DDA Director Reiko Misumi-Schelm

2. CITIZENS COMMENTS

Plymale checked for any citizen comments, both in-person and online. There were no comments.

3. APPROVAL OF AGENDA

Perry offered a motion, seconded by Saenz, to approve the agenda for Monday, August 11, 2025.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

4. APPROVAL OF MEETING MINUTES

A. June 9, 2025 Regular Meeting Minutes

Perry offered a motion, seconded by Saenz, to approve the minutes of the June 9, 2024 regular meeting.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

5. BOARD COMMENTS

Director Perry noted citizens' feedback that the Music in the Air banners seemed busier than previous designs and asked if the banners would be used annually. Sam Plymale said they were designed in-house to match marketing materials and might be used for a few years due to cost, with potential changes to sponsor side banners.

Director Elliott praised Sam and Reiko for marketing updates and newsletters and cited citizens' concerns regarding the boulevard's condition, encouraging participation in the upcoming streetscape project. Plymale highlighted issues with the boulevard's watering system and tree species, predicting significant discussion during streetscape planning.

Director Salloum suggested that early-season spraying could help Bradford pears, and Chair Pollard thanked the staff for managing concerts during challenging summer weather.

6. OLD BUSINESS

A. DDA Five-Year Action Plan Status Update

Plymale provided updates on various projects:

- Brickwork was completed between the Penn Theatre and The Gathering, including the removal of a planter and installation of a small shed for event storage.
- The AM Rotary Club is looking to expand the veterans banner program, potentially moving it outside the DDA area.
- Coordination is underway with the Plymouth Community Arts Council and Tony Roko. The production of the arch artwork has begun, with hopes for installation at downtown day by late September, but realistically likely in October.

B. Central Parking Deck Construction Update

Plymale reported on the progress of the Central Parking Deck construction:

- Fishbeck Engineering completed their evaluation earlier in the spring, identifying structural issues underneath the ramp.
- RAM Construction was hired to secure the ramp with temporary shoring.
- The engineer recommended addressing these issues before the next freeze-thaw cycle in 2025.
- The project bid was posted in July, with five companies attending the mandatory pre-bid meeting.
- A recommendation to award the bid is expected at the September board meeting.
- The project is scheduled to start after the Fall Festival and is expected to take 6-8 weeks.
- The ramp will need to be closed for approximately 3-4 weeks during construction.
- Discussions are ongoing with the Christian Science Church about leasing a portion of their lot for overflow parking.
- Plans for the 2026 project will be finalized after the completion of the 2025 work, with intentions to bid it out in November or early December 2025.

Director Salloum inquired about the timeline for the top deck closure, to which Plymale responded it would likely be late September or early October. Director Saenz asked about the names of the companies that bid on the project, and Plymale agreed to provide that information via email.

7. NEW BUSINESS

There was no new business items discussed.

8. REPORTS AND CORRESPONDENCE

A. Downtown Day 2025

Plymale provided information on the upcoming Downtown Day event:

- The event was introduced in 2020 by the Michigan Downtown Association and the State of Michigan to boost economic activity during the COVID-19 pandemic.
- The governor has proclaimed the fourth Saturday in September as Downtown Day in Michigan.
- This will be the third year Plymouth has participated with significant activities.
- The event will include a scavenger hunt and potentially the first pop-up event for the downtown bay project, featuring on-site surveying by Smith Group.
- Volunteers are needed to help with various activities, including hiding golden tickets and assisting with music setups.

Director Perry inquired about how the engagement process would identify residents versus visitors. Plymale mentioned that the consultant group would likely be present at either the September or October meeting to address such questions directly.

9. ADJOURNMENT

Saenz offered a motion, seconded by Perry, to adjourn the meeting at 7:34 p.m.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

Goal	Task	Responsible Party	Timeframe	Status Update (09/04/2025)
Enhance DDA District Aesthetics & Function	<p>**Top Priority** Prepare a Streetscape Improvement Plan With the Following Goals:</p> <ol style="list-style-type: none"> 1. Use DDA Infrastructure Plan as a framework to build on. 2. Enhance aesthetics, function and activating spaces, using industry best practices. 3. Make landscaping consistent across the DDA. 4. Revamp trees, planters, brick pavers. 5. Evaluate patio/outdoor dining opportunities. 6. Review opportunities to maximize and increase sidewalk areas/pedestrian/commerce opportunities to improve pedestrian safety. 7. Develop plan for additional bike racks in the City. 8. Design potential enclosure ideas for The Gathering. <p>(Note: This project will overlap other DDA goals.)</p>	DDA Staff/ DDA Board	Short to Long-term	<p>DDA Staff has started working with SmithGroup on planning for the community engagement process for the Streetscape project (DTP<i>Forward</i>). Initial stakeholder meeting held August 19. Webpage is live, online survey coming soon. Full Community Engagement is expected to begin in September:</p> <ul style="list-style-type: none"> *SmithGroup presentation at September DDA Meeting *DDA staff distributing postcards at Fall Fest (Sept 6, 7) *SmithGroup pop up at Downtown Day event (Sept 27) *Open House at the Cultural Center on October 15 <p>City arborist has indicated that some DDA street trees are showing signs of disease, and may have to be removed prior to streetscape update. DDA staff updated public on trees in June newsletter.</p> <p>Patio dining season is April 1st to November 1st.</p> <p>3-year Fleet Street trash contract with WM approved at April DDA meeting.</p>
	<p>**Top Priority** Create Proactive Community Engagement Plan to educate residents and business owners about the Streetscape Improvement Plan project.</p> <ol style="list-style-type: none"> 1. Gather community input. 2. Educate downtown stakeholders of plan. 			

Red Text = DDA Related Items from City Commission 2025 City-Wide One-Year Tasks

Goal	Task	Responsible Party	Timeframe	Status Update (09/04/2025)
Improve Parking	<p>Improve the Condition of Existing Lots by:</p> <p>1. **Top Priority** Resurface the existing lots that are in need.</p> <p>2. Prepare a plan to reconstruct/replace the Central Parking Structure.</p> <p>3. Complete Central Parking Deck engineering review for 2026 major renovation</p>	City Commission/ DDA Board	Short-term	<p>2025 Central Parking Deck Maintenance Bid Award on September DDA Agenda. Upper level of the deck will likely be closed for several weeks in September of 2025. The major renovation project to take place in spring of 2026.</p> <p>Parking Deck Engineer presented Life Cycle Analysis Report at May 2024 DDA Meeting. Report indicates an approximate 20 year additional lifespan with regular maintenance.</p>
	<p>Maximize the Number of Parking Spaces by:</p> <p>1. **Top Priority** Re-assess parking desires of parking patrons/users via user input, needs study, or other methods. Work with the Planning Commission and businesses.</p> <p>2. Work with property owners of private lots to optimize layout, number of spaces, and increase efficiency/capacity.</p> <p>3. Analyze more efficient parking space design (Pull-in vs. parallel vs. angled, etc.).</p> <p>4. Work with Planning Commission to review approach to businesses providing parking. Look for more collective approach.</p>	City Commission/ Planning Commission/ DDA Board/ DDA Staff	Short to Mid-term	A assessment of potential parking changes will be address during Streetscape Design. Valet Parking season begins Nov 1.
	<p>Other</p> <p>1. Incorporate electric vehicle (EV) charging stations.</p>	DDA Staff/ DDA Board	Short to Long-term	Current EV charging stations at Saxton's lot are getting regular use. Potential to add more during streetscape upgrade.

Red Text = DDA Related Items from City Commission 2025 City-Wide One-Year Tasks

Goal	Task	Responsible Party	Timeframe	Status Update (09/04/2025)
Improve Pedestrian Safety (Coordinate with Streetscape Improvement Plan)	**Top Priority** Create Consistent Approach to Determining Pedestrian Crossing Facilities. 1. Complete 2025 Infrastructure Program and reach decision/direction on push button usage in the DDA.	City Commission/ DDA Board	Short-term	Signals have been altered with automatic pedestrian signal activation at this time. At 1/13/25 meeting, DDA Board recommended that City Commission move forward with the Main/Church intersection project without engineer recommended push button signals. Intersection upgrade will likely become part of the planned streetscape upgrade.
	Top Priority Prepare Plan to Address Tree issues, including: 1. Develop tree replacement plan. 2. Tree grates or alternative surfacing around trees.	DDA Staff	Short-term	Tree replacement and subsequent addition of tree grates to be addressed during streetscape upgrade.
	Other 1. Ensure consistent sidewalk trim/brick work throughout the DDA. 2. Implement vehicle management features that slow cars, reduce traffic, etc. 3. Address uneven sidewalk pavement. 4. Develop a plan to activate alleys and sidewalks. 5. Eliminate obstacles on sidewalks and pedestrian crossings (such as light poles, planters, etc.). 6. Design, purchase, and install street security bollards at minimum of two downtown locations and Cultural Center main entrance.	City Commission/ DDA Board/ DDA Staff	Short-to Long-term	Contractor completed brick repairs between the Penn Theatre and The Gathering in late July 2025. City has purchased some movable security barricades for events.
Kellogg Park (Coordinate with Streetscape Improvement Plan)	**Top Priority** Address Turf Issues by: 1. Explore natural/synthetic alternatives to turf grass. 2. Look into better turf management.	DDA Staff/ DDA Board	Short-term	DDA staff to explore hiring an agronomist or turf expert to complete study in 2026.
	Create brick pathways that are consistent with the downtown in Kellogg Park.	DDA Staff/ DDA Board	Short-term	
	Other 1. Update the Kellogg Park landscape plan. 2. Evaluate health of existing trees. 3. Incorporate East Penniman, or use of this street, into Kellogg Park functions. 4. Add security cameras.	City Commission/ DDA Board	Short to Long-term	Kellogg Park holiday tree was replaced in mid April 2025. An additional tree in the park had to be removed due to safety issues. Several street trees are likely to be removed in 2025 due to disease. Kellogg Park security cameras are up and running as of August 2024.

Red Text = DDA Related Items from City Commission 2025 City-Wide One-Year Tasks

Goal	Task	Responsible Party	Timeframe	Status Update (09/04/2025)
Support Businesses	**Top Priority** Evaluate public Wi-Fi in DTP.	City Commission/ DDA Board	Short-term	DDA staff is working with City's IT director on a recommendation for the DDA Board in fall of 2025.
	<p>Support Business Goals Through:</p> <ol style="list-style-type: none"> 1. Continue community events. 2. Quantify value of proposed CC & DDA improvements to businesses. 3. Encourage business involvement in DDA programs. 4. Use Redevelopment Ready Communities program as a guide to market vacant properties. 5. Implement programming to create connections to other parts of the community. 6. Obtain sponsorships for DDA Music in the Air concert events, DDA banners, bandshell banners, and park/playground. 	DDA Staff/ DDA Board	Short to Long-term	<p>DDA Staff has started prep for the September 27 Downtown Day Event. More than 20 businesses signed up to be involved. Large crowds at the last few Friday concerts.</p> <p>New AM Rotary Veterans banners program will return in October. AM Rotary looking partner with DDA/City to expand program.</p> <p>Business updates, events, available properties continue to be featured in monthly eNewsletter, print calendar, window slideshow. DDA website "business cards" and business directory updated, changes made as needed.</p> <p>DDA board made recommendation to raise liquor license cap by 1. In March 2025, City Commission approved raising the liquor cap by 2 inside the DDA, and 2 outside the DDA.</p>
Other	<p>Implement More Art Projects in the DDA, such as:</p> <ol style="list-style-type: none"> 1. Invisible paint that appears when it rains, with messages such as "Thank you for shopping Downtown Plymouth." 2. Add more street art/painted artwork. 3. Participate in Phase III of Plymouth Art Walk 	DDA Staff/ DDA Board	Short to Long-term	<p>DDA staff met with Roko and PCAC in August. Installation of Phase III expected in early November 2025. DDA staff working on plaques with QR codes linked to ArtWalk page on DDA website. DDA Board approved funding match of \$25K with PCAC for Phase III of Plymouth Art Walk in February 2025. HDC approved Phase III in March 2025.</p>

Red Text = DDA Related Items from City Commission 2025 City-Wide One-Year Tasks



831 Penniman Ave. Plymouth MI 48170
Ph: 734.455.1453 Fax: 734.459.5792

ADMINISTRATIVE RECOMMENDATION

To: DDA Board
From: DDA Staff
CC: S:\DDA\Shared Files\DDA Board\DDA Agendas\DDA Agendas 2025\September2025
Date: 9/4/2025
Re: 2025 Central Parking Deck Maintenance Project Bid Award – Pullman SST, Inc.

BACKGROUND:

The Downtown Development Authority is responsible for the annual and long-term maintenance of the Central Parking Deck, which includes all scheduled and emergency repairs.

At the March 2025 meeting, the DDA Board contracted with Fishbeck to complete an engineering review of the Central Parking Deck for any needed repairs in 2025, and for the anticipated 2026 major renovation project. Earlier this spring, Fishbeck engineer Jeanette Grzeskowiak completed her evaluation for potential needed repairs in 2025. This year's needed repairs focus primarily on the ramp to the upper level.

Fishbeck and Plymouth DDA staff posted the bid specifications in late July, and the project received a total of two bids, from Pullman SST, Inc. and RAM Construction Services of Michigan, Inc. Both Pullman and RAM were present at the required pre-bid meeting on August 7.

Of the two bids received, Pullman had the lowest base bid of \$61,195. The bid tabulation form is attached for your reference, as are both bids. Our engineer also recommends a 10% contingency on this project, which is standard for this type of project. That would bring the total recommended approved amount not to exceed \$67,314.50 for the 2025 Central Parking Deck Maintenance Project.

Pullman is located in Trenton, Michigan. Although DDA staff has not worked with Pullman on any recent projects, Fishbeck has worked with this company regularly including recent projects on parking decks in Ann Arbor and Royal Oak. Engineer Jeanette Grzeskowiak believes Pullman is qualified to handle this project. Her recommendation is attached.

It should be noted that the upper level of the Central Parking Deck will need to be closed for several weeks during this project. While the exact schedule isn't known at this time, the closure will likely begin by late September and remain through the first week or two of October. DDA staff has posted notices of this anticipated closure in recent DDA newsletters and on the DDA's website. DDA staff intends to further communicate this anticipated closure with emails to business owners, hand delivered letters to the surrounding businesses, and outreach on our social media channels. In addition, DDA staff has engaged in conversations with the Christian Science Church near Harvey and

Ann Arbor Trail to lease some of their paces during the closure for public parking. DDA staff intends to finalize an agreement with the Church once the construction schedule is finalized.

DDA staff expects Fishbeck to provide a project scope for the anticipated 2026 major renovation of the Central Parking Deck shortly after the 2025 project is completed. The DDA Board will be updated on details of that project at that time.

RECOMMENDATION:

Staff recommends that the DDA Board approve the low-bid contract, including a standard 10% contingency not to exceed \$67,314.50 to Pullman SST, Inc. to perform the stated repairs outlined by Fishbeck. The funding will come from Acct. No. 494.261.977.813

Plymouth Central Parking Structure Restoration 2025

BID TABULATION

29-Aug-25

BASE BID

				RAM Construction Services		Pullman SST, Inc.	
Item No.	Item Description	Unit	Total Bid Quantity	Unit Price	Bid Price	Unit Price	Bid Price
Division 0 & 1							
1.1	Contractor Mobilization	L.S.	1	\$ 4,645.00	\$ 4,645.00	\$ 4,700.00	\$ 4,700.00
1.2	Contractor General Requirements	L.S.	1	\$ 6,677.00	\$ 6,677.00	\$ 3,925.00	\$ 3,925.00
Division 3							
3.1	PC Beam Concrete Repair	S.F.	25	\$ 214.00	\$ 5,350.00	\$ 135.00	\$ 3,375.00
3.2	PC Column Concrete Repair	S.F.	50	\$ 147.00	\$ 7,350.00	\$ 130.00	\$ 6,500.00
3.3	PC Concrete Haunch Repair	EA.	2	\$ 2771.00	\$ 5,542.00	\$ 765.00	\$ 1,530.00
3.4	PC Concrete Tee Stem Repair	S.F.	5	\$ 475.00	\$ 2,375.00	\$ 200.00	\$ 1,000.00
3.5	PC Concrete Bearing Stem Strengthening Repair	L.F.	31	\$ 1510.00	\$ 46,810.00	\$ 940.00	\$ 29,140.00
A1	Spandrel Repair	S.F.	15	\$ 133.00	\$ 1,995.00	\$ 200.00	\$ 3,000.00
A2	Full Depth Concrete Repair	S.F.	25	\$ 209.00	\$ 5,225.00	\$ 165.00	\$ 4,125.00
Division 7							
7.1	Remove & Replace Wall Sealant (Silicone)	L.F.	60	\$ 24.00	\$ 1,440.00	\$ 15.00	\$ 900.00
7.2	Remove & Replace Horizontal Sealant	L.F.	50	\$ 28.00	\$ 1,400.00	\$ 10.00	\$ 500.00
7.3	Install Traffic Coating	S.F.	50	\$ 75.00	\$ 3,750.00	\$ 22.50	\$ 1,125.00
Division 9							
9.1	Repaint at Areas of New Coating	LS	1	N/A	\$ 625.00	\$ 1375.00	\$ 1,375.00
TOTAL BASE BID				\$ 93,184.00		\$ 61,195.00	

*Unit Key Code: L.S. - Lump Sum, S.F. - Square Foot, L.F. - Lineal Foot, EA. - Each

RAM Construction Services		Pullman SST, Inc.	
Yes		Yes	Bid Bond
Yes		Yes	Addenda Acknowledged
Yes		Yes	Contractor Qualificaitons Statement
Ron Clapper		Bob Richmond / Kyle Flaler	Proposed Superintendent
Dan Canedo		Tate Larson	Proposed Project Manager

August 29, 2025
Project No. 240944

Sam Plymale
City of Plymouth
Downtown Development Authority
831 Penniman Avenue
Plymouth, MI 48170

**City of Plymouth Central Parking Structure Restoration 2025
Contractor Bid Review and Recommendation**

Dear Sam:

Fishbeck has reviewed the contractor bids received on August 26, 2025, for the City of Plymouth Central Parking Structure Restoration 2025 project. Five contractors attended the mandatory pre-bid meeting. Bids were received from the following two contractors:

- Pullman SST, Inc.
- RAM Construction Services of Michigan, Inc.

The apparent low bidder was Pullman SST, Inc., with a total base bid of \$61,195.00. A completed bid form was provided, including the required bid security.

Pullman SST has been in business for 31 years. They have an office located in Trenton, Michigan. We met with Matthew Boileau, Estimator for Pullman SST, Inc. regarding their bid to verify that they understand the project requirements. Mr. Boileau stated that they are comfortable with their bid and understand the scope of work and specific scheduling requirements.

It is our opinion that Pullman SST is qualified to complete the project and their bid is consistent with the scope and intent of the project. Additionally, Pullman has effectively executed parking structure restoration projects with Fishbeck and the City of Ann Arbor and the City of Royal Oak. If you have any questions or require additional information, please contact me at 269.547.8144 or jgrzeskowiak@fishbeck.com.

Sincerely,

Jeannette Grzeskowiak

Project Manager – Parking and Restoration

By email



PULLMAN SST INC
Central Parking Structure
Restoration 2025

E-MAILED AUG 26 2025

9:44am
MB



Fidelity and Deposit Company of Maryland
Colonial American Casualty and Surety
Company

Home Office: 1299 Zurich Way Schaumburg IL 60196

AIA Document 310 - 2010 Bid Bond

CONTRACTOR (Name, legal status and address):

Pullman SST, Inc.
10150 Old Columbia Rd.
Columbia, MD 21046

SURETY (Name, legal status and principal place of business):

Fidelity and Deposit Company of Maryland
1299 Zurich Way, 10th Floor
Schaumburg, IL 60196-1056

OWNER (Name, legal status and address):

City of Plymouth
831 Penniman Avenue
Plymouth, MI 48170

Bond Amount: 5% Five Percent of Amount Bid

PROJECT : (Name, location or address, and Project number, if any):

Central Parking Structure Restoration 2025 - Project Number 2500519

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters in to a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed by the Contractor.

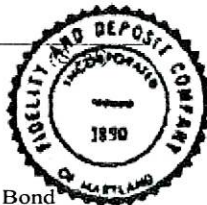
When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted here from and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 30th day of July, 2025

(Witness)

(Seal)

(Witness) Bryan Caneschi



Pullman SST, Inc.

(Principal)

(Seal)

By: Victor J. ...

(Title) Victor J. ... Branch Director
Fidelity and Deposit Company of Maryland

(Surety)

By: Shirlene Greene

(Title) Shirlene Greene, Attorney-in-Fact



**ZURICH AMERICAN INSURANCE COMPANY
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY
FIDELITY AND DEPOSIT COMPANY OF MARYLAND
POWER OF ATTORNEY**

KNOW ALL MEN BY THESE PRESENTS: That the ZURICH AMERICAN INSURANCE COMPANY, a corporation of the State of New York, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, a corporation of the State of Illinois, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND a corporation of the State of Illinois (herein collectively called the "Companies"), by Christopher Nolan, Vice President, in pursuance of authority granted by Article V, Section 8, of the By-Laws of said Companies, which are set forth on the reverse side hereof and are hereby certified to be in full force and effect on the date hereof, do hereby nominate, constitute, and appoint **Jynell Marie WHITEHEAD, Jennifer B. GULLETT, Catherine THOMPSON, Amy R. WAUGH, Noah William PIERCE, Shirlene GREENE, all of Charlotte, North Carolina**, its true and lawful agent and Attorney-in-Fact, to make, execute, seal and deliver, for, and on its behalf as surety, and as its act and deed: **any and all bonds and undertakings**, and the execution of such bonds or undertakings in pursuance of these presents, shall be as binding upon said Companies, as fully and amply, to all intents and purposes, as if they had been duly executed and acknowledged by the regularly elected officers of the ZURICH AMERICAN INSURANCE COMPANY at its office in New York, New York., the regularly elected officers of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at its office in Owings Mills, Maryland., and the regularly elected officers of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at its office in Owings Mills, Maryland., in their own proper persons.


The said Vice President does hereby certify that the extract set forth on the reverse side hereof is a true copy of Article V, Section 8, of the By-Laws of said Companies, and is now in force.

IN WITNESS WHEREOF, the said Vice-President has hereunto subscribed his/her names and affixed the Corporate Seals of the said **ZURICH AMERICAN INSURANCE COMPANY, COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and FIDELITY AND DEPOSIT COMPANY OF MARYLAND**, this 2nd day of June A.D. 2025.

ATTEST:
**ZURICH AMERICAN INSURANCE COMPANY
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY
FIDELITY AND DEPOSIT COMPANY OF MARYLAND**



By: **Christopher Nolan**
Vice President



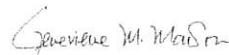
By: **Dawn E. Brown**
Secretary



**State of Maryland
County of Baltimore**

On this 2nd day of June A.D. 2025, before the subscriber, a Notary Public of the State of Maryland, duly commissioned and qualified, **Christopher Nolan, Vice President and Dawn E. Brown, Secretary** of the Companies, to me personally known to be the individuals and officers described in and who executed the preceding instrument, and acknowledged the execution of same, and being by me duly sworn, deposeth and saith, that he/she is the said officer of the Company aforesaid, and that the seals affixed to the preceding instrument are the Corporate Seals of said Companies, and that the said Corporate Seals and the signature as such officer were duly affixed and subscribed to the said instrument by the authority and direction of the said Corporations.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Official Seal the day and year first above written.



Genevieve M. Maison
Notary Public
My Commission Expires January 27, 2029



Authenticity of this bond can be confirmed at bondvalidator.zurichna.com or 410-559-8790

EXTRACT FROM BY-LAWS OF THE COMPANIES

"Article V, Section 8, Attorneys-in-Fact. The Chief Executive Officer, the President, or any Executive Vice President or Vice President may, by written instrument under the attested corporate seal, appoint attorneys-in-fact with authority to execute bonds, policies, recognizances, stipulations, undertakings, or other like instruments on behalf of the Company, and may authorize any officer or any such attorney-in-fact to affix the corporate seal thereto; and may with or without cause modify or revoke any such appointment or authority at any time."

CERTIFICATE

I, the undersigned, Vice President of the ZURICH AMERICAN INSURANCE COMPANY, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND, do hereby certify that the foregoing Power of Attorney is still in full force and effect on the date of this certificate; and I do further certify that Article V, Section 8, of the By-Laws of the Companies is still in force.

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the ZURICH AMERICAN INSURANCE COMPANY at a meeting duly called and held on the 15th day of December 1998.

RESOLVED: "That the signature of the President or a Vice President and the attesting signature of a Secretary or an Assistant Secretary and the Seal of the Company may be affixed by facsimile on any Power of Attorney....Any such Power or any certificate thereof bearing such facsimile signature and seal shall be valid and binding on the Company."

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at a meeting duly called and held on the 5th day of May, 1994, and the following resolution of the Board of Directors of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at a meeting duly called and held on the 10th day of May, 1990.

RESOLVED: "That the facsimile or mechanically reproduced seal of the company and facsimile or mechanically reproduced signature of any Vice-President, Secretary, or Assistant Secretary of the Company, whether made heretofore or hereafter, wherever appearing upon a certified copy of any power of attorney issued by the Company, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seals of the said Companies, this 30th day of July 2025.



Mary Jean Pethick
Vice President

TO REPORT A CLAIM WITH REGARD TO A SURETY BOND, PLEASE SUBMIT A COMPLETE DESCRIPTION OF THE CLAIM INCLUDING THE PRINCIPAL ON THE BOND, THE BOND NUMBER, AND YOUR CONTACT INFORMATION TO:

Zurich Surety Claims
1299 Zurich Way
Schaumburg, IL 60196-1056
reportsfclaims@zurichna.com
800-626-4577

Authenticity of this bond can be confirmed at bondvalidator.zurichna.com or 410-559-8790

SECTION 00 41 43 - BID FORM

Bid of PULLMAN SST., Inc, hereinafter
called Bidder, organized and existing under the laws of or a resident of the State of Delaware,
doing business as Corporation.*

*Insert as applicable: "a corporation", "a partnership" or "an individual".

To City of Plymouth, hereinafter called Owner.

ARTICLE 1 – BID RECIPIENT

- 1.01 The undersigned Bidder proposes and agrees, if this Bid is accepted, to enter into an Agreement with Owner in the form included in the Bidding Documents to perform all Work as specified or indicated in the Bidding Documents for the prices and within the times indicated in this Bid and in accordance with the other terms and conditions of the Bidding Documents.

ARTICLE 2 – BIDDER'S ACKNOWLEDGEMENTS

- 2.01 Bidder accepts all of the terms and conditions of the Invitation to Bid and Instructions to Bidders, including without limitation those dealing with the disposition of Bid security. This Bid will remain subject to acceptance for 45 days after the Bid opening, or for such longer period of time that Bidder may agree to in writing upon request of Owner.

ARTICLE 3 – BIDDER'S REPRESENTATIONS

- 3.01 In submitting this Bid, Bidder represents that:

- A. Bidder has examined and carefully studied the Bidding Documents, other related data identified in the Bidding Documents, and the following Addenda, receipt of all which is hereby acknowledged:

Addendum Number

1

Addendum Date

8/19/2025

- B. Bidder has visited the Site and become familiar with and is satisfied as to the general, local, and Site conditions that may affect cost, progress, and performance of the Work.
- C. Bidder is familiar with and is satisfied as to Laws and Regulations that may affect cost, progress, and performance of the Work.
- D. Bidder has considered the information known to Bidder; information commonly known to contractors doing business in the locality of the Site; information and observations obtained from visits to the Site; the Bidding Documents; and the Site-related reports and drawings identified in the Bidding Documents, with respect to the effect of such information, observations, and documents on:
- (1) the cost, progress, and performance of the Work;
 - (2) the means, methods, techniques, sequences, and procedures of construction to be employed by Bidder, including applying the specific means, methods, techniques, sequences, and procedures of construction expressly required by the Bidding Documents; and
 - (3) Bidder's safety precautions and programs.

- F. Based on the information and observations referred to in Paragraph 3.01.E above, Bidder does not consider that further examinations, investigations, explorations, tests, studies or data are necessary for the determination of this Bid for performance of the Work at the price(s) bid and within the times required, and in accordance with the other terms and conditions of the Bidding Documents.
- G. Bidder is aware of the general nature of work to be performed by Owner and others at the Site that relates to the Work as Indicated in the Bidding Documents.
- H. Bidder has given Engineer written notice of all conflicts, errors, ambiguities or discrepancies that Bidder has discovered in the Bidding Documents, and the written resolution thereof by Engineer is acceptable to Bidder.
- I. The Bidding Documents are generally sufficient to indicate and convey understanding of all terms and conditions for the performance of the Work for which this Bid is submitted.

ARTICLE 4 – BIDDER'S CERTIFICATION

4.01 Bidder certifies that:

- A. This Bid is genuine and not made in the interest of or on behalf of any undisclosed individual or entity and is not submitted in conformity with any collusive agreement or rules of any group, association, organization or corporation;
- B. Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid;
- C. Bidder has not solicited or induced any individual or entity to refrain from bidding; and
- D. Bidder has not engaged in corrupt, fraudulent, collusive, or coercive practices in competing for the Contract.

ARTICLE 5 – BASIS OF BID

5.01 Bidder will complete the Work in accordance with the Contract Documents for the following unit prices:

BASE BID - PLYMOUTH - CENTRAL STREET PARKING STRUCTURE 2025

Work Item No.	Work Item Description	Reference Spec or Detail	Units	Estimated Quantity	Unit Cost	Cost
Division 0 & 1 - General Conditions						
1.1	Contractor Mobilization	Div. 0 and 1	L.S.	1	n/a	\$4,700.00
1.2	Contractor General Requirements	Div. 0 and 1	L.S.	1	n/a	\$3,925.00
Division 3 - Concrete						
3.1	PC Beam Concrete Repair	1&2/SR502	S.F.	25	\$135.00	\$3,375.00
3.2	PC Column Concrete Repair	4/SR502	S.F.	50	\$130.00	\$6,500.00
3.3	PC Concrete Haunch Repair	3/SR502	EA.	2	\$765.00	\$1,530.00
3.4	PC Concrete Tee Stem Repair	3/SR501	S.F.	5	\$200.00	\$1,000.00
3.5	PC Concrete Bearing Stem Strengthening Repair	8&9/SR501	L.F.	31	\$940.00	\$29,140.00
A1	Spandrel Repair	2/SR502	S.F.	15	\$200.00	\$3,000.00
A2	Full Depth Concrete Repair	10/SR501	S.F.	25	\$165.00	\$4,125.00
Division 7 - Waterproofing						
7.1	Remove & Replace Wall Sealant (Silicone)	4/SR501	L.F.	60	\$15.00	\$900.00
7.2	Remove & Replace Horizontal Sealant	5&6/SR501	L.F.	50	\$10.00	\$500.00
7.3	Install Traffic Coating	7/SR501	S.F.	50	\$22.50	\$1,125.00
Division 9 - Finishes						
9.1	Repaint at Areas of New Coating	09 91 33	LS	1	\$1,375.00	\$1,375.00
TOTAL BASE BID						\$61,195.00

PULLMAN SST., Inc,

Bidder (Firm or Corporation Name)

Bidder acknowledges that estimated quantities are not guaranteed, and are solely for the purpose of comparison of Bids, and final payment for all unit price Bid items will be based on actual quantities, determined as provided in the Contract Documents.

ARTICLE 6 – TIME OF COMPLETION

- 6.01 Bidder agrees that the Work will be substantially complete on or before November 14, 2025 and completed and ready for final payment in accordance with the General Conditions on or before December 1, 2025.
- 6.02 Bidder accepts the provisions of the Agreement as to liquidated damages.
- 6.03 Bidder acknowledges the following dates:
- A. Anticipated award date is September 9, 2025 (Subject to Owner Approval)

PULLMAN SST., Inc,

Bidder (Firm or Corporation Name)

ARTICLE 7 – ATTACHMENTS TO THIS BID

7.01 The following documents are submitted with and made a condition of this Bid:

- A. Required Bid security.
- B. List of Proposed Subcontractors; **N/A**
- C. List of Proposed Suppliers;
- D. List of Project References; and
- E. Required Bidder Qualification Statement with Supporting Data.

ARTICLE 8 – DEFINED TERMS

8.01 The terms used in this Bid with initial capital letters have the meanings indicated in the Instructions to Bidders, the General Conditions, and the Supplementary Conditions.

ARTICLE 9 – BID SUBMITTAL

9.01 This Bid is submitted by:

SUBMITTED on 26th of August, 2025
Date*

280 W. Jefferson Ave
Business Street Address*

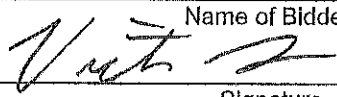
Trenton, MI 48183
City, State, and Zip*

734-318-3380
Telephone Number*

Facsimile Number*

MBOILEAU@PULLMAN-SERVICES.COM
E-mail Address*

BY: PULLMAN SST Inc.


Name of Bidder* ,
Signature

Victor Juncaj - Branch Director/Secretary/ Treasurer
Name and Title of Signatory*

*Typed or printed in ink.

END OF SECTION 00 41 43

SECTION 00 45 13 – CONTRACTOR QUALIFICATIONS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 BIDDER REPRESENTATION

- A. Contractor and/or selected Subcontractors must meet minimum qualification requirements as specified herein. The Owner reserves the right to waive requirements where it is in the Owner's interest.
- B. By submitting a Bid, Bidder represents that minimum qualifications have been satisfied; or has provided justification for Owner's consideration of qualifications.
- C. Although Contractor's and Subcontractor's personnel qualifications are important, qualifications required within this section shall be qualifications of the Contractor, not specific Contractor personnel unless requested.

1.3 MINIMUM CONTRACTOR AND/OR SUBCONTRACTORS QUALIFICATION REQUIREMENTS

- A. Structural Restoration: Installer shall meet experience requirements specified in Division 03 Section "Rehabilitation of Concrete."
- B. Traffic-Bearing Membrane: Installer shall meet experience requirements specified in Division 07 Section "Traffic Coatings."
- C. Joint Sealants: Installer shall meet experience requirements specified in Division 07 Section "Joint Sealants for Parking Structures."

1.4 MINIMUM SUPERINTENDENT QUALIFICATIONS

- A. Superintendent for project shall have a minimum of two years of supervisory experience on similar projects.
- B. Superintendent shall have performed in supervisory role as Project Superintendent on at least 2 projects, each with a construction budget of at least \$250,000.

1.5 MINIMUM PROJECT MANAGER QUALIFICATIONS

- A. Project Manager for project shall have a minimum of two years of Project Management experience on similar projects.
- B. Project Manager shall have performed in role as Project Manager on at least 2 projects, each with a construction budget of at least \$500,000.

1.6 CONTRACTOR QUALIFICATION STATEMENT

- A. Contractor and appropriate Subcontractors shall complete the Qualification Statement provided in Section 00 45 14, Contractor Qualification Statement, and submit to the Owner with Bid.
- B. The Bidder must answer all questions in the Section. The questions relate to the Bidder's eligibility to enter into a contract with Owner and to conditions which may affect the Bidder's ability to perform all contractual responsibilities undertaken in connection with this contract.

- C. The Owner will be the sole judge as to whether the Bidder has satisfactorily met the qualification requirements for this project. The Owner's experience with a Bidder who has previously performed work for the Owner may also be considered in the qualifications of such Bidder; and satisfactory performance on previous projects may be used in lieu of meeting all specific requirements of this Section.
- D. Unsatisfactory performance on previous projects may be sufficient cause for Owner to reject Bidder.
- E. Prequalification by a Bidder shall not constitute a final determination by Owner as to the responsibility of such Bidder. The Owner reserves the right to reevaluate the Bidder's qualifications and responsibility and to request additional information and substantiation at any time prior to the award of Contract.
- F. Owner reserves the right to waive any informality or irregularity in the qualifications. Owner also reserves the right to waive requirements for any specific qualification.

PART 2 - PRODUCTS

Not used.

PART 3 - EXECUTION

Not used.

END OF SECTION 00 45 13

City of Plymouth
Central Parking Structure Restoration 2025
Plymouth, Michigan
Project Number 2500519

Contractor Qualification Statement

Section 00 45 14

SECTION 00 45 14 – CONTRACTOR QUALIFICATION STATEMENT

PROJECT: City of Plymouth
Central Parking Structure Restoration 2025

Qualification Submitted by: Matthew Boileau

Bidder: PULLMAN SST, Inc.

Date: 8/26/2025

Business Address: 280 W. Jefferson Ave
Trenton, MI 48183

Phone: 734-318-3380

Email: MBOILEAU@PULLMAN-SERVICES.COM

Notice: The qualification statement is to be submitted with bid.

PART 1 - GENERAL

1.1 GENERAL

- A. How many years has your organization been in business as a General Contractor? 31 years.
- B. How many years has your organization been in business as a Structural Restoration Contractor? 31 years.
- C. How many years has your organization been in business as a Waterproofing Contractor? 31 Years.

- D. Has your organization ever completed work for City of Plymouth? ☐ Yes ☒ No

If yes, provide description of work, date, and specific contract within the last five years.

1.2 BUSINESS ORGANIZATION

- A. Sole Proprietorship: If the bidder is an individual, list the proprietor's name and address:

- B. Partnership: If the bidder is a partnership, provide the following information:

1. Date of Organization:
2. Partners authorized to submit proposals and sign contracts:

- C. Is your organization legally qualified to do business in the State of Michigan? ☐ Yes ☐ No

If yes, indicate register or license number:

D. Corporation: If the bidder is a corporation, provide the following information:

1. Date of Incorporation: **December 16, 1993**
2. State in which incorporated: **Delaware**
3. If incorporated in another state, are you authorized to do business in the State of Michigan: ☒ Yes ☐ No
4. Name and address of corporation's registered agent in Michigan:

National Registered Agents Inc.
40600 Ann Arbor Road East Suite 201
Wayne County
Plymouth, MI 48170-4675

5. Name and titles of officers authorized to submit proposals and sign contracts:

Andrew Garver	President
Robert W. Gensel	Vice President
Victor Juncaj	Secretary/Treasurer

6. Name and address of parent company if firm is a subsidiary:

Structural Group, Inc.
10150 Old Columbia Rd.
Columbia, MD 21046

1.3 SUMMARY OF CONTRACTOR WORK EXPERIENCE

- A. Provide (attach) relevant information for a minimum of three (3) similar contracts completed within the last five years. See requirements in Section 00 45 13, Contractor Qualifications. Information to include:

1. Project name and location.
2. Contract type, initial contract amount, and final contract amount.
3. Start and completion dates.
4. Name and contact information for Owner and professional engineering/architectural design firm.
5. Identify type of repairs (i.e., concrete repairs, waterproofing membranes, etc.).

1.4 CONTRACTOR SUPERINTENDENT WORK EXPERIENCE

- A. Name of Proposed Superintendent: Bob Richmond / Kyle Flaler
- B. Provide (attach) a summary of similar projects completed within the last 5 years by the proposed superintendent; describe the level of responsibility for each project; provide at least two (2) Owner references.

Project Name	WCAA Big Blue Deck	UofM P4 Parking garage	McKendree Parking Garage
Contract Type/ Initial /Final Value	AIA ; \$5,275,00 ; \$5,675,00	AIA; \$1,972,00 ; \$2,180,00	AIA; \$1,346,000\$2,386,000
Commencement/Completion	April 2022 - November 2024	April 2023 - October 2024	January 2022 - October 2023
Contact	Gary.bell@wcaa.us ;	paspenca@umich.edu ;	Bob@premier parking.com
Scope	Concrete Repairs(including 200 SF PD Tee stem repairs and 24 tee stem encasements)	Concrete Repairs	Concrete Repairs

Foreman	Bob Richmond	Mike Knapp	Kyle Flaler
Project Name	Syracuse Regional Airport		Southgate-Wyandotte
Contact	PeltonC@syraairport.org		Effluent Channel
Scope	Concrete repairs @ post tensioned deck: Full and Partial depth concrete repairs, beam/column pd repair, & expansion joint replacement.		Concrete repairs @ Water treatment plant: Full and Partial depth concrete repairs, waterproofing, and topping slab replacement
Commencement/Completion	December 2023-March 2024		February 2024-June 2024

Project Manager Tate Larson

UM Parking Garages 2025. April 2025-August 2025. Overhead, column, beam, floor slab concrete repairs, expansion joint, flashing, traffic coating, & penetrating sealer.
bzybura@umich.edu
andreah@umich.edu

•UM Parking Structures 2025	\$	750,000
•UM NCAC Bridge Restoration	\$	650,000
•UM Hospital Tunnel Waterproofing Repairs	\$	697,250
•MGM Parking Garage Repairs	\$	312,813
•UM Power Center Columns	\$	214,306
•DTE WCB Building Electrical Upgrades	\$	160,500
•Logansport Memorial Hospital 2023	\$	153,040
•MDOT Sanilac County Bridge FRP Repairs	\$	147,120

1.5 CONTRACTOR PROJECT MANAGER WORK EXPERIENCE

- A. Name of Proposed Project Manager: Tate Larson
- B. Provide (attach) a summary of similar projects completed within the last 5 years by the proposed project manager; describe the level of responsibility for each project; provide at least two (2) Owner references.

1.6 PERFORMANCE AND PAYMENT BOND

- A. Corporate Surety Name: The undersigned bidder hereby submits the name of the following surety company will provide a performance and payment bond to the Owner in the event that the bidder is awarded the contract. A signed statement from the surety and certificates of the authority of officer signing are attached.

1. Corporate Surety Name: Fidelity and Deposit Company of Maryland (Zurich)
2. Address: 1299 Zurich Way, Schaumburg, IL 60196-1056
-
-

- B. Surety's Rating in Best's Insurance Guide:

1. Policy Holder's Rating: Rating A+ (Superior)
2. Financial Rating: XV

- C. Local Agent:

1. Name: Catherine Thompson
2. Agency: Willis Towers Watson Hearst Tower
3. Phone: 704-927-6006

- D. Maximum Bonding Available: \$600,000,000 Aggregate

1.7 BUSINESS AND FINANCIAL INFORMATION

- A. Company's Annual Business Volume: \$168,150,423
- B. Number of years in business: 31 Years
- C. Company's Financial Institution References:

1. Name and Address:

Wells Fargo Bank, N.A.

420 Montgomery St. 7th Fl.

San Francisco, CA 94104

Officer: Heather Torzok, Assistant Vice President, Relationship Associate

Phone: (410) 332-5208

2. Name and Address:

Officer: _____

1.8 DISCLOSURE AND GENERAL QUESTIONS

- A. Judgments and Claims: Are there any judgments, claims, or suits pending or outstanding against your firm?

If yes, will this affect ability to complete this contract? No ☒ Yes ☐ No

- B. Violation of Labor and Employment Laws and Regulations: Is this firm currently under suspension or otherwise barred from bidding public works construction projects in the State of Michigan by any such administrative commission, hearing agency, or legal tribunal? ☐ Yes ☒ No

- C. Receivership: Has the firm filed for bankruptcy, receivership, or reorganization within the last five years? ☐ Yes ☒ No

- D. Conflict of Interest: Is any owner, partner, officer or major stockholder or spouse thereof of agent, official, or employee of City of Plymouth. ☐ Yes ☒ No

- E. If the response to any of the above questions is yes, provide a detailed explanation.

Pullman is party to outstanding claims related to its business consistent with its business.
None of those claims are material, or impact its ability to perform contracts it may be awarded

1.9 CERTIFICATION OF THE QUALIFICATION STATEMENT

- A. The undersigned bidder certifies that all of the information provided by Bidder contained in this qualification statement is true and complete.

By: 

Title: Branch Director / Secretary / Treasury

Date: August 26, 2025

END OF SECTION 00 45 14



719 Griswold, Suite 250 • Detroit, MI 48226
Phone (734) 464-3800

PLYMOUTH CITY CLERK'S OFFICE
PLYMOUTH CITY HALL
201 MAIN STREET
PLYMOUTH, MICHIGAN 48170

Central Parking Structure Restoration 2025
Project Number: 2500519

RECEIVED

AUG 26 2025

City of Plymouth

PROJECT: CITY CLERKS OFFICE
Plymouth City Hall
201 Main Street
Plymouth, Michigan 48170
CENTRAL PARKING STRUCTURE
RESTORATION 2025

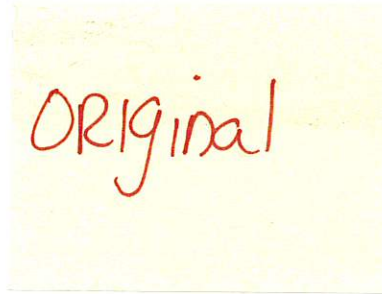
BID DATE/TIME: Tuesday, August 26, 2025 by 10:00am

SUBMITTED BY: RAM Construction Services of Michigan,
13800 Eckles Road
Livonia, Michigan 48150
734-464-3800-o / 734-956-8657-c
Adam Korth
akorth@ramservices.com

RE

AUG

City of



SECTION 00 41 43 - BID FORM

Bid of RAM Construction Services of Michigan, Inc. hereinafter called Bidder, organized and existing under the laws of or a resident of the State of Michigan, doing business as RAM Construction Services of Michigan, Inc..*

*Insert as applicable: "a corporation", "a partnership" or "an individual".

To City of Plymouth, hereinafter called Owner.

ARTICLE 1 – BID RECIPIENT

- 1.01 The undersigned Bidder proposes and agrees, if this Bid is accepted, to enter into an Agreement with Owner in the form included in the Bidding Documents to perform all Work as specified or indicated in the Bidding Documents for the prices and within the times indicated in this Bid and in accordance with the other terms and conditions of the Bidding Documents.

ARTICLE 2 – BIDDER'S ACKNOWLEDGEMENTS

- 2.01 Bidder accepts all of the terms and conditions of the Invitation to Bid and Instructions to Bidders, including without limitation those dealing with the disposition of Bid security. This Bid will remain subject to acceptance for 45 days after the Bid opening, or for such longer period of time that Bidder may agree to in writing upon request of Owner.

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- 3.01 In submitting this Bid, Bidder represents that:

- A. Bidder has examined and carefully studied the Bidding Documents, other related data identified in the Bidding Documents, and the following Addenda, receipt of all which is hereby acknowledged:

Addendum Number

One (1)

Addendum Date

August 19, 2025

- B. Bidder has visited the Site and become familiar with and is satisfied as to the general, local, and Site conditions that may affect cost, progress, and performance of the Work.
- C. Bidder is familiar with and is satisfied as to Laws and Regulations that may affect cost, progress, and performance of the Work.
- D. Bidder has considered the information known to Bidder; information commonly known to contractors doing business in the locality of the Site; information and observations obtained from visits to the Site; the Bidding Documents; and the Site-related reports and drawings identified in the Bidding Documents, with respect to the effect of such information, observations, and documents on:

- (1) the cost, progress, and performance of the Work;
- (2) the means, methods, techniques, sequences, and procedures of construction to be employed by Bidder, including applying the specific means, methods, techniques, sequences, and procedures of construction expressly required by the Bidding Documents; and
- (3) Bidder's safety precautions and programs.

- F. Based on the information and observations referred to in Paragraph 3.01.E above, Bidder does not consider that further examinations, investigations, explorations, tests, studies or data are necessary for the determination of this Bid for performance of the Work at the price(s) bid and within the times required, and in accordance with the other terms and conditions of the Bidding Documents.
- G. Bidder is aware of the general nature of work to be performed by Owner and others at the Site that relates to the Work as indicated in the Bidding Documents.
- H. Bidder has given Engineer written notice of all conflicts, errors, ambiguities or discrepancies that Bidder has discovered in the Bidding Documents, and the written resolution thereof by Engineer is acceptable to Bidder.
- I. The Bidding Documents are generally sufficient to indicate and convey understanding of all terms and conditions for the performance of the Work for which this Bid is submitted.

ARTICLE 4 – BIDDER'S CERTIFICATION

4.01 Bidder certifies that:

- A. This Bid is genuine and not made in the interest of or on behalf of any undisclosed individual or entity and is not submitted in conformity with any collusive agreement or rules of any group, association, organization or corporation;
- B. Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid;
- C. Bidder has not solicited or induced any individual or entity to refrain from bidding; and
- D. Bidder has not engaged in corrupt, fraudulent, collusive, or coercive practices in competing for the Contract.

ARTICLE 5 – BASIS OF BID

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BASE BID - PLYMOUTH - CENTRAL STREET PARKING STRUCTURE 2025

Work Item No.	Work Item Description	Reference Spec or Detail	Units	Estimated Quantity	Unit Cost	Cost
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1.2	Contractor General Requirements	Div. 0 and 1	L.S.	1	n/a	\$ 6,677.00
Division 3 - Concrete						
3.1	PC Beam Concrete Repair	1&2/SR502	S.F.	25	\$ 214.00	\$ 5,350.00
3.2	PC Column Concrete Repair	4/SR502	S.F.	50	\$ 147.00	\$ 7,350.00
3.3	PC Concrete Haunch Repair	3/SR502	EA.	2	\$2,771.00	\$ 5,542.00
3.4	PC Concrete Tee Stem Repair	3/SR501	S.F.	5	\$ 475.00	\$ 2,375.00
3.5	PC Concrete Bearing Stem Strengthening Repair	8&9/SR501	L.F.	31	\$1,510.00	\$ 46,810.00
A1	Spandrel Repair	2/SR502	S.F.	15	\$ 133.00	\$ 1,995.00
A2	Full Depth Concrete Repair	10/SR501	S.F.	25	\$ 209.00	\$ 5,225.00
Division 7 - Waterproofing						
7.1	Remove & Replace Wall Sealant (Silicone)	4/SR501	L.F.	60	\$ 24.00	\$ 1,440.00
7.2	Remove & Replace Horizontal Sealant	5&6/SR501	L.F.	50	\$ 28.00	\$ 1,400.00
7.3	Install Traffic Coating	7/SR501	S.F.	50	\$ 75.00	\$3,750.00
Division 9 - Finishes						
9.1	Repaint at Areas of New Coating	09 91 33	LS	1	N/A	\$ 625.00
TOTAL BASE BID						\$ 93,184.00

RAM Construction Services of Michigan, Inc.

Bidder (Firm or Corporation Name)

Bidder acknowledges that estimated quantities are not guaranteed, and are solely for the purpose of comparison of Bids, and final payment for all unit price Bid items will be based on actual quantities, determined as provided in the Contract Documents.

ARTICLE 6 – TIME OF COMPLETION

- 6.01 Bidder agrees that the Work will be substantially complete on or before November 14, 2025 and completed and ready for final payment in accordance with the General Conditions on or before December 1, 2025.
- 6.02 Bidder accepts the provisions of the Agreement as to liquidated damages.
- 6.03 Bidder acknowledges the following dates:
 - A. Anticipated award date is September 9, 2025 (Subject to Owner Approval)

RAM Construction Services of Michigan, Inc.

Bidder (Firm or Corporation Name)

ARTICLE 7 – ATTACHMENTS TO THIS BID

7.01 The following documents are submitted with and made a condition of this Bid:

- A. Required Bid security.
- B. List of Proposed Subcontractors;
- C. List of Proposed Suppliers;
- D. List of Project References; and
- E. Required Bidder Qualification Statement with Supporting Data.

ARTICLE 8 – DEFINED TERMS

8.01 The terms used in this Bid with initial capital letters have the meanings indicated in the Instructions to Bidders, the General Conditions, and the Supplementary Conditions.

ARTICLE 9 – BID SUBMITTAL

9.01 This Bid is submitted by:

SUBMITTED on 26th, 20 25
Date*

13800 Eckles Road
Business Street Address*

Livonia, MI 48150
City, State, and Zip*

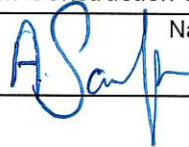
734-368-6854
Telephone Number*

N/A
Facsimile Number*

asandzik@ramservices.com
E-mail Address*

BY: RAM Construction Services of Michigan, Inc.

Name of Bidder*



Signature

Andrew Sandzik, Vice President Restoration
Name and Title of Signatory*

*Typed or printed in ink.

END OF SECTION 00 41 43

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SECTION 00 45 13 – CONTRACTOR QUALIFICATIONS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 BIDDER REPRESENTATION

- A. Contractor and/or selected Subcontractors must meet minimum qualification requirements as specified herein. The Owner reserves the right to waive requirements where it is in the Owner's interest.
- B. By submitting a Bid, Bidder represents that minimum qualifications have been satisfied; or has provided justification for Owner's consideration of qualifications.
- C. Although Contractor's and Subcontractor's personnel qualifications are important, qualifications required within this section shall be qualifications of the Contractor, not specific Contractor personnel unless requested.

1.3 MINIMUM CONTRACTOR AND/OR SUBCONTRACTORS QUALIFICATION REQUIREMENTS

- A. Structural Restoration: Installer shall meet experience requirements specified in Division 03 Section "Rehabilitation of Concrete."
- B. Traffic-Bearing Membrane: Installer shall meet experience requirements specified in Division 07 Section "Traffic Coatings."
- C. Joint Sealants: Installer shall meet experience requirements specified in Division 07 Section "Joint Sealants for Parking Structures."

1.4 MINIMUM SUPERINTENDENT QUALIFICATIONS

- A. Superintendent for project shall have a minimum of two years of supervisory experience on similar projects.
- B. Superintendent shall have performed in supervisory role as Project Superintendent on at least 2 projects, each with a construction budget of at least \$250,000.

1.5 MINIMUM PROJECT MANAGER QUALIFICATIONS

- A. Project Manager for project shall have a minimum of two years of Project Management experience on similar projects.
- B. Project Manager shall have performed in role as Project Manager on at least 2 projects, each with a construction budget of at least \$500,000.

1.6 CONTRACTOR QUALIFICATION STATEMENT

- A. Contractor and appropriate Subcontractors shall complete the Qualification Statement provided in Section 00 45 14, Contractor Qualification Statement, and submit to the Owner with Bid.
- B. The Bidder must answer all questions in the Section. The questions relate to the Bidder's eligibility to enter into a contract with Owner and to conditions which may affect the Bidder's ability to perform all contractual responsibilities undertaken in connection with this contract.

- C. The Owner will be the sole judge as to whether the Bidder has satisfactorily met the qualification requirements for this project. The Owner's experience with a Bidder who has previously performed work for the Owner may also be considered in the qualifications of such Bidder; and satisfactory performance on previous projects may be used in lieu of meeting all specific requirements of this Section.
- D. Unsatisfactory performance on previous projects may be sufficient cause for Owner to reject Bidder.
- E. Prequalification by a Bidder shall not constitute a final determination by Owner as to the responsibility of such Bidder. The Owner reserves the right to reevaluate the Bidder's qualifications and responsibility and to request additional information and substantiation at any time prior to the award of Contract.
- F. Owner reserves the right to waive any informality or irregularity in the qualifications. Owner also reserves the right to waive requirements for any specific qualification.

PART 2 - PRODUCTS

Not used.

PART 3 - EXECUTION

Not used.

END OF SECTION 00 45 13

SECTION 00 45 14 – CONTRACTOR QUALIFICATION STATEMENT

PROJECT: City of Plymouth
Central Parking Structure Restoration 2025

Qualification Submitted by: Daniel Canedo

Bidder: RAM Construction Services of Michigan, Inc.

Date: August 26, 2025

Business Address: 13800 Eckles Road, Livonia, MI 48150

Phone: 734-564-3305

Email: dcanedo@ramservices.com

Notice: The qualification statement is to be submitted with bid.

PART 1 - GENERAL

1.1 GENERAL

- A. How many years has your organization been in business as a General Contractor?
107
- B. How many years has your organization been in business as a Structural Restoration Contractor?
107
- C. How many years has your organization been in business as a Waterproofing Contractor?
107
- D. Has your organization ever completed work for City of Plymouth? ☒ Yes ☐ No

If yes, provide description of work, date, and specific contract within the last five years.

Central Parking Structure Restoration 2024
Repair Underground Drain, Joint Sealant, Traffic Coating
\$38,975.00

Central Parking Structure Restoration 2023
Concrete Restoration, Joint Sealants, Traffic Coating, Waterproofing Restoration
\$178,995

Central Parking Structure Restoration 2020
Concrete Restoration, Joint Sealants, Traffic Coating, Waterproofing Restoration
\$160,175.00

1.2 BUSINESS ORGANIZATION

- A. Sole Proprietorship: If the bidder is an individual, list the proprietor's name and address:
N/A

- B. Partnership: If the bidder is a partnership, provide the following information: N/A

1. Date of Organization:
2. Partners authorized to submit proposals and sign contracts:

- C. Is your organization legally qualified to do business in the State of Michigan? ☒ Yes ☐ No

If yes, indicate register or license number:

MI License No: 800113759

D. Corporation: If the bidder is a corporation, provide the following information:

1. Date of Incorporation: November 12, 1918
2. State in which incorporated: Michigan
3. If incorporated in another state, are you authorized to do business in the State of Michigan: ☐ Yes ☒ No
4. Name and address of corporation's registered agent in Michigan:
National Registered Agents, Inc.
334 North Senate Avenue
Indianapolis, IN 46204
5. Name and titles of officers authorized to submit proposals and sign contracts:
Robert T. Mazur, President
Robert A. Mazur, Vice President
Andrew Sandzik, Vice President Restoration
6. Name and address of parent company if firm is a subsidiary:
N/A

1.3 SUMMARY OF CONTRACTOR WORK EXPERIENCE

- A. Provide (attach) relevant information for a minimum of three (3) similar contracts completed within the last five years. See requirements in Section 00 45 13, Contractor Qualifications. Information to include:
1. Project name and location.
 2. Contract type, initial contract amount, and final contract amount.
 3. Start and completion dates.
 4. Name and contact information for Owner and professional engineering/architectural design firm.
 5. Identify type of repairs (i.e., concrete repairs, waterproofing membranes, etc.).

1.4 CONTRACTOR SUPERINTENDENT WORK EXPERIENCE

- A. Name of Proposed Superintendent: Ron Clapper
- B. Provide (attach) a summary of similar projects completed within the last 5 years by the proposed superintendent; describe the level of responsibility for each project; provide at least two (2) Owner references.

1.5 CONTRACTOR PROJECT MANAGER WORK EXPERIENCE

- A. Name of Proposed Project Manager: Daniel Canedo
- B. Provide (attach) a summary of similar projects completed within the last 5 years by the proposed project manager; describe the level of responsibility for each project; provide at least two (2) Owner references.

1.6 PERFORMANCE AND PAYMENT BOND

- A. Corporate Surety Name: The undersigned bidder hereby submits the name of the following surety company will provide a performance and payment bond to the Owner in the event that the bidder is awarded the contract. A signed statement from the surety and certificates of the authority of officer signing are attached.

1. Corporate Surety Name: Travelers Casualty and Surety Company of America

2. Address: One Tower Square
Hartford, CT 06183
248-519-1400

- B. Surety's Rating in Best's Insurance Guide:

1. Policy Holder's Rating: A++

2. Financial Rating: XV

- C. Local Agent:

1. Name: Holly Nichols

2. Agency: Guy Hurley LLC

3. Phone: 248-519-1416

- D. Maximum Bonding Available: \$100M-Capacity / \$30M-Single

1.7 BUSINESS AND FINANCIAL INFORMATION

- A. Company's Annual Business Volume: \$200M

- B. Number of years in business: 107

- C. Company's Financial Institution References:

1. Name and Address:

Fifth Third Bank
1 Woodward Avenue
Detroit, Michigan 48226

Officer: Mr. Marshall Kleven

Phone: 313-230-9171

2. Name and Address:

N/A

Officer: _____

1.8 DISCLOSURE AND GENERAL QUESTIONS

- A. Judgments and Claims: Are there any judgments, claims, or suits pending or outstanding against your firm?

If yes, will this affect ability to complete this contract?

☐ Yes ☒ No

- B. Violation of Labor and Employment Laws and Regulations: Is this firm currently under suspension or otherwise barred from bidding public works construction projects in the State of Michigan by any such administrative commission, hearing agency, or legal tribunal?

☐ Yes ☒ No

- C. Receivership: Has the firm filed for bankruptcy, receivership, or reorganization within the last five years?

☐ Yes ☒ No

- D. Conflict of Interest: Is any owner, partner, officer or major stockholder or spouse thereof of agent, official, or employee of City of Plymouth.

☐ Yes ☒ No

- E. If the response to any of the above questions is yes, provide a detailed explanation.

N/A

1.9 CERTIFICATION OF THE QUALIFICATION STATEMENT

- A. The undersigned bidder certifies that all of the information provided by Bidder contained in this qualification statement is true and complete.

By: Andrew Sandzik

Title: Vice President, Restoration

Date: August 25, 2025

END OF SECTION 00 45 14

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PROJECT REFERENCES

Oaklawn Hospital 2022 Parking Structure Maintenance-Oaklawn Hospital

\$134,885.00

Concrete Repairs/Concrete Surface Coatings/Expansion Joints/Joint Sealants/Traffic Coating

Contact: Mr. John Miller

Email: jmiller@oaklawnhospital.com

Phone: (269) 789-3950

Start/Finish Date: 10/10/2022-11/15/2022

Central Parking Structure Restoration 2023-Plymouth DDA

\$178,995.00

Concrete Restoration/Joint Sealants/Traffic Coating/Waterproofing Restoration

Contact: Sam Pylmale

Email: spylmale@plymouthmi.gov

Phone: (734) 455-1453

Start/Finish Date: 9/9/2023-10/1/2023

Romney Building East Terrace Restoration – State of Michigan

\$346,674.86

Concrete Restoration/Limestone Restoration/Coatings/Door Replacement

Contact: Josiah Meyers

Email: MeyersJ11@michigan.gov

Phone: (269) 213-6241

Start/Finish Date: 2/1/2024-5/31/2024

Stellantis 2024 RCM-CTC Deck 60

\$104,250.00

Concrete Repair/Waterproofing Membrane Repair and Installation/Joint Sealant Removal and Replacement/Beam Face Repair

Contact: Brian Bouchard

Email: Brian.bouchard@bmco.com

Phone: (248) 918-8675

Start/Finish Date: 9/27/2021-2/28/2022



REFERENCES

Josh Tyler

Walker Consultants

Phone: (269) 743-5939

Nick Amato

TransWestern

Phone: (248) 514-5161



MAJOR SUBCONTRACTORS

N/A

MAJOR SUPPLIERS

SIKA
SRM CONCRETE
NEOGARD

THE AMERICAN INSTITUTE OF ARCHITECTS



AIA Document A310

Bid Bond

KNOW ALL MEN BY THESE PRESENTS, that we

RAM Construction Services of Michigan, Inc.
13800 Eckles Road, Livonia, MI 48150

as Principal, hereinafter called Principal, and

Travelers Casualty and Surety Company of America
One Tower Square, Hartford, CT 06183

a corporation duly organized under the laws of the State of **Connecticut**
as Surety, hereinafter called Surety, are held and firmly bound unto

City of Plymouth Downtown Development Authority
831 Penniman Avenue, Plymouth, MI 48170

as Obligee, hereinafter called Obligee, in the sum of **Five Percent of Accompanying Bid**

Dollars (**5% of Bid**)

for the payment of which sum well and truly to be made, the said Principal and the said Surety, bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

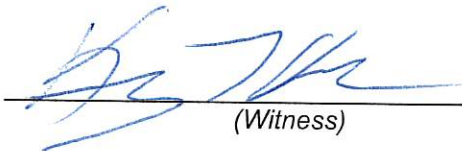
WHEREAS, the Principal has submitted a bid for _____ (Here insert full name, address and description of project)

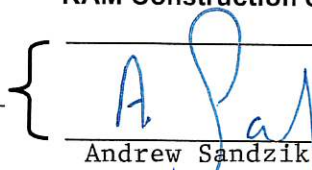
Central Parking Structure Restoration 2025

NOW, THEREFORE, if the Obligee shall accept the bid of the Principal and the Principal shall enter into a Contract with the Obligee in accordance with the terms of such bid, and give such bond or bonds as may be specified in the bidding or Contract Documents with good and sufficient surety for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof, or in the event of the failure of the Principal to enter such Contract and give such bond or bonds, if the Principal shall pay to the Obligee the difference not to exceed the penalty hereof between the amount specified in said bid and such larger amount for which the Obligee may in good faith contract with another party to perform the Work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect.

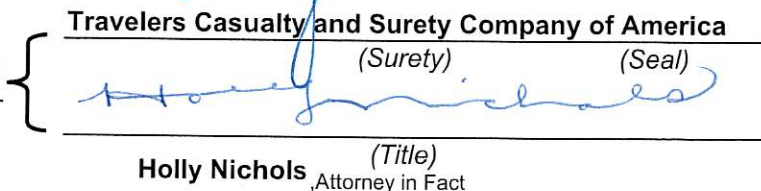
Signed and sealed this 26th day of August, 2026.

RAM Construction Services of Michigan, Inc.


(Witness)

 (Principal) (Seal)
Andrew Sandzik (Title) VP Restoration


(Witness)

Travelers Casualty and Surety Company of America
(Surety) (Seal)
 (Title)
Holly Nichols, Attorney in Fact



**Travelers Casualty and Surety Company of America
Travelers Casualty and Surety Company
St. Paul Fire and Marine Insurance Company**

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company are corporations duly organized under the laws of the State of Connecticut (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint Nicholas Ashburn, Anne M Barick, Robert D Heuer, Paul Hurley, Michael D Lechner, Mark Madden, Richard S McGregor, and Holly Nichols of Rochester Hills, Michigan, their true and lawful Attorney(s)-in-Fact to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

IN WITNESS WHEREOF, the Companies have caused this Instrument to be signed, and their corporate seals to be hereto affixed, this **21st** day of **April**, 2021.



State of Connecticut

City of Hartford ss.

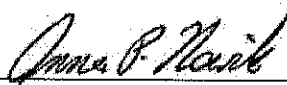
By: 
Robert L. Raney, Senior Vice President

On this the **21st** day of **April**, 2021, before me personally appeared **Robert L. Raney**, who acknowledged himself to be the Senior Vice President of each of the Companies, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of said Companies by himself as a duly authorized officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires the **30th** day of **June**, 2026




Anna P. Nowik, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of each of the Companies, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

FURTHER RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is


FURTHER RESOLVED, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

FURTHER RESOLVED, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, **Kevin E. Hughes**, the undersigned, Assistant Secretary of each of the Companies, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which remains in full force and effect.

Dated this **26th** day of **August**, 2025




Kevin E. Hughes, Assistant Secretary

**To verify the authenticity of this Power of Attorney, please call us at 1-800-421-3880.
Please refer to the above-named Attorney(s)-in-Fact and the details of the bond to which this Power of Attorney is attached.**

COPY

SECTION 00 41 43 - BID FORM

Bid of RAM Construction Services of Michigan, Inc. hereinafter
called Bidder, organized and existing under the laws of or a resident of the State of Michigan,
doing business as RAM Construction Services of Michigan, Inc..*

*Insert as applicable: "a corporation", "a partnership" or "an individual".

To City of Plymouth, hereinafter called Owner.

ARTICLE 1 – BID RECIPIENT

- 1.01 The undersigned Bidder proposes and agrees, if this Bid is accepted, to enter into an Agreement with Owner in the form included in the Bidding Documents to perform all Work as specified or indicated in the Bidding Documents for the prices and within the times indicated in this Bid and in accordance with the other terms and conditions of the Bidding Documents.

ARTICLE 2 – BIDDER'S ACKNOWLEDGEMENTS

- 2.01 Bidder accepts all of the terms and conditions of the Invitation to Bid and Instructions to Bidders, including without limitation those dealing with the disposition of Bid security. This Bid will remain subject to acceptance for 45 days after the Bid opening, or for such longer period of time that Bidder may agree to in writing upon request of Owner.

ARTICLE 3 – BIDDER'S REPRESENTATIONS

- 3.01 In submitting this Bid, Bidder represents that:

- A. Bidder has examined and carefully studied the Bidding Documents, other related data identified in the Bidding Documents, and the following Addenda, receipt of all which is hereby acknowledged:

<u>Addendum Number</u>	<u>Addendum Date</u>
<u>One (1)</u>	<u>August 19, 2025</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

- B. Bidder has visited the Site and become familiar with and is satisfied as to the general, local, and Site conditions that may affect cost, progress, and performance of the Work.
- C. Bidder is familiar with and is satisfied as to Laws and Regulations that may affect cost, progress, and performance of the Work.
- D. Bidder has considered the information known to Bidder; information commonly known to contractors doing business in the locality of the Site; information and observations obtained from visits to the Site; the Bidding Documents; and the Site-related reports and drawings identified in the Bidding Documents, with respect to the effect of such information, observations, and documents on:
- (1) the cost, progress, and performance of the Work;
 - (2) the means, methods, techniques, sequences, and procedures of construction to be employed by Bidder, including applying the specific means, methods, techniques, sequences, and procedures of construction expressly required by the Bidding Documents; and
 - (3) Bidder's safety precautions and programs.

- F. Based on the information and observations referred to in Paragraph 3.01.E above, Bidder does not consider that further examinations, investigations, explorations, tests, studies or data are necessary for the determination of this Bid for performance of the Work at the price(s) bid and within the times required, and in accordance with the other terms and conditions of the Bidding Documents.
- G. Bidder is aware of the general nature of work to be performed by Owner and others at the Site that relates to the Work as indicated in the Bidding Documents.
- H. Bidder has given Engineer written notice of all conflicts, errors, ambiguities or discrepancies that Bidder has discovered in the Bidding Documents, and the written resolution thereof by Engineer is acceptable to Bidder.
- I. The Bidding Documents are generally sufficient to indicate and convey understanding of all terms and conditions for the performance of the Work for which this Bid is submitted.

ARTICLE 4 – BIDDER'S CERTIFICATION

4.01 Bidder certifies that:

- A. This Bid is genuine and not made in the interest of or on behalf of any undisclosed individual or entity and is not submitted in conformity with any collusive agreement or rules of any group, association, organization or corporation;
- B. Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid;
- C. Bidder has not solicited or induced any individual or entity to refrain from bidding; and
- D. Bidder has not engaged in corrupt, fraudulent, collusive, or coercive practices in competing for the Contract.

ARTICLE 5 – BASIS OF BID

5.01 Bidder will complete the Work in accordance with the Contract Documents for the following unit prices:

BASE BID - PLYMOUTH - CENTRAL STREET PARKING STRUCTURE 2025

Work Item No.	Work Item Description	Reference Spec or Detail	Units	Estimated Quantity	Unit Cost	Cost
Division 0 & 1 - General Conditions						
1.1	Contractor Mobilization	Div. 0 and 1	L.S.	1	n/a	\$ 4,645.00
1.2	Contractor General Requirements	Div. 0 and 1	L.S.	1	n/a	\$ 6,677.00
Division 3 - Concrete						
3.1	PC Beam Concrete Repair	1&2/SR502	S.F.	25	\$ 214.00	\$ 5,350.00
3.2	PC Column Concrete Repair	4/SR502	S.F.	50	\$ 147.00	\$ 7,350.00
3.3	PC Concrete Haunch Repair	3/SR502	EA.	2	\$2,771.00	\$ 5,542.00
3.4	PC Concrete Tee Stem Repair	3/SR501	S.F.	5	\$ 475.00	\$ 2,375.00
3.5	PC Concrete Bearing Stem Strengthening Repair	8&9/SR501	L.F.	31	\$1,510.00	\$ 46,810.00
A1	Spandrel Repair	2/SR502	S.F.	15	\$ 133.00	\$ 1,995.00
A2	Full Depth Concrete Repair	10/SR501	S.F.	25	\$ 209.00	\$ 5,225.00
Division 7 - Waterproofing						
7.1	Remove & Replace Wall Sealant (Silicone)	4/SR501	L.F.	60	\$ 24.00	\$ 1,440.00
7.2	Remove & Replace Horizontal Sealant	5&6/SR501	L.F.	50	\$ 28.00	\$ 1,400.00
7.3	Install Traffic Coating	7/SR501	S.F.	50	\$ 75.00	\$3,750.00
Division 9 - Finishes						
9.1	Repaint at Areas of New Coating	09 91 33	LS	1	N/A	\$ 625.00
TOTAL BASE BID						\$ 93,184.00

RAM Construction Services of Michigan, Inc.

Bidder (Firm or Corporation Name)

Bidder acknowledges that estimated quantities are not guaranteed, and are solely for the purpose of comparison of Bids, and final payment for all unit price Bid Items will be based on actual quantities, determined as provided in the Contract Documents.

ARTICLE 6 – TIME OF COMPLETION

- 6.01 Bidder agrees that the Work will be substantially complete on or before November 14, 2025 and completed and ready for final payment in accordance with the General Conditions on or before December 1, 2025.
- 6.02 Bidder accepts the provisions of the Agreement as to liquidated damages.
- 6.03 Bidder acknowledges the following dates:
 - A. Anticipated award date is September 9, 2025 (Subject to Owner Approval)

RAM Construction Services of Michigan, Inc.

Bidder (Firm or Corporation Name)

ARTICLE 7 – ATTACHMENTS TO THIS BID

7.01 The following documents are submitted with and made a condition of this Bid:

- A. Required Bid security.
- B. List of Proposed Subcontractors;
- C. List of Proposed Suppliers;
- D. List of Project References; and
- E. Required Bidder Qualification Statement with Supporting Data.

ARTICLE 8 – DEFINED TERMS

8.01 The terms used in this Bid with initial capital letters have the meanings indicated in the Instructions to Bidders, the General Conditions, and the Supplementary Conditions.

ARTICLE 9 – BID SUBMITTAL

9.01 This Bid is submitted by:

SUBMITTED on 26th, 20 25
Date*

13800 Eckles Road
Business Street Address*

Livonia, MI 48150
City, State, and Zip*

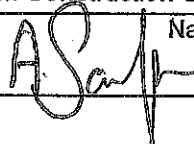
734-368-6854
Telephone Number*

N/A
Facsimile Number*

asandzik@ramservices.com
E-mail Address*

BY: RAM Construction Services of Michigan, Inc.

Name of Bidder*



Signature

Andrew Sandzik, Vice President Restoration
Name and Title of Signatory*

*Typed or printed in ink.

END OF SECTION 00 41 43

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SECTION 00 45 13 – CONTRACTOR QUALIFICATIONS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 BIDDER REPRESENTATION

- A. Contractor and/or selected Subcontractors must meet minimum qualification requirements as specified herein. The Owner reserves the right to waive requirements where it is in the Owner's interest.
- B. By submitting a Bid, Bidder represents that minimum qualifications have been satisfied; or has provided justification for Owner's consideration of qualifications.
- C. Although Contractor's and Subcontractor's personnel qualifications are important, qualifications required within this section shall be qualifications of the Contractor, not specific Contractor personnel unless requested.

1.3 MINIMUM CONTRACTOR AND/OR SUBCONTRACTORS QUALIFICATION REQUIREMENTS

- A. Structural Restoration: Installer shall meet experience requirements specified in Division 03 Section "Rehabilitation of Concrete."
- B. Traffic-Bearing Membrane: Installer shall meet experience requirements specified in Division 07 Section "Traffic Coatings."
- C. Joint Sealants: Installer shall meet experience requirements specified in Division 07 Section "Joint Sealants for Parking Structures."

1.4 MINIMUM SUPERINTENDENT QUALIFICATIONS

- A. Superintendent for project shall have a minimum of two years of supervisory experience on similar projects.
- B. Superintendent shall have performed in supervisory role as Project Superintendent on at least 2 projects, each with a construction budget of at least \$250,000.

1.5 MINIMUM PROJECT MANAGER QUALIFICATIONS

- A. Project Manager for project shall have a minimum of two years of Project Management experience on similar projects.
- B. Project Manager shall have performed in role as Project Manager on at least 2 projects, each with a construction budget of at least \$500,000.

1.6 CONTRACTOR QUALIFICATION STATEMENT

- A. Contractor and appropriate Subcontractors shall complete the Qualification Statement provided in Section 00 45 14, Contractor Qualification Statement, and submit to the Owner with Bid.
- B. The Bidder must answer all questions in the Section. The questions relate to the Bidder's eligibility to enter into a contract with Owner and to conditions which may affect the Bidder's ability to perform all contractual responsibilities undertaken in connection with this contract.

- C. The Owner will be the sole judge as to whether the Bidder has satisfactorily met the qualification requirements for this project. The Owner's experience with a Bidder who has previously performed work for the Owner may also be considered in the qualifications of such Bidder; and satisfactory performance on previous projects may be used in lieu of meeting all specific requirements of this Section.
- D. Unsatisfactory performance on previous projects may be sufficient cause for Owner to reject Bidder.
- E. Prequalification by a Bidder shall not constitute a final determination by Owner as to the responsibility of such Bidder. The Owner reserves the right to reevaluate the Bidder's qualifications and responsibility and to request additional information and substantiation at any time prior to the award of Contract.
- F. Owner reserves the right to waive any informality or irregularity in the qualifications. Owner also reserves the right to waive requirements for any specific qualification.

PART 2 - PRODUCTS

Not used.

PART 3 - EXECUTION

Not used.

END OF SECTION 00 45 13

City of Plymouth
Central Parking Structure Restoration 2025
Plymouth, Michigan
Project Number 2500519

Contractor Qualification Statement

Section 00 45 14

SECTION 00 45 14 – CONTRACTOR QUALIFICATION STATEMENT

PROJECT: City of Plymouth
Central Parking Structure Restoration 2025

Qualification Submitted by: Daniel Canedo

Bidder: RAM Construction Services of Michigan, Inc.

Date: August 26, 2025

Business Address: 13800 Eckles Road, Livonia, MI 48150

Phone: 734-564-3305

Email: dcanedo@ramservices.com

Notice: The qualification statement is to be submitted with bid.

PART 1 - GENERAL

1.1 GENERAL

- A. How many years has your organization been in business as a General Contractor?
107
- B. How many years has your organization been in business as a Structural Restoration Contractor?
107
- C. How many years has your organization been in business as a Waterproofing Contractor?
107
- D. Has your organization ever completed work for City of Plymouth? ☒ Yes ☐ No

If yes, provide description of work, date, and specific contract within the last five years.

Central Parking Structure Restoration 2024
Repair Underground Drain, Joint Sealant, Traffic Coating
\$38,975.00

Central Parking Structure Restoration 2023
Concrete Restoration, Joint Sealants, Traffic Coating, Waterproofing Restoration
\$178,995

Central Parking Structure Restoration 2020
Concrete Restoration, Joint Sealants, Traffic Coating, Waterproofing Restoration
\$160,175.00

1.2 BUSINESS ORGANIZATION

- A. Sole Proprietorship: If the bidder is an individual, list the proprietor's name and address:
N/A

- B. Partnership: If the bidder is a partnership, provide the following information: N/A

1. Date of Organization:
2. Partners authorized to submit proposals and sign contracts:

- C. Is your organization legally qualified to do business in the State of Michigan? ☒ Yes ☐ No

If yes, indicate register or license number:

MI License No: 800113759

D. Corporation: If the bidder is a corporation, provide the following information:

1. Date of Incorporation: November 12, 1918
2. State In which Incorporated: Michigan
3. If incorporated in another state, are you authorized to do business in the State of Michigan: ☐ Yes ☒ No
4. Name and address of corporation's registered agent in Michigan:
National Registered Agents, Inc.
334 North Senate Avenue
Indianapolis, IN 46204
5. Name and titles of officers authorized to submit proposals and sign contracts:
Robert T. Mazur, President
Robert A. Mazur, Vice President
Andrew Sandzik, Vice President Restoration
6. Name and address of parent company if firm is a subsidiary:
N/A

1.3 SUMMARY OF CONTRACTOR WORK EXPERIENCE

- A. Provide (attach) relevant information for a minimum of three (3) similar contracts completed within the last five years. See requirements in Section 00 45 13, Contractor Qualifications. Information to include:
1. Project name and location.
 2. Contract type, initial contract amount, and final contract amount.
 3. Start and completion dates.
 4. Name and contact information for Owner and professional engineering/architectural design firm.
 5. Identify type of repairs (i.e., concrete repairs, waterproofing membranes, etc.).

1.4 CONTRACTOR SUPERINTENDENT WORK EXPERIENCE

- A. Name of Proposed Superintendent: Ron Clapper
- B. Provide (attach) a summary of similar projects completed within the last 5 years by the proposed superintendent; describe the level of responsibility for each project; provide at least two (2) Owner references.

1.5 CONTRACTOR PROJECT MANAGER WORK EXPERIENCE

- A. Name of Proposed Project Manager: Daniel Canedo
- B. Provide (attach) a summary of similar projects completed within the last 5 years by the proposed project manager; describe the level of responsibility for each project; provide at least two (2) Owner references.

1.6 PERFORMANCE AND PAYMENT BOND

- A. Corporate Surety Name: The undersigned bidder hereby submits the name of the following surety company will provide a performance and payment bond to the Owner in the event that the bidder is awarded the contract. A signed statement from the surety and certificates of the authority of officer signing are attached.

1. Corporate Surety Name: Travelers Casualty and Surety Company of America

2. Address: One Tower Square
Hartford, CT 06183
248-519-1400

- B. Surety's Rating in Best's Insurance Guide:

1. Policy Holder's Rating: A++

2. Financial Rating: XV

- C. Local Agent:

1. Name: Holly Nichols

2. Agency: Guy Hurley LLC

3. Phone: 248-519-1416

- D. Maximum Bonding Available: \$100M-Capacity / \$30M-Single

1.7 BUSINESS AND FINANCIAL INFORMATION

- A. Company's Annual Business Volume: \$200M

- B. Number of years in business: 107

- C. Company's Financial Institution References:

1. Name and Address:

Fifth Third Bank
1 Woodward Avenue
Detroit, Michigan 48226

Officer: Mr. Marshall Kleven

Phone: 313-230-9171

2. Name and Address:

N/A

Officer: _____

1.8 DISCLOSURE AND GENERAL QUESTIONS

- A. Judgments and Claims: Are there any judgments, claims, or suits pending or outstanding against your firm?

If yes, will this affect ability to complete this contract?

☐ Yes ☒ No

- B. Violation of Labor and Employment Laws and Regulations: Is this firm currently under suspension or otherwise barred from bidding public works construction projects in the State of Michigan by any such administrative commission, hearing agency, or legal tribunal?

☐ Yes ☒ No

- C. Receivership: Has the firm filed for bankruptcy, receivership, or reorganization within the last five years?

☐ Yes ☒ No

- D. Conflict of Interest: Is any owner, partner, officer or major stockholder or spouse thereof of agent, official, or employee of City of Plymouth.

☐ Yes ☒ No

- E. If the response to any of the above questions is yes, provide a detailed explanation.

N/A

1.9 CERTIFICATION OF THE QUALIFICATION STATEMENT

- A. The undersigned bidder certifies that all of the information provided by Bidder contained in this qualification statement is true and complete.

By: Andrew Sandzik

Title: Vice President, Restoration

Date: August 25, 2025

END OF SECTION 00 45 14

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PROJECT REFERENCES

Oaklawn Hospital 2022 Parking Structure Maintenance-Oaklawn Hospital

\$134,885.00

Concrete Repairs/Concrete Surface Coatings/Expansion Joints/Joint Sealants/Traffic Coating

Contact: Mr. John Miller

Email: jmiller@oaklawnhospital.com

Phone: (269) 789-3950

Start/Finish Date: 10/10/2022-11/15/2022

Central Parking Structure Restoration 2023-Plymouth DDA

\$178,995.00

Concrete Restoration/Joint Sealants/Traffic Coating/Waterproofing Restoration

Contact: Sam Pylmale

Email: spylmale@plymouthmi.gov

Phone: (734) 455-1453

Start/Finish Date: 9/9/2023-10/1/2023

Romney Building East Terrace Restoration – State of Michigan

\$346,674.86

Concrete Restoration/Limestone Restoration/Coatings/Door Replacement

Contact: Josiah Meyers

Email: MeyersJ11@michigan.gov

Phone: (269) 213-6241

Start/Finish Date: 2/1/2024-5/31/2024

Stellantis 2024 RCM-CTC Deck 60

\$104,250.00

Concrete Repair/Waterproofing Membrane Repair and Installation/Joint Sealant Removal and Replacement/Beam Face Repair

Contact: Brian Bouchard

Email: Brian.bouchard@bmco.com

Phone: (248) 918-8675

Start/Finish Date: 9/27/2021-2/28/2022



REFERENCES

Josh Tyler

Walker Consultants

Phone: (269) 743-5939

Nick Amato

TransWestern

Phone: (248) 514-5161



MAJOR SUBCONTRACTORS

N/A

MAJOR SUPPLIERS

SIKA
SRM CONCRETE
NEOGARD

THE AMERICAN INSTITUTE OF ARCHITECTS



AIA Document A310

Bid Bond

KNOW ALL MEN BY THESE PRESENTS, that we

RAM Construction Services of Michigan, Inc.
13800 Eckles Road, Livonia, MI 48150

as Principal, hereinafter called Principal, and

Travelers Casualty and Surety Company of America
One Tower Square, Hartford, CT 06183

a corporation duly organized under the laws of the State of **Connecticut**
as Surety, hereinafter called Surety, are held and firmly bound unto

City of Plymouth Downtown Development Authority
831 Penniman Avenue, Plymouth, MI 48170

as Obligee, hereinafter called Obligee, in the sum of **Five Percent of Accompanying Bid**

Dollars (5% of Bid)

for the payment of which sum well and truly to be made, the said Principal and the said Surety, bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the Principal has submitted a bid for (Here insert full name, address and description of project)

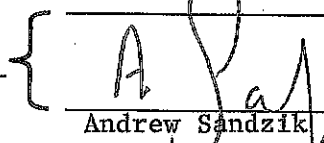
Central Parking Structure Restoration 2025

NOW, THEREFORE, if the Obligee shall accept the bid of the Principal and the Principal shall enter into a Contract with the Obligee in accordance with the terms of such bid, and give such bond or bonds as may be specified in the bidding or Contract Documents with good and sufficient surety for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof, or in the event of the failure of the Principal to enter such Contract and give such bond or bonds, if the Principal shall pay to the Obligee the difference not to exceed the penalty hereof between the amount specified in said bid and such larger amount for which the Obligee may in good faith contract with another party to perform the Work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect.

Signed and sealed this 26th day of August, 2026.

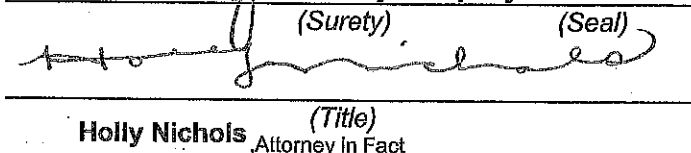
RAM Construction Services of Michigan, Inc.


(Witness)

 (Principal) (Seal)
Andrew Sandzik (Title) VP Restoration

Travelers Casualty and Surety Company of America


(Witness)

 (Surety) (Seal)
Holly Nichols (Title) Attorney in Fact



Travelers Casualty and Surety Company of America
Travelers Casualty and Surety Company
St. Paul Fire and Marine Insurance Company

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company are corporations duly organized under the laws of the State of Connecticut (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint Nicholas Ashburn, Anne M Barick, Robert D Heuer, Paul Hurley, Michael D Lechner, Mark Madden, Richard S McGregor, and Holly Nichols of Rochester Hills, Michigan, their true and lawful Attorney(s)-in-Fact to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed, and their corporate seals to be hereto affixed, this 21st day of April, 2021.



State of Connecticut

City of Hartford ss.

By: 
 Robert L. Raney, Senior Vice President

On this the 21st day of April, 2021, before me personally appeared Robert L. Raney, who acknowledged himself to be the Senior Vice President of each of the Companies, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of said Companies by himself as a duly authorized officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires the 30th day of June, 2026




 Anna P. Nowik, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of each of the Companies, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

FURTHER RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is


FURTHER RESOLVED, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

FURTHER RESOLVED, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, Kevin E. Hughes, the undersigned, Assistant Secretary of each of the Companies, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which remains in full force and effect.

Dated this 26th day of August, 2025




 Kevin E. Hughes, Assistant Secretary

To verify the authenticity of this Power of Attorney, please call us at 1-800-421-3880.
 Please refer to the above-named Attorney(s)-in-Fact and the details of the bond to which this Power of Attorney is attached.

RESOLUTION

*The following resolution was offered by Director _____ and
seconded by Director _____*

- WHEREAS The upkeep of the Central Parking Deck is the responsibility of the Downtown Development Authority, and*
- WHEREAS In March of 2025, the DDA Board approved project engineering for the 2025 Central Parking Deck Maintenance Project by Fishbeck, and*
- WHEREAS A bid process resulted in Pullman SST, Inc. submitting the low bid of \$61,195 among two companies that submitted proposals for construction, and*
- WHEREAS Pullman SST Inc. has provided quality work on renovation projects on parking decks in other local communities according to our engineering team at Fishbeck.*

NOW THEREFORE BE IT RESOLVED THAT the City of Plymouth Downtown Development Authority Board of Directors does hereby authorize DDA staff to contract with Pullman SST Inc. of Trenton, MI for work on the Central Parking Deck in the total amount of \$61,195 for construction work, with an additional \$6,119.50 (10%) for contingency. Total approval for construction, including contingency is not to exceed \$67,314.50. Funding will come from Acct. No. 494.261.977.813.



 831 Penniman Ave. Plymouth MI 48170

Ph: 734.455.1453 Fax: 734.459.5792

Information Only

To: DDA Board

From: DDA Staff

CC: S:\DDA\Shared Files\DDA Board\DDA Agendas\DDA Agendas 2025\September2025

Date: 09/08/2025

Re: DTP Forward: Reimagining Downtown Plymouth's Streetscape – SmithGroup Presentation



Reimagining Downtown Plymouth's Streetscape

BACKGROUND:

In August of 2024, the City of Plymouth Downtown Development Authority Board of Directors passed a new Five-Year Strategic Action Plan. Four of the primary goals in that plan are directly connected to developing a comprehensive plan to upgrade the downtown streetscape; Enhance DDA District Aesthetics & Function, Improve Parking, Improve Pedestrian Safety, and Kellogg Park. Early in 2025, DDA staff developed a Request For Proposal (RFP) for development of an upgraded downtown streetscape design that included a robust community engagement process. The DDA received nine (9) proposals.

After a comprehensive review, in June of 2025, the DDA Board approved a contract to work with SmithGroup from Ann Arbor to develop an upgraded streetscape design and lead the robust community engagement process. Over the past couple of months, DDA staff has worked with the team from SmithGroup to develop the community engagement process. The project has been dubbed *DTPForward: Reimagining Downtown Plymouth's Streetscape*.

On August 19, SmithGroup met with many Downtown Plymouth stakeholders including some City Staff, City Commissioners, DDA Board members, downtown business owners, Plymouth service club members and other community leaders. This meeting included a downtown infrastructure tour and several group exercises intended to give SmithGroup introductory information to help develop the broader community engagement process.

NEXT STEPS:

Over the past several weeks, DDA staff and the SmithGroup team have been developing a dedicated webpage, an online survey, and print materials to be distributed at the Plymouth Fall Festival, the Downtown Day event, and in downtown businesses. The print materials have a QR code that take visitors to the dedicated webpage at downtownplymouth.org/DTP-Forward

The SmithGroup team's next steps include a pop up table at the September 27 Downtown Day event to engage visitors, and a public Open House Event on October 15 from 5:30 p.m. to 8:30 p.m. at the Plymouth Cultural Center.

The SmithGroup team includes Principal Landscape Architect Oliver Kiley, Planner and Project Manager Carolyn Lusch, and Designer Katherine DeKrey. They are expected to attend the September DDA meeting with a short presentation and to answer any questions the DDA Board or members of the public may have.

There is no action needed from the DDA Board at this time.

CITY OF PLYMOUTH

DTP Forward: REIMAGINING DOWNTOWN PLYMOUTH'S STREETScape

DDA BOARD MEETING
SEPTEMBER 8, 2025



SMITHGROUP

AGENDA

SEPTEMBER 8, 2025

- **Introductions**
- **Project Overview**
- **Values & Ideas**
- **Engagement Process**
- **Next Steps**



INTRODUCTIONS

PROJECT TEAM

CITY OF PLYMOUTH, DDA, CONSULTANTS

Plymouth DDA

- **Sam Plymale** – DDA, Director
- **Reiko Misumi-Schelm** – DDA, Assistant Director

City of Plymouth

- **Paul Sincock** – City Manager
- **John Buzuvis** – Economic Development Director
- **Chris Porman** – Director of Municipal Services

SmithGroup

- **Oliver Kiley** – Principal Landscape Architect
- **Carolyn Lusch** – Planner, Project Manager
- **Katherine DeKrey** – Designer

SMITHGROUP

- Integrated Design Firm
- National, HQ in Detroit
- Project team from our Ann Arbor office
- Urban Design: Place, Transportation, Land Use, Street Design



PROJECT OVERVIEW

PROJECT PURPOSE

OVERVIEW

Reimagine the Downtown Plymouth street environment to keep it dynamic, vibrant, and vital place for generations to come.

- Identify and prioritize transformative capital projects
- Establish design best practices and guidelines
- Strategize for implementation and long-term operations & maintenance



APPROACH AND PROCESS

OVERVIEW



Value-Based Decision-Making

- Establish goals and values
- Best practices & benchmarks
- Transparent process
- Balancing trade-offs



Engagement-Driven

- Communication strategy
- Multiple methods
- Build consensus, manage change
- Drive priorities

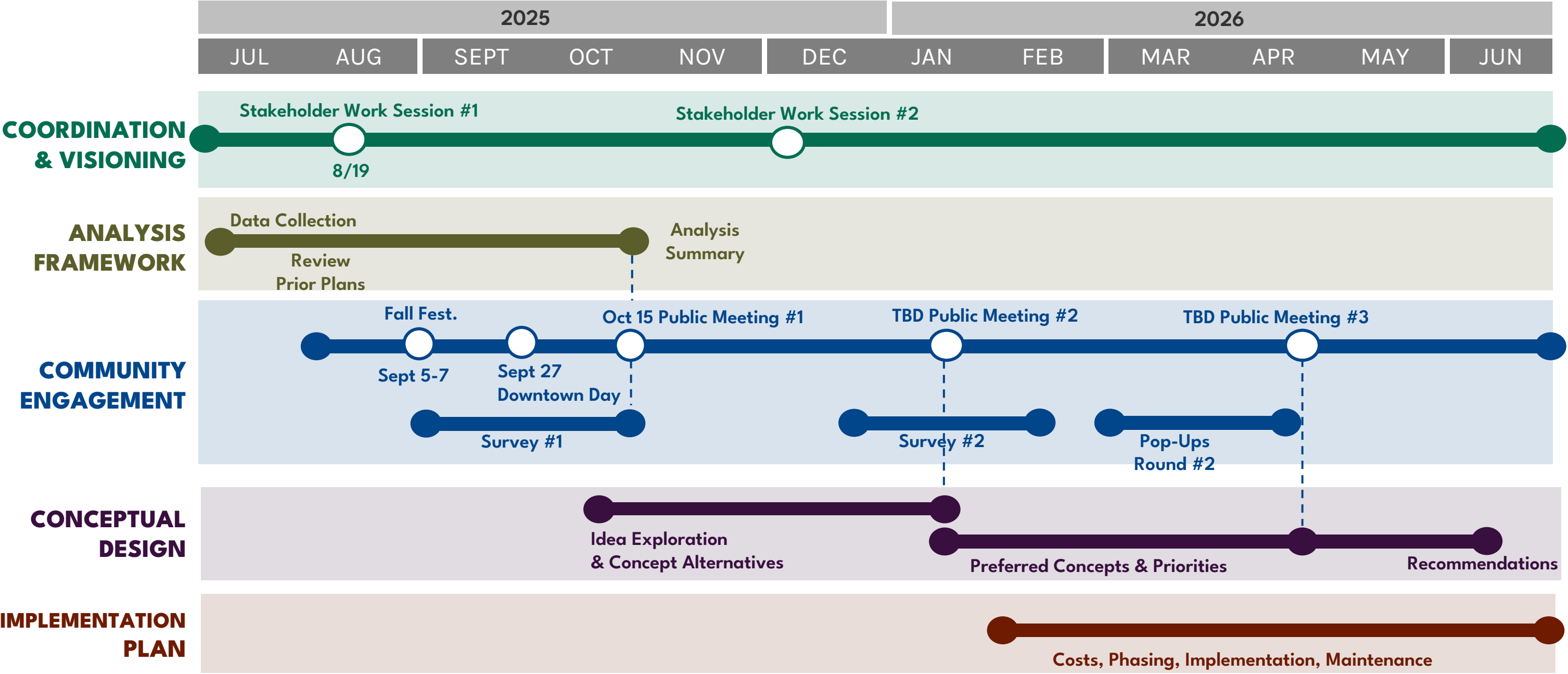


Implementation Focused

- Transformative but feasible
- Operations and maintenance
- Capital costs and funding
- Phasing strategy

PROJECT SCOPE + SCHEDULE

OVERVIEW



VALUES & IDEAS

PLAN REVIEW – SIX KEY THEMES

ANALYSIS FRAMEWORK

1. Enhance the **pedestrian experience**, safety, and multi-modal connections
2. Encourage **vibrancy** through good urban design, land use, and placemaking
3. Emphasize **streetscape, design quality** (aesthetics), and green infrastructure
4. Leverage **community events** and amenities to support economic vitality
5. Balance **parking supply**, type, and access with urban design goals
6. Reinforce **Kellogg Park as an anchor** for Downtown and the community



WORKING VALUES

ANALYSIS FRAMEWORK

CELEBRATE COMMUNITY PRIDE



PREPARE FOR NEW
CHALLENGES & OPPORTUNITIES



DESIGN FOR COMMUNITY &
ENVIRONMENTAL HEALTH & SAFETY



SUPPORT LOCAL BUSINESSES



BUILD A SHARED VISION



IMPROVE COMMUNITY
CONNECTIVITY

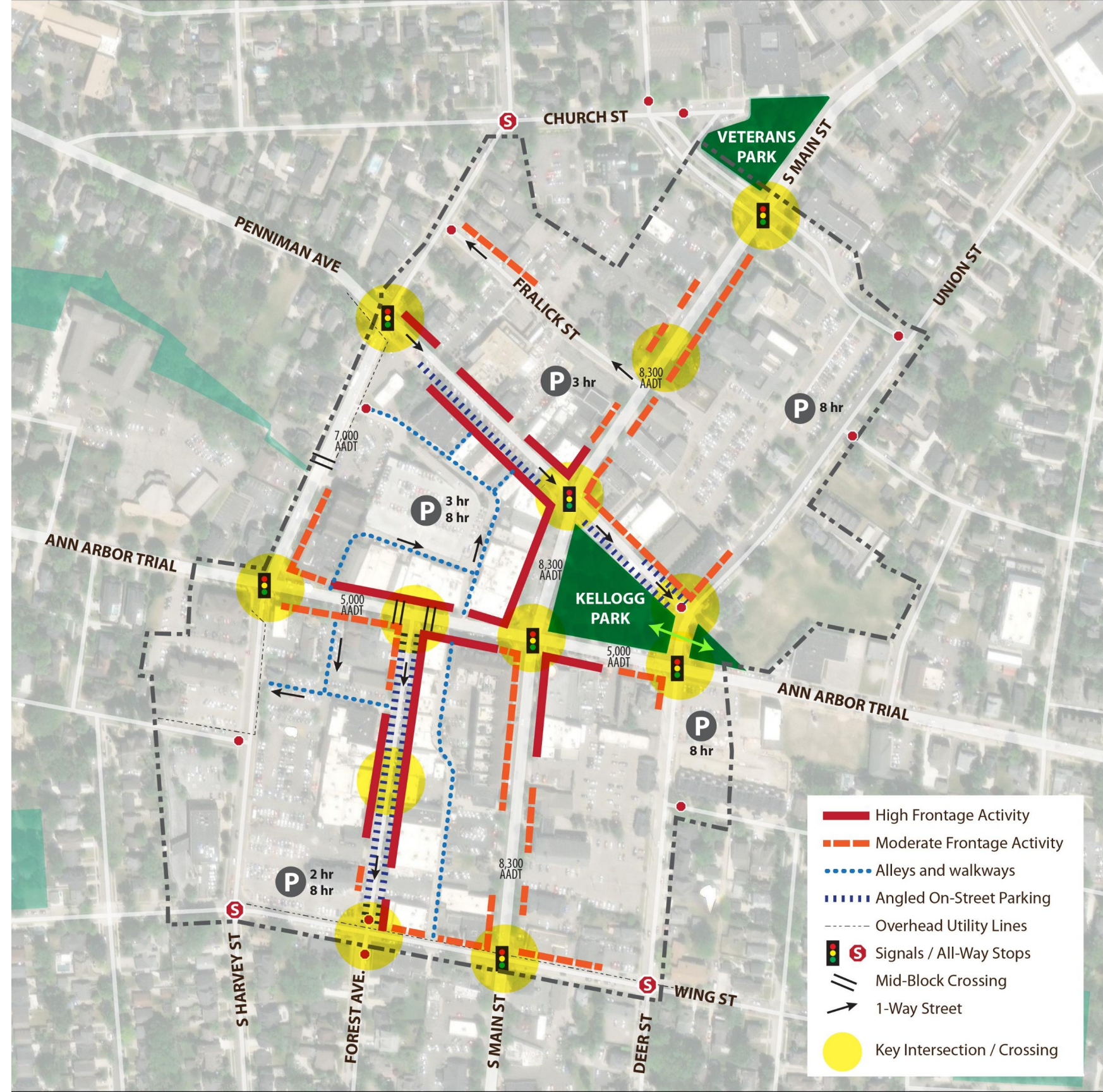


SITE INVESTIGATIONS

ANALYSIS FRAMEWORK

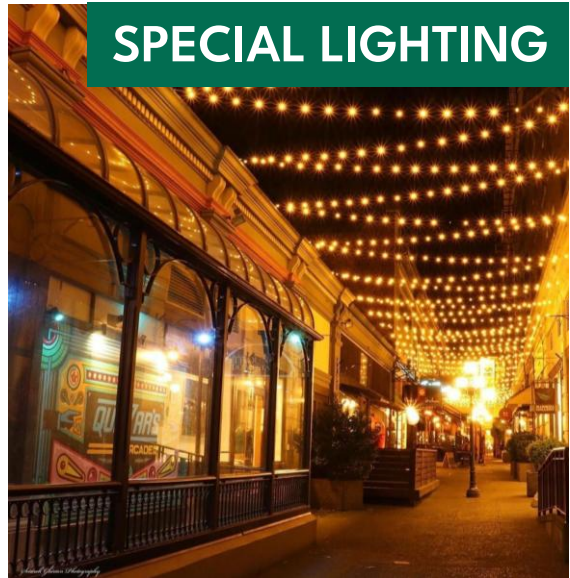
Key Areas:

- Streetscape design (sidewalk widths, street trees, landscape, materials)
- Pedestrian crossings (stop controlled vs. signal vs. mid-block) & intersections
- Frontage, urban design, building form
- Traffic circulation, speed, comfort, reconfiguration opportunities
- Wayfinding and navigation
- Parking supply & access to parking
- Open space, seating areas, pocket parks
- Event supportive spaces
- Alleys, walkways/pathways
- Artwork, historic features, gateways



IDEAS - PLACEMAKING

BEST PRACTICES & BENCHMARKS



IDEAS – ACTIVATION & EVENTS

BEST PRACTICES & BENCHMARKS



IDEAS – COMFORT & SAFETY

BEST PRACTICES & BENCHMARKS



IDEAS – ACCESS & CONNECTIVITY

BEST PRACTICES & BENCHMARKS

BICYCLE FACILITIES



TRAIL CONNECTIONS



PARKING ACCESS & MANAGEMENT



WAYFINDING

IDEAS – RESILIENT ENVIRONMENT

BEST PRACTICES & BENCHMARKS

GREEN INFRASTRUCTURE



ENERGY EFFICIENCY



MATERIALS MAINTENANCE



PLANTING & STREET TREE DIVERSITY



FLOOD MANAGEMENT

ENGAGEMENT PROCESS

ENGAGEMENT PROCESS

COMMUNICATIONS

POSTCARDS



WEBSITE



WALK-SHOP



OPEN HOUSES



POSTCARDS



POP-UP EVENTS

September 2025

Vol 11 Issue 9

DTP *Monthly*

The official newsletter of Downtown Plymouth



NEWSLETTER & SOCIAL MEDIA

ACTIVITIES

WALK-SHOP

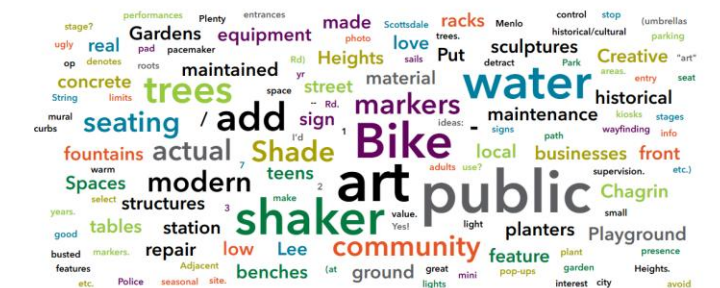


OPEN HOUSES



Are there other placemaking items that should be considered for Lee Rd?

Word cloud 

[Hide table](#)

AA Show words

Response	Count
Yes, how do you make space for teens that teens will use? Adjacent to adults, but with some light supervision.	1
Yes! Shade structures, wayfinding signs for local businesses or the new bike path, and small kiosks for pop-ups or community info would add great value. Other ideas: mini stages, water fountains, community garden planters, and historical/cultural markers.	1
Well maintained plant material - seasonal interest	1
We would like a pacemaker and/or sign at the entrances to Shaker at both the Lee Rd. and Scottsdale (at Menlo Rd) the	1

COMMUNITY SURVEY

COMMUNITY SURVEY

STAKEHOLDER GROUP



STAKEHOLDER MEETING & WALKSHOP

COMMON TOPICS

- **Pedestrian comfort**, crosswalks, lighting, (58)
- **Connectivity** to adjacent areas / destinations, gateways e.g. Old Village, Hines Drive Trail (33)
- Explore shared street spaces, **event infrastructure** (22)
- **Landscape** design, plantes, barriers, visibility, maintenance (22)
- More **seating areas** and places to just be (20)
- Plan must be **feasible, implementable** (21)
- Parking **management** hours, times, access (15)

(Number of comments on topic listed in parenthesis)



STAKEHOLDER MEETING & WALKSHOP

COMMON TOPICS

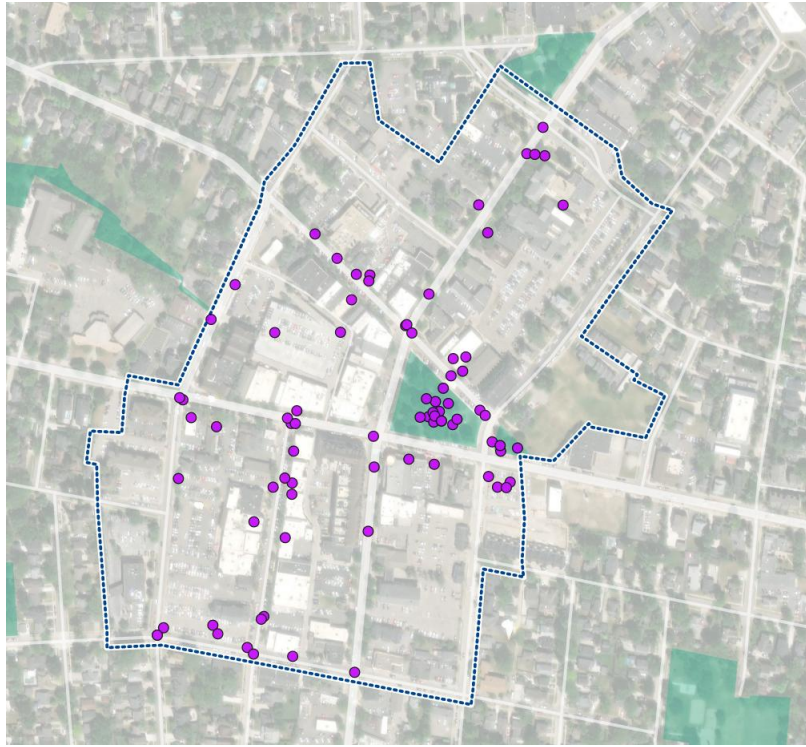
- Signage and **wayfinding**, address sign clutter (13)
- Improve vehicle **traffic flows**, street redesign (12)
- Leverage **Kellogg Park** as an anchor, open spaces (11)
- Importance of **community outreach** (8)
- Improve **sidewalks** with consistent widths, address tree roots & tree grates, more café space (9)
- Drainage and **stormwater** management (4)

(Number of comments on topic listed in parenthesis)



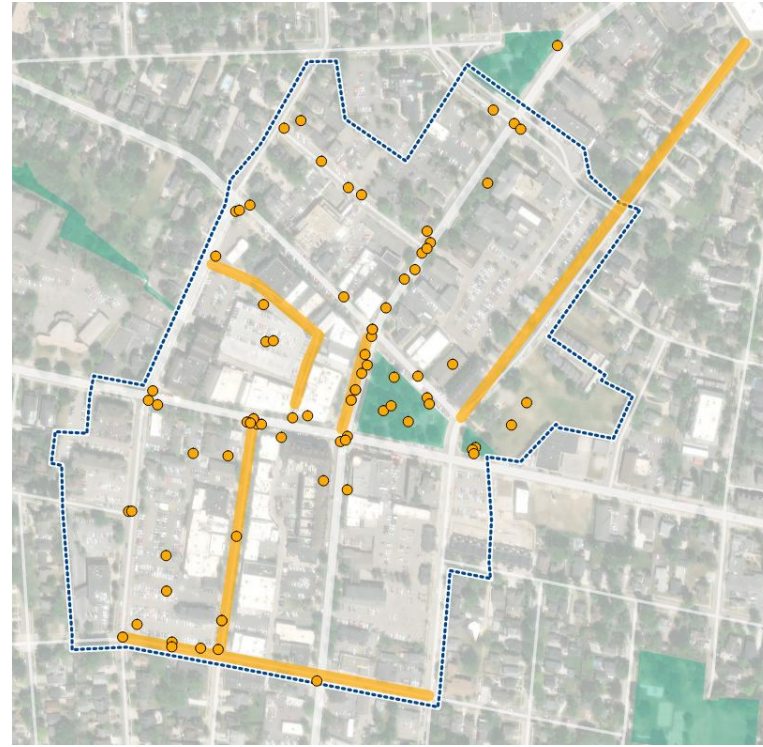
WALKING TOUR RECAP

MAPPING ACTIVITY



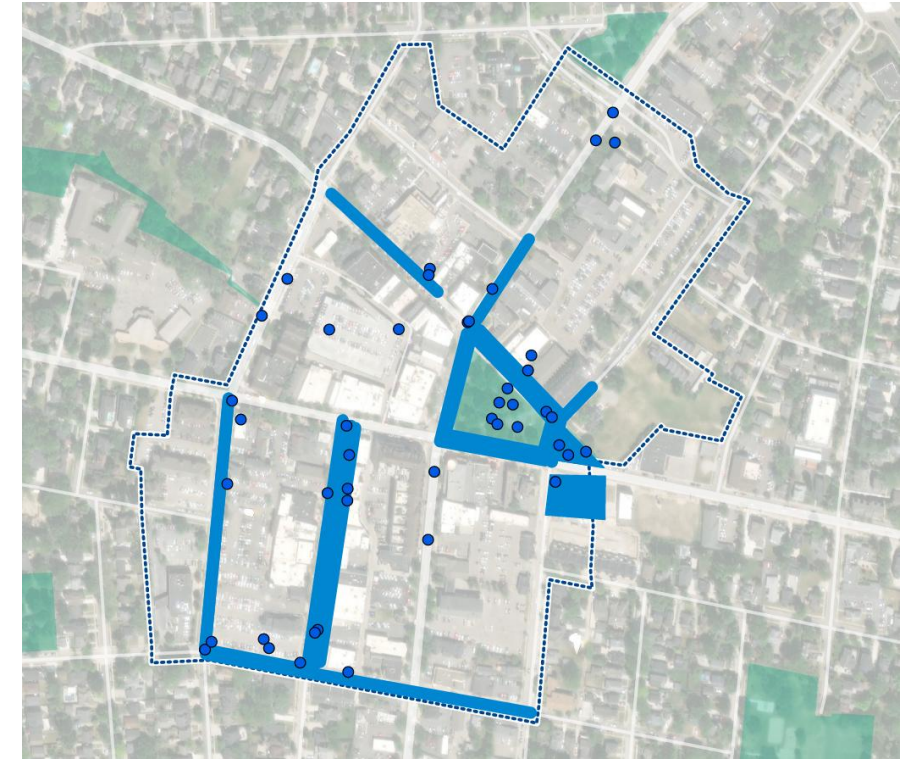
Places You Love

- Kellogg Park
- Penniman Ave.
- Forest Ave.
- Businesses and shops



Areas of Opportunity

- S. Main St. Improvements
- Parking Lots
- "Mini" Kellogg Park
- Crossings
- Wing St. / Alleys / Union St.



Other Comments & Ideas

- Bathrooms
- Raised intersections/streets
- Manage driveways (curbcuts)
- Enhance side street streetscape
- Gateways

ENGAGEMENT ACTIVITIES

MAPPING PROMPTS

Fall Festival

Sept 5-7

Community Survey

September through October

Downtown Day

Sept 27

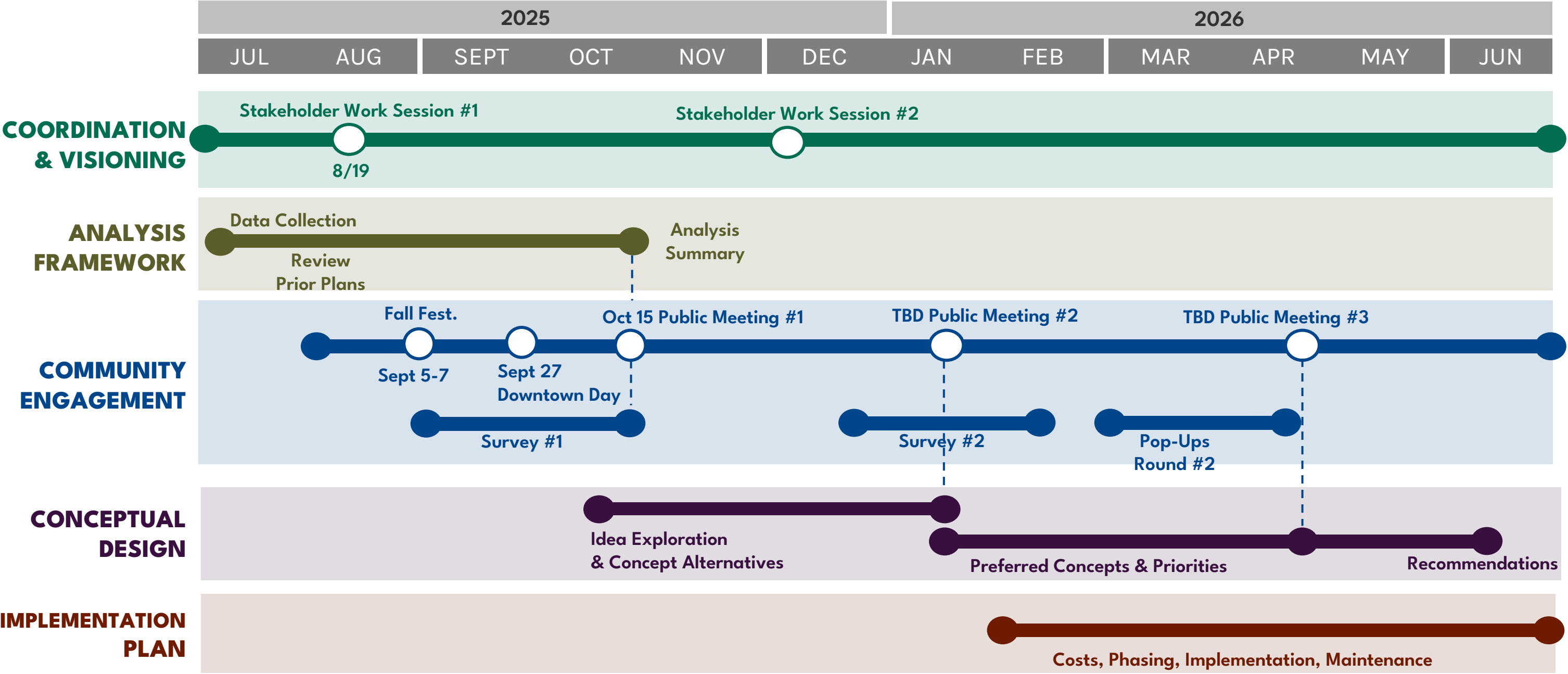
Open House #1

Oct 15, 5:30-8:30
Plymouth Cultural Center



PROJECT SCOPE + SCHEDULE

OVERVIEW



RETHINKING STREETS AS PLACE



CURBLESS EVENT STREET – MIDLAND, MI

SUPPORTING EVENTS & ACTIVITIES



FLEXIBLE STATE STREET – ANN ARBOR, MI

BRINGING PEOPLE TOGETHER



MONROE FESTIVAL STREET – DETROIT, MI

THANK YOU!



SMITHGROUP