

# COMSTOCK CHARTER TOWNSHIP 2023 - 2028 CAPITAL IMPROVEMENT PROGRAM

ADOPTED SEPTEMBER 26, 2022

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## ACKNOWLEDGEMENT

### **Charter Township of Comstock Board of Trustees**

Randy Thompson, Township Supervisor  
Nicole Beauchamp, Township Clerk  
Bret Padgett, Township Treasurer  
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Jason Knight, Trustee  
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### **Charter Township of Comstock Planning Commission**

Jennifer Jones-Newton, Chair  
Ron Sportel, Vice Chair  
Allan Faust, Secretary  
Jeff Ampey  
Patrick Hanna  
Larry Nichols  
Bub Sherwood, Township Board Liaison

### **Others Contributing to this CIP**

Scott Hess, Township Superintendent  
Jodi Stefforia, Community Development Director  
Danielle Myrkle, Parks Director

### **Preparation and Adoption of the 2023-2028 CIP**

Preparing the 2022-2028 CIP followed the process as described within and was adopted by the Comstock Township Planning Commission, following a public hearing, on September 8, 2022 and by the Comstock Township Board on September 26, 2022.

## INTRODUCTION

A Capital Improvements Plan (CIP) is a multi-year planning instrument used to identify needs and financing sources for public infrastructure improvements. The purpose of a CIP is to facilitate the orderly planning of infrastructure improvements to maintain, preserve and protect Comstock Township's existing infrastructure system and to provide for the acquisition of scheduled replacement of equipment to ensure the efficient delivery of services to the community. The CIP is also utilized to ensure that capital improvements are fiscally sound and consistent with the goals and policies of the Township Board and the residents of the community.

A comprehensive CIP is an essential tool for the planning and development of the social, physical and economic wellbeing of the community. The process is a necessary step in an organized effort to strengthen the quality of public facilities and services, provide a framework for the realization of community goals and objectives and provide a sound basis on which to build a healthy and vibrant community.

The CIP informs Comstock Township residents and stakeholders on how the Township plans to address significant capital needs over the next six years. The CIP provides visual representation of the Township's needs including maps that detail the timing, sequences, and location of capital projects. The CIP can also influence growth because infrastructure can impact development patterns.

Some of the many benefits that the CIP provides for the residents and stakeholders include the following:

- Optimize use of revenues
- Focus attention on community goals, needs and capabilities
- Guide future growth and development
- Encourage efficient government
- Improve intergovernmental and regional cooperation
- Help maintain a sound and stable financial program
- Enhance opportunities for the participation in federal and/or state programs

The projects identified in the CIP represent the community's plan to serve residents and anticipate the needs of a dynamic community. Projects are guided by various development plans and policies established by the Planning Commission, Township Board and administration.

Plans and policies include the following:

- Vision 2025 Master Plan
- Comstock Center Place Plan for Redevelopment and Prosperity
- Downtown Development and Tax Increment Financing Plan
- Parks and Recreation Strategic Plan 2020-2024
- Comstock Township Strategic Vision 2014
- Goals and Objectives of the Township Board
- Administrative policies

This plan is the prioritized 6-year investment in public structures and improvements as recommended by the Comstock CIP Committee and the Planning Commission to the Township Board and has been developed under the guidelines and provisions of the plans and policies of the Township. The Fire Department is separately funded and has a separately prepared CIP that is included as an Appendix. The Comstock Library CIP is included as an Appendix as the Library is funded by a designated millage not through the General Fund of Township. Future water and sanitary sewer projects are not included as they are either not funded in the same manner as the projects in this plan and/or are still being identified. As the specific roads scheduled for work varies each year, the Road Commission of Kalamazoo County 10 -year plan for local roads is not included in this CIP but was included in the 2018-2023 CIP.



## MISSION STATEMENT

Preparation of the CIP is done under the authority of the Michigan Planning Enabling Act (PA 33 of 2008). The goal of the CIP should be to implement the master plan and other adopted plans of the Township to assist the community's financial planning.

The CIP is dynamic. Each year all projects included within the CIP are reviewed, a call for new projects is made, and adjustments are made to existing projects arising from changes in the amount of funding required, conditions or timeline. A new year of programming is also added each year to replace the year funded in the annual operating budget.

The CIP program should continue to develop over time by adding features to gradually improve quality and sophistication. Greater attention shall be devoted to providing more detailed information about individual project requests, program planning, fiscal analysis, fiscal policies and developing debt strategy.

## CIP AND THE BUDGET PROCESS

The CIP plays a significant role in the implementation of a master plan by providing the link between planning and budgeting for capital projects. The CIP process precedes the budget process and is used to develop the capital projects portion of the annual budget. Approval of the CIP does not mean that the Township Board grants final approval of all projects contained within the plan. Rather, by approving the CIP, the Township Board acknowledges that these projects represent a reasonable interpretation of the upcoming needs for the community and that projects contained in the first year of the plan are suitable for inclusion in the upcoming budget as resources allow.

Comstock Township should strive to maximize resources by maintaining a balance between operating and capital budgets. A continuous relationship exists between the CIP and the annual budget. A direct link can be seen between the two documents as there should be in a strategic planning environment. Budget appropriations lapse at the end of the fiscal year as the operating budget is funded with recurring annual revenues such as taxes, licenses, fines, user fees and interest income.

### *Capital Improvements Plan Policy Group*

This group reviews the policy, develops the project rating and weighting criteria, rates and weights project applications, reviews funding options and presents the recommendation to the Administrative Group.

Township Superintendent  
Community Development Director  
Parks Director  
Township Supervisor  
Township Treasurer  
Township Board representative (in 2022, Terry McIver)  
Planning Commission representative (in 2022, Patrick Hanna)

### *Administrative Group*

This group clarifies any issues, finalizes the ratings and brings the CIP draft forward to the Planning Commission and presents the CIP at the public hearing.

Township Superintendent  
Community Development Director

### *Planning Commission*

The Planning Commission, through its representative, works with the policy group during the plan development, reviews the group's recommendation, receives public input, conducts public hearings, adopts the plan, and requests the Township Board to consider incorporating funding for the first-year projects into the budget plan.

### *Township Board*

As the governing body, the Township Board adopts the CIP and is encouraged to use the CIP as a tool in the adoption of the annual budget process in accordance with the governing body goals and objectives.

### *Residents*

Township residents are encouraged to participate in plan development by attending the Planning Commission public hearings and the Township Board's budget workshops and public hearings. As always, communication is open between residents, the Township Board members, Planning Commissioners and staff.

## WHAT ARE CAPITAL IMPROVEMENTS

As used in this CIP, a capital improvement project is defined as a major, nonrecurring expenditure that includes one or more of the following:

1. Any construction of a new facility (i.e., a public building, water/sanitary sewer mains, local roadways, cemetery, recreational facilities), an addition to or extension of such a facility, provided that the cost is \$10,000 or more and that the improvements will have a useful life of three years or more.
2. Any nonrecurring rehabilitation of all or a part of a building, its grounds, a facility, or equipment provided that the cost is \$10,000 or more and will be coded to a capital asset account.
3. Any purchase or replacement of major equipment to support community programs provided that the cost is \$5,000 or more and will be coded to a capital asset account.
4. Any planning, feasibility, engineering or design study related to an individual capital improvements project or to a program that is implemented through individual capital improvements projects provided that the cost is \$10,000 or more and will have a useful life of three years or more.

5. Any planning, feasibility, engineering or design study that costs \$20,000 or more that is not part of an individual capital improvement project or a program that is implemented through individual capital improvement projects.
6. Any acquisition of land for a public purpose that is not part of an individual capital improvement project or a program that is implemented through individual capital improvement projects provided that the cost is \$20,000 or more.

## **CAPITAL IMPROVEMENT PROGRAM FUNDING**

Because the capital improvement projects involve the outlay of substantial funds, numerous sources are necessary to provide financing over the life of the program. Most capital funding sources are earmarked for specific purposes and cannot be transferred from one capital program to another. For example, funds raised by the Township's road millage may only be used for local road projects. The CIP has to be prepared with some projections as to the amount of money available. The following is a summary of the funding sources for projects included in a capital improvements program.

### ***Enterprise (reserve) funds***

In enterprise financing, funds are accumulated in advance for capital requirements. Enterprise funds not only pay for capital improvements, but also for the day-to-day operations of community services and the debt payment on revenue bonds. The community can set levels for capital projects; however, increases in capital expenditures for sewer mains, for example, could result in a surcharge on the quarterly sewage bill. Enterprise fund dollars can only be used on projects related to that particular enterprise fund, i.e., sewer system funds can only be used on sewer system projects.

### ***Bonds***

When Comstock Township sells bonds, purchasers are, in effect, lending the community money. The money is repaid with interest from taxes or fees over the years. The logic behind issuing bonds (or 'floating a bond issue') for capital projects is that the citizens that benefit from the capital improvements over a period of time should help the community pay for them. Comstock may issue bonds in two forms:

#### **General Obligation (G.O.) bonds**

Perhaps the most flexible of all capital funding sources, G.O. bonds can be used for the design or construction of any capital project. These bonds are financed through property taxes. In financing through this method, the taxing power of the Township is pledged to pay interest and principal to retire the debt. Voter approval is required if the community wants to increase the taxes that it levies and the amount is included in Comstock's state-imposed debt limits. To minimize the need for property tax increases, the community makes every effort to coordinate new bond issues with the retirement of previous bonds. G.O. bonds are authorized by a variety of state statutes.

#### **Revenue bonds**

Revenue bonds are sold for projects that produce revenues, such as water and sewer system projects. Revenue bonds depend on user charges and other project-related income to cover their costs. Unlike G.O. bonds, revenue bonds are not included in the community state-imposed debt limits because the full faith and credit of the community back them. Revenue bonds are authorized by Public Act 94 of 1933, the Revenue Bond Act.

### ***Tax Increment Financing (TIF)***

TIF is a municipal financing tool that can be used to renovate or redevelop declining areas while improving their tax base. In 2019, a Downtown Development Authority (DDA) was established. The DDA prepared and the Township Board adopted a Downtown Development and Tax Increment Financing. Beginning summer 2020, the DDA is able to capture tax increments in the Comstock Center area and use those funds as they grow over the years to undertake projects in the CIP and the Downtown Development and Tax Increment Financing Plan.

### ***Millages***

The property tax is a millage that is one of the most important sources of community revenue. The property tax rate is stated in mills (one dollar per \$1,000 of valuation). This rate is applied to a property's net value, following the application of all exemptions and a 50% equalization ratio. Millages are voter-approved taxes that are specifically earmarked for a particular purpose. Comstock is also authorized to utilize millages under Public Act 206 of 1893, the General Property Tax Act.

In 2016, the Township enacted a road millage covering the entire township. In 2019, the Kalamazoo County Commission took action to prevent the capture of the millage based upon an opinion of the County Attorney. This decision was appealed by the Township Board to the Michigan Tax Tribunal. The Tribunal ruled in favor of the Township. The Board has approved a millage rate of 1.0 mill for 2022 which was collected with the winter taxes in 2021 and used on road projects in 2022. The millage rate for 2023 has not yet been set by the Township Board; it is anticipated to be 1.0 mill raising a slightly higher amount than the same rate as 2022.

The Comstock Library has a voter-approved millage. The millage is 1.4733 mills in 2023 for operations and capital expenditures.

### ***Special Assessments***

Capital improvements that benefit particular properties, rather than the community as a whole, may be financed more equitably by special assessment, i.e., by those who directly benefit. Local improvements often financed by this method include sanitary sewers and water mains.

In Comstock Township, the fire department operates with funds generated through township-wide special assessments. In 2022, the Fire Department special assessment for operations and maintenance was 4.75 mills and 1.50 mills for capital expenditures and improvements. The 2023 special assessment rate is unknown as this CIP is written; the 1.5 mills for capital expenditures and improvement

### ***Federal and State Funds***

Federal and state governments make funds available to communities through numerous grants and aid programs. Some funds are tied directly to a specific program. The community has discretion (within certain guidelines) over the expenditure of others. For the most part, the community has no direct control over the amount of money received under these programs.

### ***Developer Contributions***

There are occasions when capital improvements are required to serve new development. Where funding is not available for the community to construct the improvements, developers may agree to voluntarily contribute their share or install the facilities themselves so the development may go ahead.

### **Utility Bill Surcharge**

The Township imposes a surcharge on the quarterly usage bill of the public water and/or sewer customers. In 2018, the Township Board voted to increase the surcharge on sewer usage bills from 3% to 25%. It is anticipated to raise approximately \$310,000 in 2023 which funds will be targeted toward repairs to the existing sanitary sewer system as identified in the SAW Grant Wastewater Asset Management Plan summarized in Appendix G.

## **CAPITAL IMPROVEMENT PROGRAMMING**

The Township will prepare and update a proposed schedule of capital projects and equipment to be built or purchased within a six-year period. The CIP will list future projects in order of construction or acquisition priority and as can be achieved financially along with cost estimates.

Comstock's first year of scheduled projects will be referred to as the capital budget and include those projects scheduled to be funded in the upcoming year. These projects will be included in the Township's legally adopted budget, as determined by the Township Board based upon available resources and budgetary limitations.

## **BENEFITS OF THE CIP PROCESS**

Here are a few of the benefits the Township may realize:

- *Focused attention on the community's goals, needs, and capabilities.* This will involve keeping projects in line with community objectives, anticipated growth and financial capabilities. This information will be obtained from the various adopted plans and policies referenced earlier.
- *Optimum Use of Taxpayer's Dollar.* Advanced planning and programming will help avoid costly mistakes. This program will also aid the Township Board in making sound annual budget decisions. The listing of anticipated projects may encourage the purchase of land well in advance of construction, at a lower present cost, rather than maybe a higher future cost.
- *More Efficient Government Administration.* Coordination of capital improvements programming by township, county and state agencies can reduce scheduling problems and conflicting or overlapping projects. For example, utilizing a CIP may avoid paving a street one year and tearing it up the next year to install sanitary sewer.
- *Improved Intergovernmental and Regional Cooperation.* It may be possible to share needed facilities between local units of government or between the municipality and a school district. Examples would be sewer pretreatment facilities or utilizing classroom space for recreation programs.
- *Maintaining a Sound and Stable Financial Program.* When ample time has been provided for planning, the most economical means of financing each project can be selected in advance. Keeping projects within the financial capacity of the community will help to preserve Comstock's credit rating and enhance the Township's attractiveness to business and industry.
- *Enhance Opportunities for Participation in Federal and State Grant Programs.* Most grant applications require the need for programs to be well documented, with a clear statement of goals and objectives. This documentation has already been developed in the CIP.

## SCHEDULE PERIOD

As indicated above, a six-year period is considered to be the most suitable. Two or three years is too short of a time frame for effective programming due to planning and financing of major facilities usually takes longer. Periods of seven years or more may schedule a project too far into the future to be of practical value.

## ANNUAL UPDATE & PROCESS CHANGES

The CIP will be updated annually in order to fine-tune the capital budget to reflect changing economic conditions or Township needs. The CIP program will also be adjusted to reflect the need for additional projects and set different priorities, if necessary. Some of the CIP projects included in the 2022 Township Budget did not get accomplished as planned. In some instances, the funds were needed for a different CIP project of higher priority, an unanticipated expense/opportunity or to allow for coordination between projects.

This is the sixth CIP to be prepared by the Township with the first being the 2018-2023 CIP. The Policy Group continues to learn from this process. The 2022 call for projects for the 2023-2028 CIP resulted in the addition of five new projects. Two unplanned capital expenses were incurred in 2022. The first expense was due to a storm impacting the roof at the Township's maintenance building. A new roof was installed in late summer 2022 at a cost of \$15,000.

Additionally, a new vehicle was acquired in the spring outside the CIP process. The need for another vehicle resulted from the Township Board establishing a second full-time Ordinance Enforcement Officer position. With both Ford Explorers in use by the officers, a vehicle for general staff usage was needed. This capital expense was \$32,000.

## ANNUAL REVIEW OF TOWNSHIP ASSETS

A list of assets owned by the Township, not including those of the Fire Department, and their condition was created in 2018 and is updated each year. A subcommittee of the Policy Group reviewed each asset owned by the Township and made observations as to the asset's condition: *Good, Fair, Poor* or in *Immediate need of attention, repair, removal and/or replacement*. Other observations were also provided for some of the assets. The spreadsheet identifying township assets and their condition as of August 2022 can be found in Appendix E.

## ROADS

Primary roads are maintained and improved by the Road Commission of Kalamazoo County (RCKC) at their expense. Local roads in the Township are also maintained and improved by the RCKC but the cost is shared by the Township. Local Road Participation Funds (PAR) Funds are dedicated by the RCKC to be used in the Townships of Kalamazoo County based on the amount of road mileage. The PAR Funds must be matched locally, however, to be used. The Township has traditionally over matched the available funds. With the use of road fund money, the Township is committing \$891,000 in 2023 to the maintenance and improvement of local roads. Approximately nine miles of local roads can be addressed in a typical year.

### Annual Local Road Improvements

Project Years: 2023 – 2023

Project Cost: \$891,000 in 2022

Funding Source: Road Fund	\$621,000
PAR Funds (est.)	\$270,000

The RCKC has a 5-year CIP for Local Roads, however it is a fluid list. Annually, the Township works with the RCKC engineers to reviews the list which can result in modifications to the planned projects in any given year due to changing priorities, local road conditions and/or opportunities to coordinate local road work with other infrastructure projects. The current version of the 2022 – 2026 Local Road Capital Improvement Plan is found in Appendix F.

## SANITARY SEWER MAINS

An Asset Management Plan (AMP) for all the sanitary sewers, force mains and pump stations within the Township was completed in 2018. It identifies those areas of the system that need maintenance presently or will need future maintenance. Any sanitary sewer work will be funded through water and sewer funds and not compete with other CIP projects. Appendix D contains a list of planned sanitary sewer work resulting from the Asset Management Plan through 2026.

Construction of new sanitary sewer mains will be triggered by development or done in response to a special assessment district petition. The cost of such extensions will be borne by the requesting party with possibly some Township participation. Plans are underway to extend sanitary sewer in South 26<sup>th</sup> Street between N Avenue and MN Avenue at the cost of the owners of abutting land proposed for industrial development. It is anticipated that the Township will cost share in this sewer project in order to oversize the sewer line in South 26<sup>th</sup> Street and to extend it to East MN Avenue to facilitate future extension to the north and east.

## WATER MAINS

Construction of new water mains will typically be triggered by development or done in response to a special assessment district petition. The cost of such extensions will be borne by the requesting party with possibly some Township participation. However, as part of the Kalamazoo Regional Water and Wastewater Commission, numerous areas for future water main extensions, often to loop existing pressure districts, have tentatively been identified; the list along with neighborhood-level projects within may be found in Appendix J. These projects will be accomplished over the years; no specific year for any of the projects have been identified as of this plan. Any water main work will be funded through special assessments, the Township's water funds or by the City of Kalamazoo and will not compete with other CIP projects.

## STATUS OF 2022 PROJECTS

Descriptions and status of the 5 projects submitted to the Township Board for inclusion in the 2022 Operating Budget including 2 carryover projects from 2019 and 2021 are provided below.

<b>Project Name: Tree removal and plantings throughout the parks</b>	
<b>Timeline for completion: ongoing</b>	<b>Cost: \$30,000</b>

**Description:** Implement environmental stewardship in the parks by replacing trees lost to disease, age or storms to provide for storm water management, shade and natural beauty. Loss of trees over the last 10+ years has resulted in washouts causing erosion of unpaved areas compromising the paved areas.

*Status: Some tree removal work has been accomplished over last two years. Additional work will be done in 2023.*

<b>Project Name: Beautify Comstock Center Initiative 2022</b>	
<b>Timeline for completion: ongoing</b>	<b>Cost: \$50,000</b>

**Description:** Additional work toward implementing the *Beautify Comstock Center* initiative which works toward realizing the Comstock Center Design Plan for Prosperity and Redevelopment and the Downtown Development and Tax Increment Financing Plan. Similar to phase one, easier-to-accomplish aesthetic projects such as streetlights, benches, flowers, sidewalk improvements, etc., may be undertaken as selected by the Downtown Development Authority Board.

*Status: Gateway signs installed along with landscaping around each one. Thirty planters professionally prepared, placed and maintained.*

<b>Project Name: Comstock Center Land Acquisition 2022</b>	
<b>Timeline for completion: 2022</b>	<b>Cost: \$25,000</b>

**Description:** Continue setting aside (earmarking) money for future land acquisition in the Comstock Center Area as opportunities arise and as part of implementing the 2014 Strategic Vision, Vision 2025 Master Plan, Comstock Center Place Plan for Redevelopment and Prosperity and the Downtown Development and Tax Increment Financing Plan. This is the fifth year that this set aside.

*Status: Funds transferred to DDA Fund where they may accrue for a future land acquisition if an appropriate opportunity presents.*

<b>Project Name: Comstock Cemetery expansion</b>	
<b>Timeline for completion: 2022</b>	<b>Cost: \$150,000</b>

**Description:** Expand Comstock Cemetery to establish additional plots. This work will include tree and brush removal, grading and paving additional roadway and a new access to Neal Avenue. This work will be designed to allow for future shared drive to Neal Avenue with Neal Avenue Park.

*Status: Due to ongoing work to resolve discrepancies with the location and ownership of some plots, this project was pushed back to 2022.*



<b>Project Name: Privacy fence at Merrill Park and Celery Street Park</b>	
<b>Timeline for completion: 2020</b>	<b>Cost: \$30,000</b>

**Description:** Add line of fencing along the west side Celery Street park to buffer view of adjacent residential property from the park. Add line of privacy fencing along west side of Merrill Park near the boat launch to buffer view for adjacent residence.

*Status: The Park Board decided not to move forward with fencing at Merrill Park. The Park Director is seeking quotes for fencing at Celery Street park..*

## 2023 – 2028 PROJECT SUMMARIES

Descriptions of the 19 projects included in the 2023 -2028 CIP are provided below. The projects are generally grouped by year funding is requested. The multi-year projects are grouped in this CIP with the specific years identified. The Policy Group members individually rated submitted projects in the past. Only a few new projects were added to this CIP and were not scored or rated. Only the projects identified for undertaking in 2023 are recommended to the Township Board for inclusion in the 2023 General Fund Budget or Downtown Development Authority Fund Budget. There is project proposing funds be set aside (earmarked) over the life of the CIP for land acquisition. If approved by the Township Board, these funds will have to be tracked so that they are available in the future when the acquisition opportunity presents.

**Project Name:** Tree removal and plantings throughout the parks

**Timeline for completion:** 2022, 2023

**Cost:** \$15,000

**Description:** Implement environmental stewardship in the parks by replacing trees lost to disease, age or storms to provide for storm water management, shade and natural beauty. Loss of trees over the last 10+ years has resulted in washouts causing erosion of unpaved areas compromising the paved areas.



**Project Name:** New Picnic Tables

**Timeline for completion:** 2023

**Cost:** \$30,000

**Description:** Acquire new picnic tables to replace old tables throughout parks that can no longer be repaired. Handicap accessible tables will be among the new tables acquired. Grants will be sought which will off-set cost of replacing tables.



Project Name: Comstock Center Land Acquisition	
Timeline for completion: ongoing, annual	Cost: \$50,000/annually

**Description:** Annually set aside (earmark) money for future land acquisition in the Comstock Center Area as opportunities arise and as part of implementing the 2014 Strategic Vision, Vision 2025 Master Plan, Comstock Center Place Plan for Redevelopment and Prosperity and the Downtown Development and Tax Increment Financing Plan. As of 2022, a balance of \$125,000 has been earmarked. Previous set aside amounts have been \$25,000; an increase in the annual set aside to \$50,000 is requested.



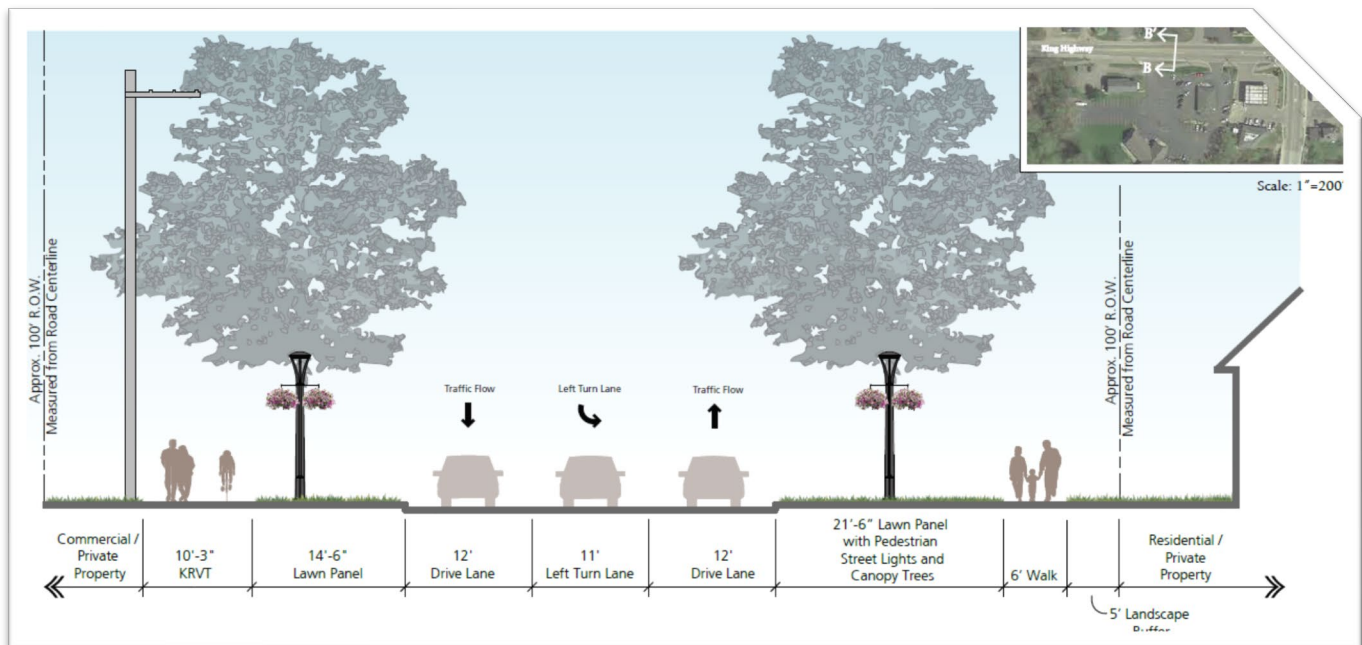


**Project Name: Beautify Comstock Center**

**Timeline for completion: ongoing, annual**

**Cost: \$50,000/\$25,000 annually**

**Description:** Build on momentum already generated in Comstock Center with continued implementation of the *Beautify Comstock Center* initiative. This work helps realize the Comstock Center Design Plan for Prosperity and Redevelopment and the Downtown Development and Tax Increment Financing Plan. Similar to earlier years, easier-to-accomplish aesthetic projects such as gateway construction, benches, flowers, sidewalk improvements, streetlights, etc., may be undertaken as selected by the Downtown Development Authority Board. After 2023, the CIP proposes a reduction to \$25,000 annually for the initiative.



**Project Name: Modernize the Zoning Ordinance**

**Timeline for completion: 2023**

**Cost: \$40,000 (\$30K grant; \$10K match)**

**Description:** With grant from MEDC and 25% local match, hire a consulting firm to transform the Zoning Ordinance into a user-friendly, online code. Provide clear organizational structure that makes sense, colorful illustrations and searchable words and terms. This will make the ordinance easier to understand for residents and developers.

1 Purpose and Introduction

2 Definitions

3 Zoning Districts

4 Use Standards

5 Site Standards

6 Development Procedures

7 Admin and Enforcement

**Kennel** means a facility for the temporary overnight boarding of 3 or more domestic animals, and may include exterior facilities for housing and/or exercise areas. A dog kennel is further regulated with Michigan Department of Agricultural Regulation Rule No. 129 as administered by Kalamazoo County Animal Services and Enforcement. Special exception use standards for kennels are in [Section 36-4.24](#).

**Land banking** means the method of designating open space for future additional parking to allow for flexibility in meeting changing parking needs

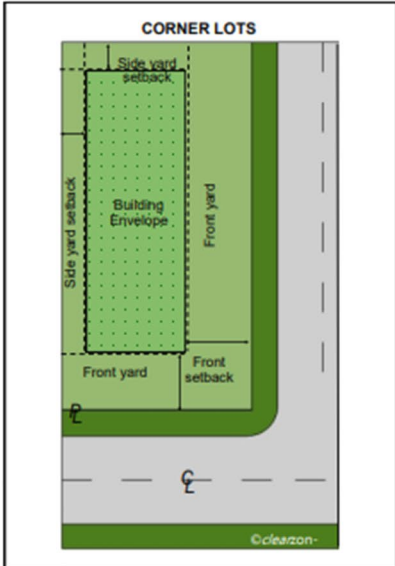
**Limited common elements** means the portion(s) of the common elements reserved in the master deed of a condominium project for the exclusive use of less than all the owners of condominium units in the project.

**Loading space** means an off-street space on the same lot with a building or group of buildings, for the temporary parking of a commercial vehicle while loading and unloading merchandise or materials.

**Lot** means a parcel of unplatted land, a platted subdivision lot, or a unit in a condominium subdivision and is utilized herein to encompass all of these land development types unless the term for parcel or building site is expressly used.

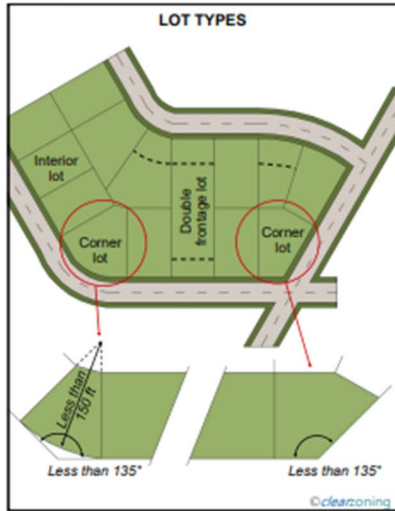
**Lot area** means the total horizontal area included within the lot line. Where the front lot line is the centerline of a street or lies in part or in whole in the street area, the lot area shall not include that part of the lot in use or to be used as a street with the exception that in the A agricultural district, the lot area shall be the recorded metes and bounds area.

**Lot, corner** means a lot where the interior angle of two (2) adjacent sides at the intersection of (2) streets is less than one hundred thirty-five degrees. A lot abutting upon a curved street or streets shall be considered a corner lot for the purposes of this Chapter, if the arc is of less radius than one hundred fifty (150) feet and the tangents of the curve, at the (2) two points where the lot lines meet the curve or the straight street line extended, form an interior angle of less than one hundred thirty-five (135) degrees.



**CORNER LOTS**

The diagram shows a lot at a street intersection. It labels the 'Side yard setback', 'Building Envelope', 'Front yard', and 'Front setback'. The lot is shaded green, and the surrounding streets are shown in grey.



**LOT TYPES**

The diagram shows a street intersection with several lot types: 'Interior lot', 'Double frontage lot', and 'Corner lot'. Two corner lots are highlighted with red circles. Below the main diagram, two smaller diagrams show the interior angle of a corner lot, with labels 'Less than 135°' and 'Less than 135°'.

<b>Project Name: New Truck for Park Maintenance</b>	
<b>Timeline for completion: 2023</b>	<b>Cost: \$30,000</b>

**Description:** Replace truck driven by park maintenance staff person so that a single truck can be used for year-round maintenance of the Township's parks. Presently, park maintenance staff person drives a 2013 Ford 150 for daily tasks but has to switch to a 2009 Chevy Silverado 2500 in the winter months for plowing. The 2009 Chevy Silverado will be sold; the 2013 Ford 150 will be retained for use by office and general park staff as a backup vehicle.





**Project Name: Comstock Cemetery expansion**

**Timeline for completion: 2023/2024**

**Cost: \$150,000**

**Description:** Expand Comstock Cemetery to establish additional plots and pave existing gravel drives and establish new drives. This work will include tree and brush removal, grading and paving additional roadway and a new access to Neal Avenue. This work will be designed to allow for future shared drive to Neal Avenue with Neal Avenue Park.



**Project Name: Neal Avenue Park Design and Build**

**Timeline for completion: 2023, 2024**

**Cost: \$15,000 (2023) and \$200,000(2024)**

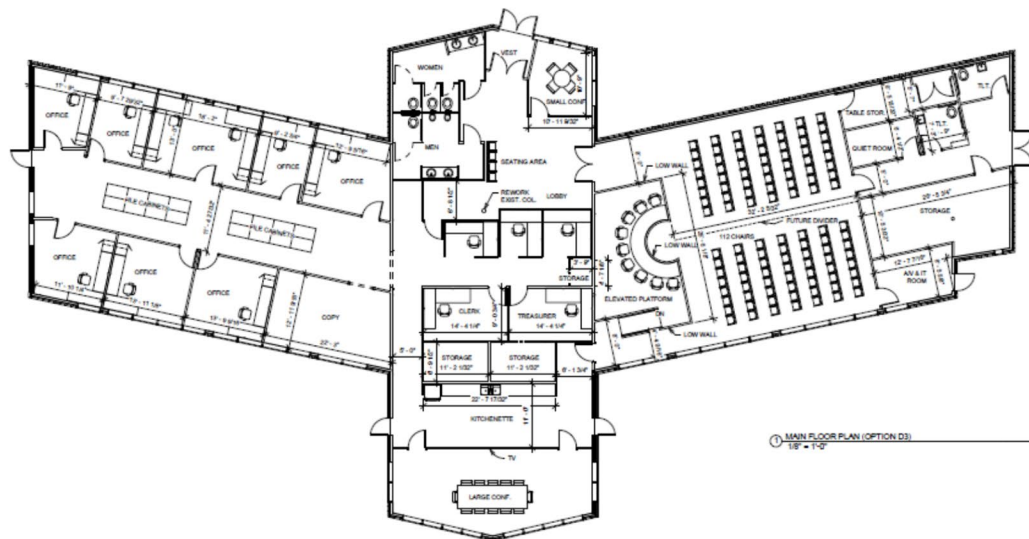
**Description:** Coordinate access with Comstock Cemetery expansion to establish a new park within and serving the Shields Plat. In addition to providing a park to a largely underserved area of the Township, this new park will allow for the removal of noncompliant and unsafe play equipment at Cooper Park. Grants will be sought to help provide for a new play structure and other recreational amenities. Design in 2023 with build in 2024.

**Project Name: Renovate & Furnish New Township Hall**

**Timeline for completion: 2023**

**Cost: \$500,000**

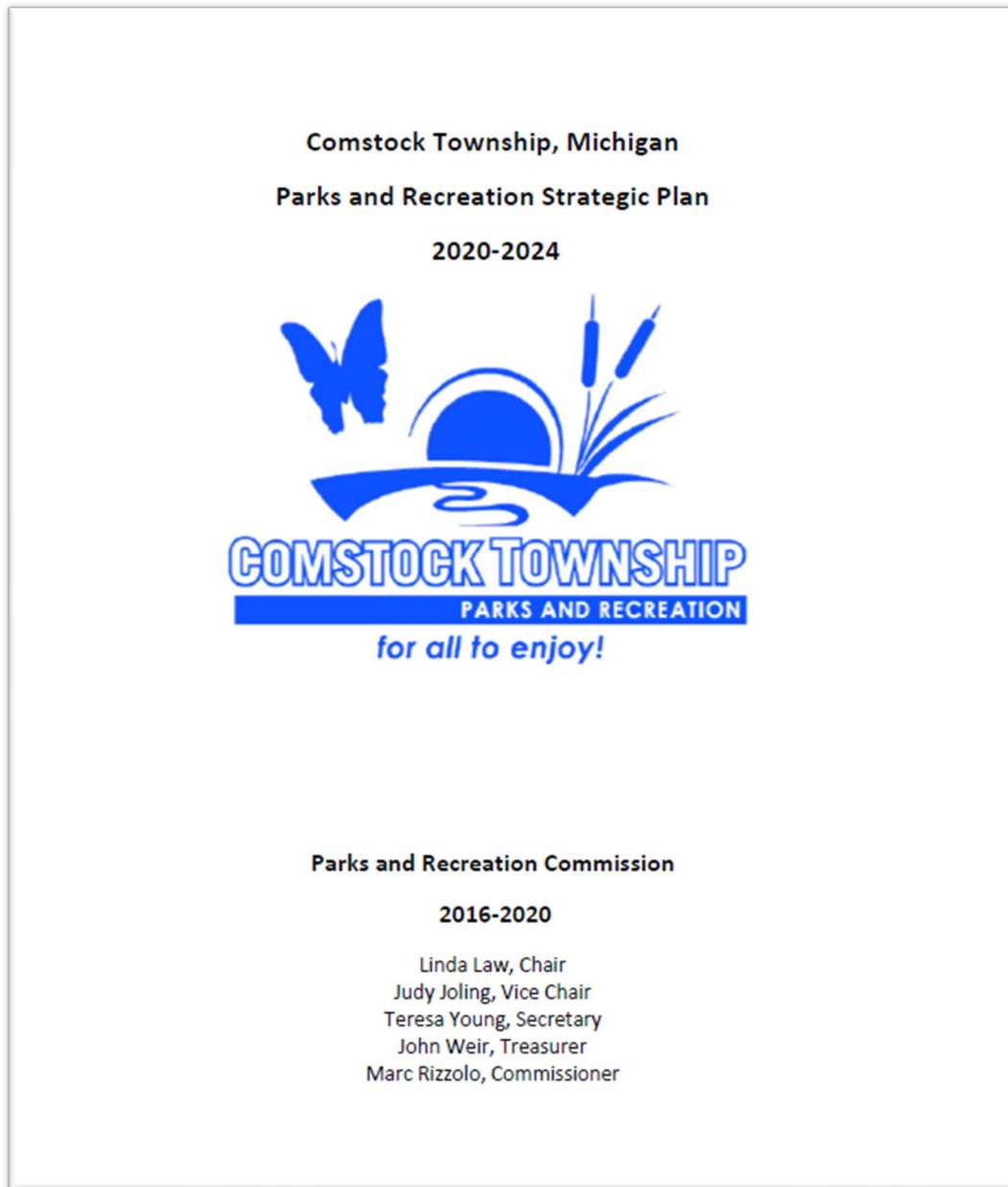
**Description:** Remodel former Niko's Landing into a new Township Hall including new furnishings and re-use of furnishing in use at the current Township Hall.





<b>Project Name: Parks and Recreation Strategic Plan</b>		
<b>Timeline for completion: 2024</b>		<b>Cost: \$40,000</b>

**Description:** Hire a consultant to prepare a new Parks and Recreation Strategic Plan. Current plan, although updated every five years, warrants a complete overhaul to reflect current trends in recreation and the needs and interests of the residents.

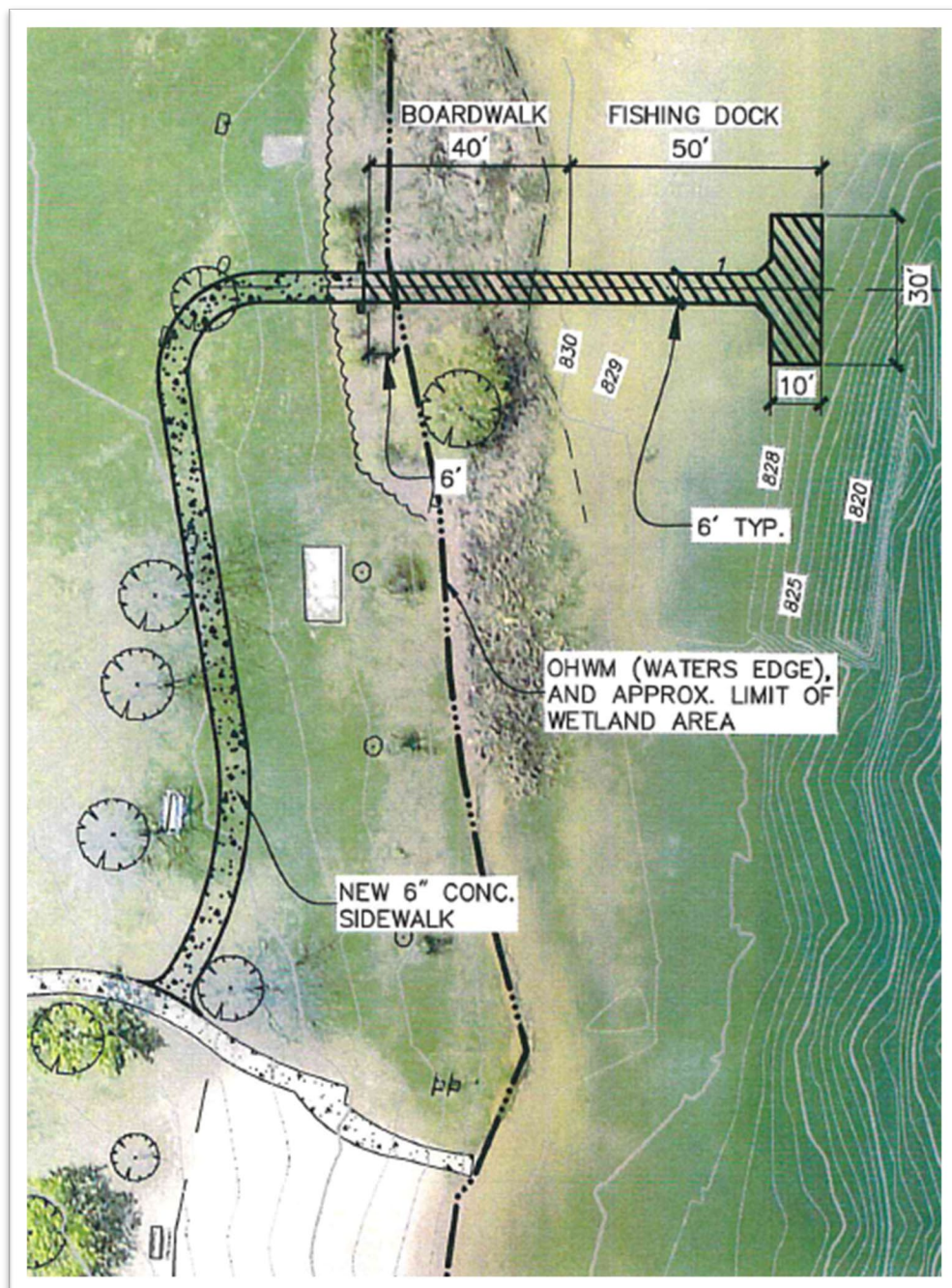


**Project Name: Robert Morris Park Fishing Pier**

**Timeline for completion: 2024**

**Cost: \$200,000**

**Description:** Build ADA compliant facility including 40 feet of boardwalk over wetlands and 50 feet of fishing pier. The DEQ permit for the project expires on 2/27/2024 and will have to be renewed. This project addresses the loss of shoreline fishing areas due to control measures directed at correcting the geese problems given their impact on E. coli levels in Campbell Lake. This project also adds a needed accessible recreation feature for Comstock Parks. As of the writing of this CIP, the Township is waiting to hear if a MNRTF grant has been awarded.





**Project Name: Wenke Ballfield MNRTF Grant Match**

**Timeline for completion: 2024**

**Cost: \$100,000**

**Description:** Twenty-five percent match for an anticipated \$300,000 grant application with award and expenditure of \$400,000 the following year for field lights and pole replacement, an additional field, parking lot paving and lighting, restroom refurbishment and a new storage building. This project will be coordinated with Kalamazoo County, the park owner.



**Project Name: Transfer Station new office**

**Timeline for completion: 2024**

**Cost: \$75,000**

**Description:** Remodel or rebuild the Transfer Station office. Existing building is old, outdated and has inefficient heating and electrical service. New configuration needed to allow attendant to better serve customers. Building should be connected to public water with this project.





**Project Name: Merrill Park Phase 2 – launch and river’s edge**

**Timeline for completion: 2025**

**Cost: \$100,000**

**Description:** Replace the crumbling rip-wrap to restore the shoreline and address safety concerns. A \$300,000 grant from the MNRTF will be sought with a \$100,000 local match. The grant application will be presented as Phase 2 of the previously awarded \$300,000 grant for the 2019 redevelopment of Merrill Park.



<b>Project Name: Non-Motorized Transportation Plan</b>	
<b>Timeline for completion: 2025</b>	<b>Cost: \$30,000</b>

**Description:** Hire a consultant to prepare a Non-Motorized Transportation Plan taking a comprehensive look at the need for sidewalks, bike lanes and/or bike paths in the Township. A public planning process, similar to that undertaken by Kalamazoo Township in 2014, will be followed. Having this plan will open up additional grant opportunities for the Township to build non-motorized facilities.

KALAMAZOO CHARTER TOWNSHIP  
**NON-MOTORIZED TRANSPORTATION  
MASTER PLAN**



**Project Name: Pave North and South Wenke Parks parking lots, add gazebo and connection to new township hall at South Wenke**

**Timeline for completion: 2026**

**Cost: TBD**

**Description:** Pave the existing gravel parking lots. The lots have a lot of traffic from the KRVT and other park users. The driveways were previously paved by MDOT; Township incurs the expense of grading the parking lots each year.



South Wenke Park



North Wenke Park



**Project Name: Sidewalks – various places**

**Timeline for completion: 2026, 2027, 2028**

**Cost: TBD**

**Description:** Install sidewalks at various locations in the Township per a yet-to-be prepared comprehensive Non-Motorized Plan for the Township. New segments and filling gaps in existing sidewalk networks will be included in the work.



Comstock Avenue, west of River Street



H Avenue, west of Gull Road

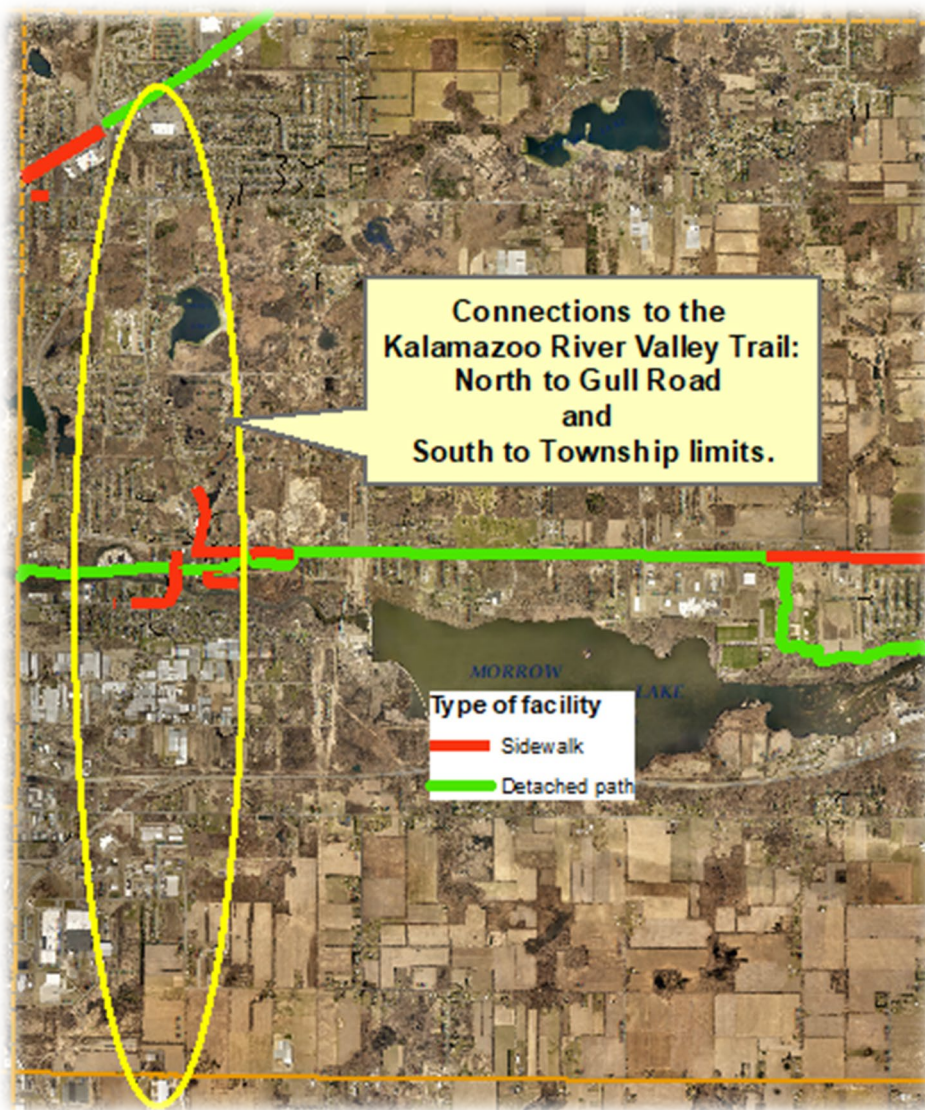


## PROJECTS WITH NO YEAR IDENTIFIED IN THE CIP

The below projects were submitted and reviewed by the committee without a year identified as to when the project will be accomplished. The projects below can be considered illustrative in the sense that no year is identified, however, as grant and other funding opportunities present, any of the below projects can be brought forward.

<b>Project Name: Connector Bike Path</b>	
<b>Timeline for completion: TBD</b>	<b>Cost: TBD</b>

**Description:** Provide nonmotorized connections to the Kalamazoo River Valley Trail (KRVT) and the Gull Road walking/bike path and to the south Township limits to connect with the trail system in the City of Portage through and in cooperation with Pavilion Township.



## **APPENDIX**

- A. CIP Project List
- B. Capital Improvement Program Policy Group Assumptions
- C. Comstock Township Fire Department Capital Improvement Program
- D. Comstock Library Capital Improvement Program
- E. List of Township Assets and Their Condition
- F. Local Road Capital Improvement Plan (CIP) 2022 – 2026
- G. Sanitary Sewer Asset Management Plan
- H. 2022 -2026 IT Planning / Replacement Timetable
- I. Project Application Form
- K. Future water main extension areas

## **APPENDIX A**

### **2023- 2028 CAPITAL IMPROVEMENT PLAN PROJECT LIST**

## 2023 - 2028 CIP Projects

Project	Project Cost	Year Requested	Year in Previous CIP	Year in this CIP	Notes
Tree removal and plantings throughout the parks	\$15,000	2021	2021, 2022	2023	ongoing need
Comstock Cemetery	\$150,000	2019	2019, 2022	2023	drive will be shared with Neal Avenue Park
Comstock Center Land Acquisition set aside '23	\$50,000	2022	n/a	2023	
Beautify Comstock Center '23	\$50,000	2022	n/a	2023	grants also will be sought
New truck for Parks Dept.	\$30,000	2022	n/a	2023	
Design Neal Avenue park	\$15,000	2023	n/a	2023	grants also will be sought
New Township Hall renovation, furnishings	\$500,000	2023	n/a	2023	
Picnic tables	\$30,000	2023	n/a	2023	grants also will be sought
Modernize Zoning Ordinance	\$40,000	2023	n/a	2023	grant for \$30,000 toward project cost of \$40K from MEDC
Build Neal Avenue park	\$200,000	2024	n/a	2024	grants also will be sought
Wenke Ballfield Improvements	\$100,000	2021	2024	2024	
Park & Recreation Strategic Plan	\$40,000	2024	n/a	2024	
Beautify Comstock Center '24	\$25,000	2024	n/a	2024	grants also will be sought
Comstock Center Land Acquisition '24	\$50,000	2024	2024	2024	
Transfer Station new office	\$75,000	2024	n/a	2024	
Robert Morris Park Fishing Pier	\$300,000	2021	2021, 2023	2024	MNRTF grant sought; in 2021 TB approved \$200,000
Merrill Park Phase 2 - launch & rivers edge work	\$100,000	2022	2022	2025	with MNRTF grant
Prepare a Non-Motorized Plan	\$30,000	2025	n/a	2025	grant will be sought
Beautify Comstock Center '25	\$25,000	2025	n/a	2025	grants also will be sought
Comstock Center Land Acquisition '25	\$50,000	2025	n/a	2025	
Fill gaps in sidewalks, construct new areas phase 1	\$20,000	2026	n/a	2026	grants will be sought
N & S Wenke pave lots, S Wenke gazebo and connect to twp hall	\$35,000	2026	n/a	2026	
Beautify Comstock Center '26	\$25,000	2026	n/a	2026	grants also will be sought
Comstock Center Land Acquisition '26	\$50,000	2026	n/a	2026	
Fill gaps in sidewalks, construct new areas phase 2	\$20,000	2027	n/a	2027	grants will be sought
Beautify Comstock Center '27	\$25,000	2027	n/a	2027	grants also will be sought
Comstock Center Land Acquisition '27	\$50,000	2027	n/a	2027	
Fill gaps in sidewalks, construct new areas phase 3	\$20,000	2028	n/a	2028	grants will be sought
Beautify Comstock Center '28	\$25,000	2028	n/a	2028	grants also will be sought
Comstock Center Land Acquisition '28	\$50,000	2028	n/a	2028	
<b>Projects with No Year Identified</b>					
Connector bike path	tbd	tbd	n/a	n/a	

## **APPENDIX B**

### **CAPITAL IMPROVEMENT PROGRAM POLICY GROUP ASSUMPTIONS**

*Randy Thompson, Supervisor  
Michelle Mohney, Clerk  
Bret Padgett, Treasurer*



*Jerry Amos, Trustee  
Chris Daniels, Trustee  
Terry McIver, Trustee  
Bob Pratt, Trustee*

**CAPITAL IMPROVEMENT PROGRAM  
POLICY GROUP ASSUMPTIONS  
Updated April 2019**

- 'CIP ID #' is just a number assigned by department/applicant for identification purposes and does not reflect department priority as projects may be moved around as the budgeting process dictates and/or allows. Example: BG-01 is a Buildings and Grounds CIP project but not necessarily the top priority where project BG-07 may be funded a year or more ahead of BG-01 in the 6 year CIP.
- 'Priority Community-wide', Section 1G of the Project Application Form, means identified through a public process ranging from public comment received at a board meeting to frequent comments made by park patrons to the responses received through a public input survey.
- 'Nonrecurring expenditure' in the *What are Capital Improvements* section of the CIP document means an expense that is highly unlikely to occur more than once in the lifetime of the CIP.
- 'Nonrecurring rehabilitation' means a rehabilitation not expected to be repeated in the lifetime of the CIP (i.e., not a regular maintenance expense).
- The CIP will be updated annually beginning with a call for projects late-winter/early-spring with associated deadlines from the Township Superintendent.
- If a lower scored project is funded before a higher project it will only be due to an emergency (health, safety, welfare concern).
- A Project Status Sheet will be completed annually for every project listed in the CIP for funding in the previous year beginning with the 2019-2024 which will have a status sheet for each 2018 project.
- While helpful and needed, the inventory of Township equipment and capital assets resulting from this process is not the same as the CIP.
- An Illustrative list of projects identified as 7 – 10 years beyond the lifetime of the CIP may be included in the Appendix.
- \$5,000 will be the minimum cost (versus \$10,000) for purchase or replacement of major equipment to be included in the CIP.
- Equipment and Capital assets will be inspected/evaluated annually by the Township Superintendent and Maintenance Supervisor.

- The CIP Policy Committee will meet quarterly for purpose of updates to the current year projects as well as the following year's projects. The first meeting of the year will coincide with the annual call for projects in late winter/early spring.
- Section 3 of the Project Application Form, Equipment, applies to any CIP project that involves the purchase of equipment, not just maintenance equipment.
- Each member of the Policy Group will individually score and then rank the project applications.
- The Policy Group will be made up of the Township Supervisor, Township Treasurer, Parks Director or Park Board Chair, a Township Board representative, a Planning Commission representative, Township Superintendent and the Planning & Zoning Administrator.
- The Managerial Group will compile the scores of the Policy Group members on the Needs Assessment Forms and consists of the Township Superintendent and Planning & Zoning Administrator.
- The Managerial Group will clarify any issues, finalize the ratings and bring the CIP to the CIP Policy Group and then the Planning Commission to present it at the public hearing. (Modified April 2019)
- Any project funded one year but not *started* will have to compete again against other project applications in the next round/next CIP preparation. (Added 2018)
- It is okay to move up or move around projects identified in the CIP to/from a later year within budgeted dollars as a swap for a project that will not get underway – ex. Funds for Comstock Cemetery work in 2018 operating budget will be spent on Maple Grove cemetery instead. (Added 2018)
- Projects involving water or sewer mains will not compete with other general fund projects as they have a separate pot of money. But they will be included in the CIP so that document is comprehensive. (Added 2018)
- A presentation by the applicant to the CIP Policy Committee will be made for each application submitted following the annual call for projects for the next CIP and before the projects are scored. (Added April 2019)

## **APPENDIX C**

### **COMSTOCK TOWNSHIP FIRE DEPARTMENT CAPITAL IMPROVEMENT PROGRAM**





# **2023-2028 Fire Department Capital Improvement Program Detail**

## **Fiscal Year 2023**

### **Project Name: Replace 981 (F250)**

Timeline for Replacement: 2023

Total cost \$95,000

Description: Replace support vehicle 981 used primarily by the deputy chief. Current vehicle would be used as a utility pick up truck.

### **Project Name: Kitchen Upgrade – Station 9-1**

Timeline for Purchase: 2023

Total cost \$30,000

Description: Upgrade kitchen at Station 9-1 and replace appliances.

## **Fiscal Year 2024**

### **Project Name: Replace Vehicle 905**

Timeline for Replacement: 2024

Total cost \$95,000

Description: Replace support vehicle 905 primarily used by the fire marshal. Current fire marshal vehicle would replace Utility 983.

## **Fiscal Year 2025**

### **Project Name: Replace Vehicle 990**

Timeline for Replacement: 2025

Total cost \$95,000

Description: Replace support vehicle 990 primarily used by the fire chief.

# **Fiscal Year 2026**

## **Project Name: Replace Station 9-3**

Timeline for Replacement: 2026

Project Cost: \$11,500,000

Several Year Finance Option similar to Station 9-2

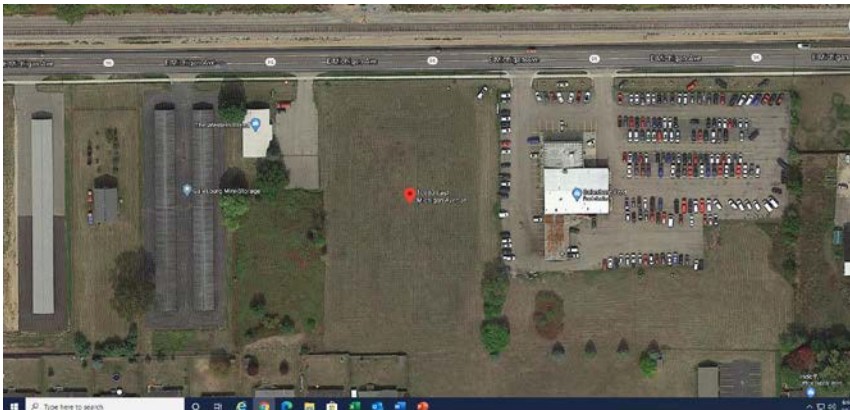
Description: Replace Station 9-3; 8700 E. Michigan Ave. Current station is landlocked and outgrown in both living quarters/offices and apparatus bay. Would re-locate station to land purchased at 10080 E. Michigan Ave which is located on 2.85 acres which is 1.5 miles to the east of the current station. This land adjoins the Fleetwood neighborhood and better location for not only East/West but North/South coverage especially the Northeast and Southeast corners of the township. Additionally, our training room at 9-1 is too small to host training events. The current training room at 9-1 is needed to convert to living quarters for an additional bedroom and bathroom with the addition of full-time staff.

\*See comprehensive fire station study in the fire department addendum.

## **Current Station 9-3: 8700 E Michigan Ave**



## **Proposed Site of New Station 9-3: 10080 E. Michigan Ave**



## **Fiscal Year 2027**

### **Project Name: Renovations Station 9-1**

Timeline for Replacement: 2027

Total cost \$75,000

Description: Convert training room to additional sleeping quarters and bedroom. Remainder of room would be used as a “day room”. Current day room to be used as a conference room.

### **Project Name: Utility 980 Replacement**

Timeline for Replacement: 2027

Total cost \$125,000

Description: Replace Utility 980. Replacement would be with a 4-door pick-up truck to separate contaminated gear/equipment from the passenger area. Current 980 would be used as a utility vehicle. This vehicle is primarily driven by the Deputy Fire Chief however is also used as a utility vehicle.

## **Fiscal Year 2028**

### **Project Name: Replace SCBA and Fill Station/Compressor**

Timeline for Replacement: 2028

Total cost \$450,000

Description: Replace Self-Contained Breathing Apparatus (SCBA) and fill station/air compressor used to fill the cylinders. Project also includes face pieces and rapid intervention packs.

### **Project Name: Replace 981 (F250)**

Timeline for Replacement: 2028

Total cost \$140,000

Description: Replace support vehicle 981 used primarily by the deputy chief. Current vehicle would be used as a utility pick-up truck.

## **Addendum**

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# REDSTONE ARCHITECTS INC.

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Specialists in Law Enforcement, Justice, and Public Safety Architecture

*ESTABLISHED 1937*



## **Fire Station Study**

**prepared for**

**Comstock Township Fire and Rescue**

**08/14/2022**

## **Schematic Design Executive Summary**

### **Introduction**

Redstone Architects was engaged by Comstock Township to conduct a study for a new Fire and Rescue Headquarters Facility. The site selected for the new station is 10080 East Michigan Avenue, Galesburg, Michigan 49053. This site was selected prior to the start of the study.

The new Headquarters Facility is to replace Station 9-3 at 8700 East Michigan Avenue, Michigan 49041, that was constructed in 2002. The current facility is functionally obsolete and does not meet the needs of the department or the community for which it serves. Design and operational standards for essential buildings have increased since the station was built, including protecting fire fighters' health and safety.

Design requirements today provide Hot-Warm-Cold zones that are designed to protect the fire fighters against carcinogens and include a storm shelter for the occupants. The existing building does not contain these current standards.

In addition to meeting current building codes and standards for fire operations, the new Headquarters will also include a training room, administrative offices, and spaces to support a full-time fire staff.

### **Project Team**

Redstone Architects, Daniel Redstone and Teffera Kowalske, collaborated with key members of the Township and Fire Department. The project team included the following Township personnel and staff:

Scott Hess	Township Superintendent
Matt Beauchamp	Fire Chief
Kerrie Douglas	Administrative Assistant
Mike Kessler	Fire Marshal
Mike Dyer	Assistant Chief
Dave Wuis	Deputy Chief
Kevin Thompson	Training Officer/Captain at 9-2
Mike Flick II	Lieutenant at 9-3

### **Process**

Our process followed the Approach and Work Plan which outlined how Redstone Architects develops the initial Space Needs Analysis Study. The TEAM, including Redstone and Township representatives, collaborated throughout the entire design process to create our study and its contents.

The process included the following steps:

- Development of the Space Needs requirements of the Agency.
- Development of Block Site and Floor diagrams to confirm the adequacy of the site.
- Development of Conceptual site and floor plans for review and approval by the agency and jurisdiction.
- Preparation of a Project Budget, which includes construction costs and soft costs.
- Preparation of a Space Needs Analysis report which would include the development of a presentation to the public.



Our initial task was to develop a Space Needs Program to identify the space needs of the Fire Department as well as those of the Township or other agencies. A kick-off meeting was held on July 26, 2021, to interview members of the team to ascertain operations and functions that needed to be in the new facility. In early September a meeting was held to review the initial space needs program. Adjustments in the program were made and we then proceeded into site plan concepts.

The approved, programmed square footage for the new Comstock Fire Headquarters facility was approximately 26,000sf. Redstone then proceeded to develop Block Site Concepts for the new facility on the site chosen by the Township.

A meeting was held on November 1, 2021, to present site plan concepts and obtain the feedback of the Department and Township. Several block diagram options were developed, including operational and adjacency relationships within the facility itself. One option was chosen in early December.

During the month of December, the Design Team further developed the site and building block diagrams and a review meeting was held on January 4, 2022. Based on input from the Department, subsequent tweaks were made to both site and floor plans, which were both approved in February 2022.

## **Results**

The resulting building is 24,569sf plus a 972sf mezzanine. The facility is designed to meet the health needs of the firefighters and staff in the on-duty and administrative spaces by providing Hot-Warm-Cold Zone separations between the apparatus bays and occupied spaces. An attached training tower is also included in the building's design.

Included in the new Headquarter Building:

Sheriff's Department Sub-office

Training/Community Room/Polling Station

Living space for on-duty firefighters, including:

- Day Room
- Gender Neutral Sleep Rooms/Shower Rooms
- Kitchen/Dining Area

Administrative Suite

- Administrative Offices
- Meeting Space

Apparatus Bays (5)

Training Tower

### **Renderings**

The Township then asked Redstone to provide conceptual elevations and images for the new Headquarters facility. A design charrette was held in late April 2022 with the entire team to receive ideas and input from all. The resulting images for the proposed new Headquarters Facility reflect the initial concept approved by the Team.

### **Cost Estimate**

Our Cost consultant, O'Brien Construction, provided an initial construction cost projection of the facility. It should be noted that project costs include hard (construction) costs and soft (non-construction) costs.

Soft costs generally include professional fees; furniture, fixtures, and equipment ("FFE"); and Owner costs such as surveys, environmental, legal, bond costs, etc.) Redstone generally recommends a soft cost allowance of 20% for fire stations.

O'Brien's hard construction cost projection is \$9,794,946, or approximately \$396.00 per square foot. This assumes bidding in late 2022-early 2023, with construction beginning in late Spring of 2023. Soft costs should be budgeted at @20%, or approximately \$80/sf.

Our projected Project Budget, including construction and soft costs, are projected to be between \$11,500,000 and \$12,000,000 for this facility. This works out to approximately \$475/square foot.

### **Summary**

The Design Team, including representatives of the Comstock Township Fire Department and Township staff, spent many months identifying, discussing, and reviewing all aspects of the requirements for this new Fire Headquarters Facility. This collaborative approach has led to the Study whose recommendations will provide Comstock Township with a document that will be the basis for a well-designed public safety building that will serve the Township for many decades.

We look forward to a continued relationship with Comstock Township to help bring your vision to reality.

### **Attachments:**

Needs Assessment

Proposed Site Plan - AS101

Proposed Floor Plan – A101

Elevations – A201, A202, A203, A204

Rendering

Cost Estimate



EASTERN REAR ELEVATION



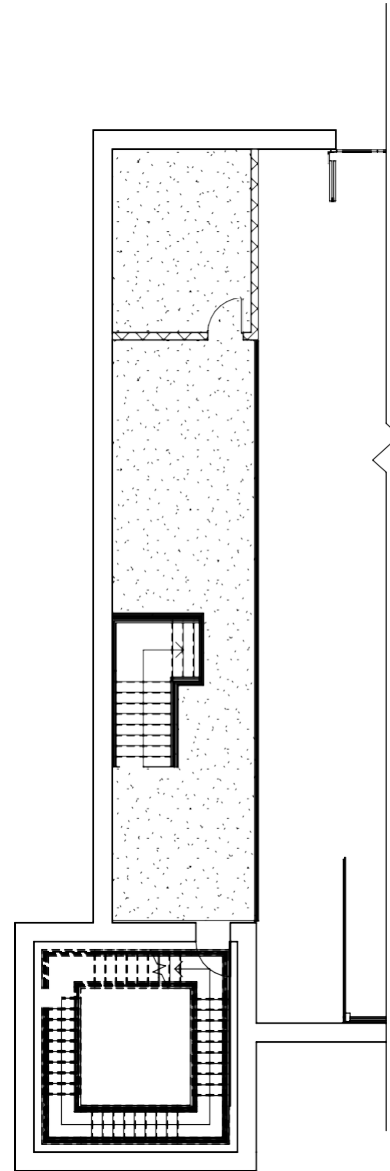
MICHIGAN AVE. EASTBOUND ELEVATION



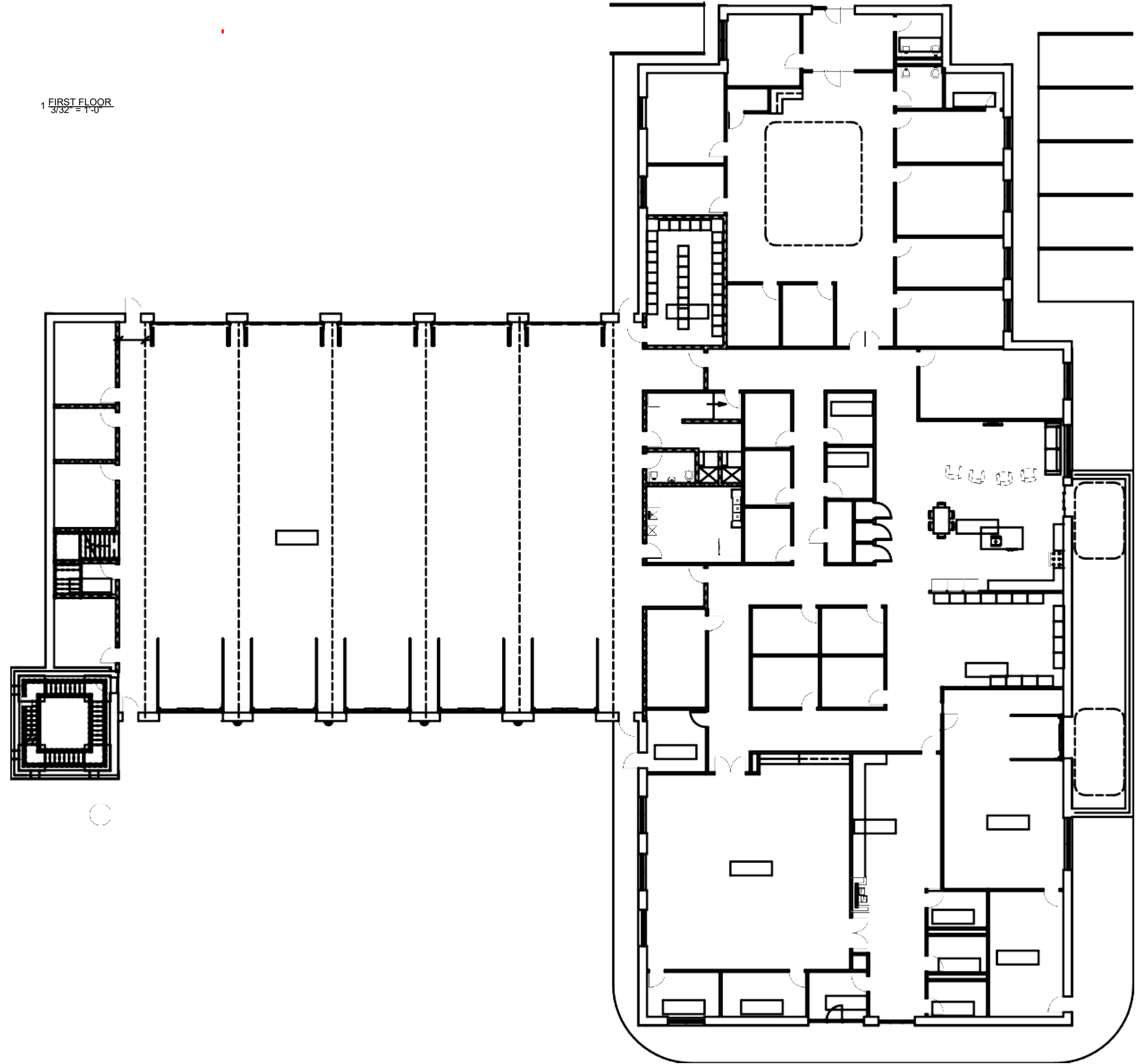


MICHIGAN AVE. WESTBOUND ELEVATION

2 MEZZANINE  
3/32" = 1'-0"



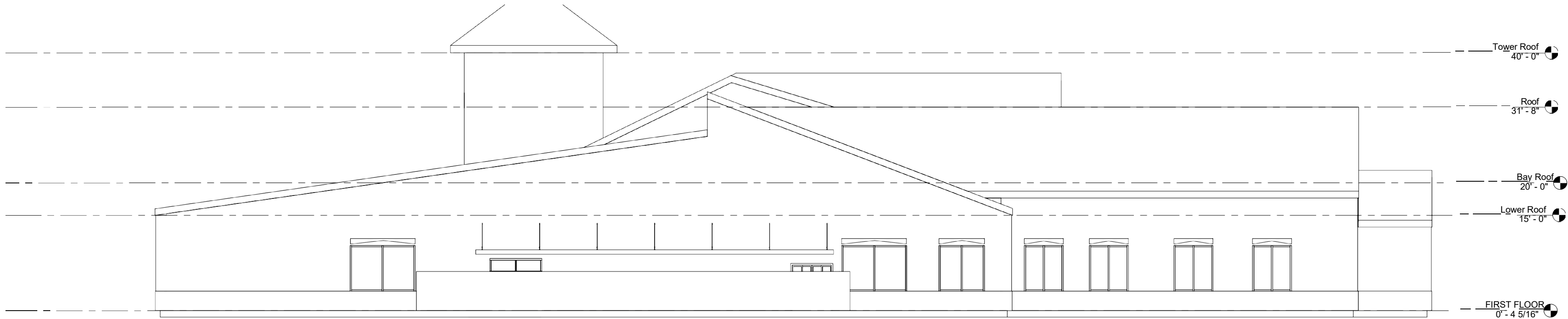
1 FIRST FLOOR  
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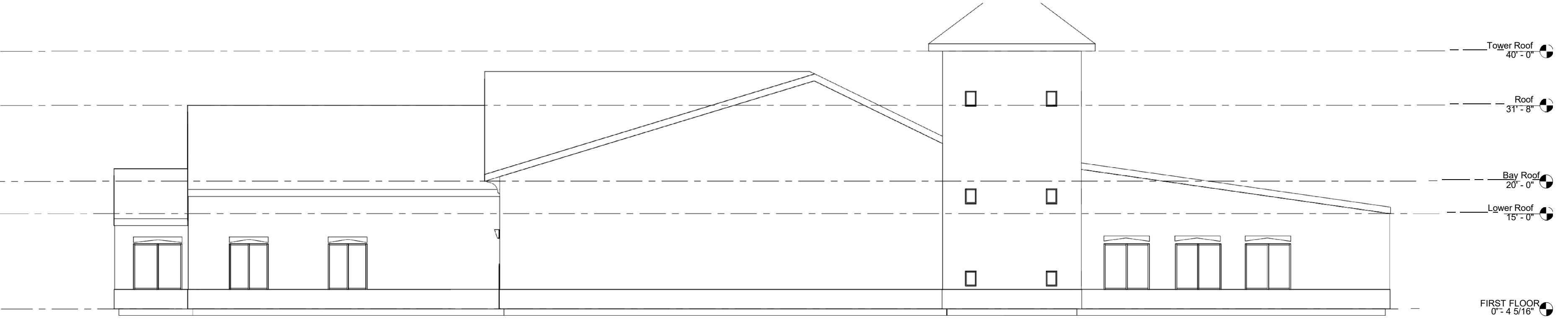
CONCEPTUAL  
PLAN

DATE: 07/05/2022  
PROJECT NO. 3684.00  
SHEET NO. A101





1 East Elevation  
1/8" = 1'-0"



2 West Elevation  
1/8" = 1'-0"

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No.	Description	Date



**Redstone Architects, Inc.**  
2709 S. Telegraph Road  
Bloomfield Hills, MI 48302-1008  
Phone: 248-418-0990  
Fax: 248-418-0999  
www.redstonearchitects.com

SEAL / SIGNATURE

DATE

PROJECT MANAGER/ARCHITECT	Checker
DESIGNER/DRAFTSPERSON	Author

**Comstock  
Township  
Fire & Rescue**  
10080 East Michigan Ave.  
Galesburg, MI

SHEET TITLE  
**EAST & WEST  
ELEVATION**

DATE  
07/05/2022  
PROJECT NO.  
3684.00

SHEET NO.  
**A201**

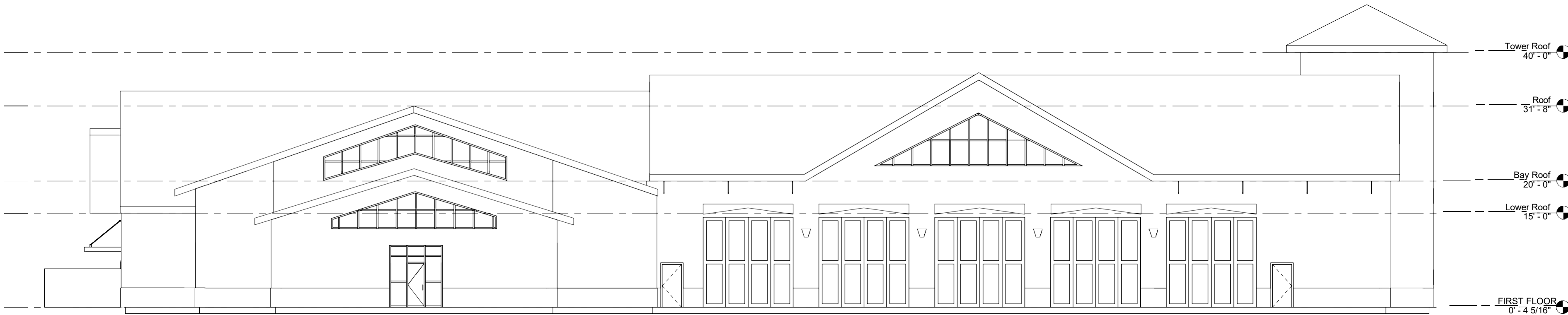
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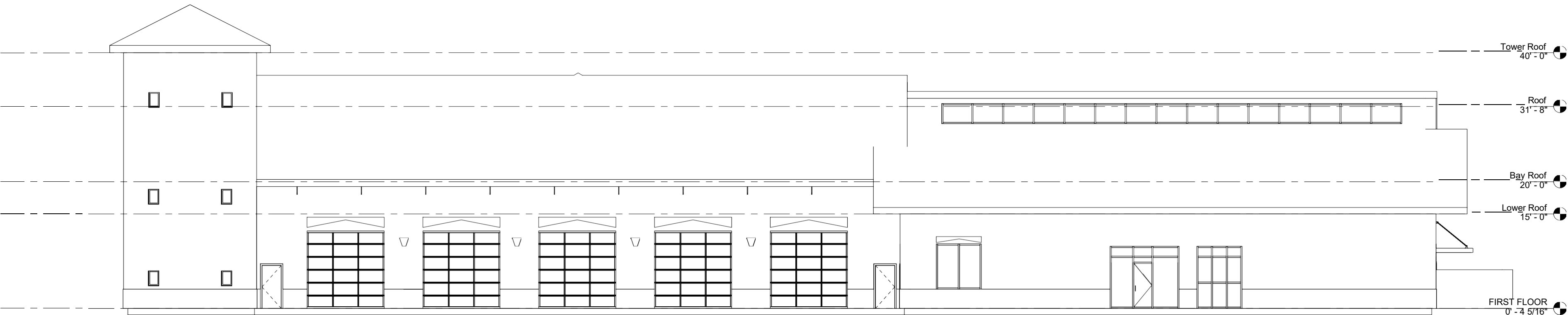
No.	Description	Date



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1 North Elevation  
1/8" = 1'-0"



2 South Elevation  
1/8" = 1'-0"

SEAL / SIGNATURE

DATE

PROJECT MANAGER/ARCHITECT Checker  
DESIGNER/DRAFTSPERSON Author

**Comstock  
Township  
Fire & Rescue**  
10080 East Michigan Ave.  
Galesburg, MI

SHEET TITLE  
**NORTH &  
SOUTH  
ELEVATION**

DATE

07/05/2022

PROJECT NO.

3684.00

SHEET NO.

A202

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Fax: 248-418-0999  
www.redstonearchitects.com



1 North  
1/8" = 1'-0"

SEAL / SIGNATURE

DATE

PROJECT MANAGER/ARCHITECT	Checker
DESIGNER/DRAFTSPERSON	Author

Comstock  
Township  
Fire & Rescue  
10080 East Michigan Ave.  
Galesburg, MI

SHEET TITLE  
NORTH  
ELEVATION

DATE	07/05/2022
PROJECT NO.	3684.00

SHEET NO.

A202



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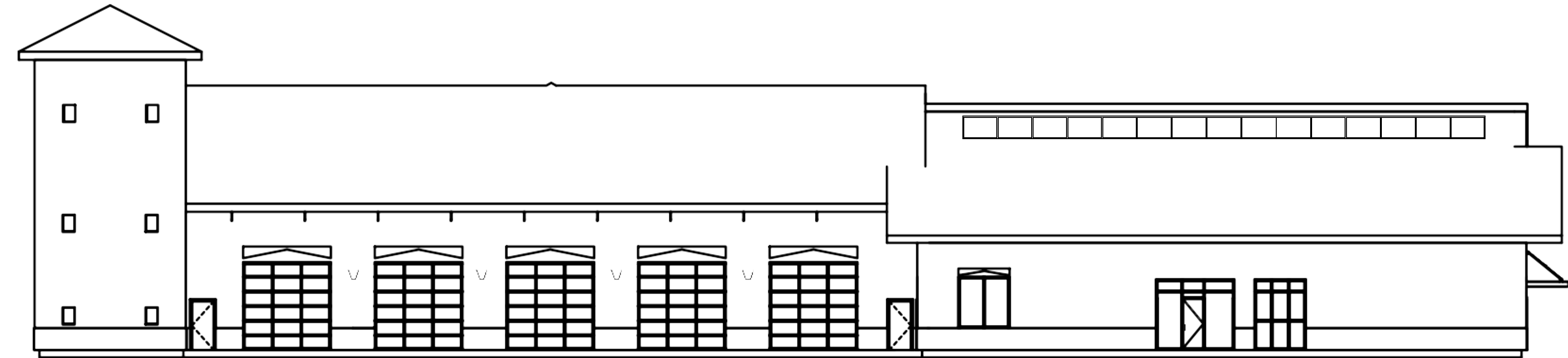
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No.	Description	Date



Redstone Architects, Inc.

2709 S. Telegraph Road  
Bloomfield Hills, MI 48302-1008  
Phone: 248-418-0990  
Fax: 248-418-0999  
www.redstonearchitects.com



1 South  
1/8" = 1'-0"

SEAL / SIGNATURE

DATE

PROJECT MANAGER/ARCHITECT	Checker
DESIGNER/DRAFTSPERSON	Author

Comstock  
Township

Fire & Rescue

10000 East Interhighway Ave.  
Galesburg, MI

SHEET TITLE  
SOUTH  
ELEVATION

DATE	PROJECT NO.
07/05/2022	3684.00

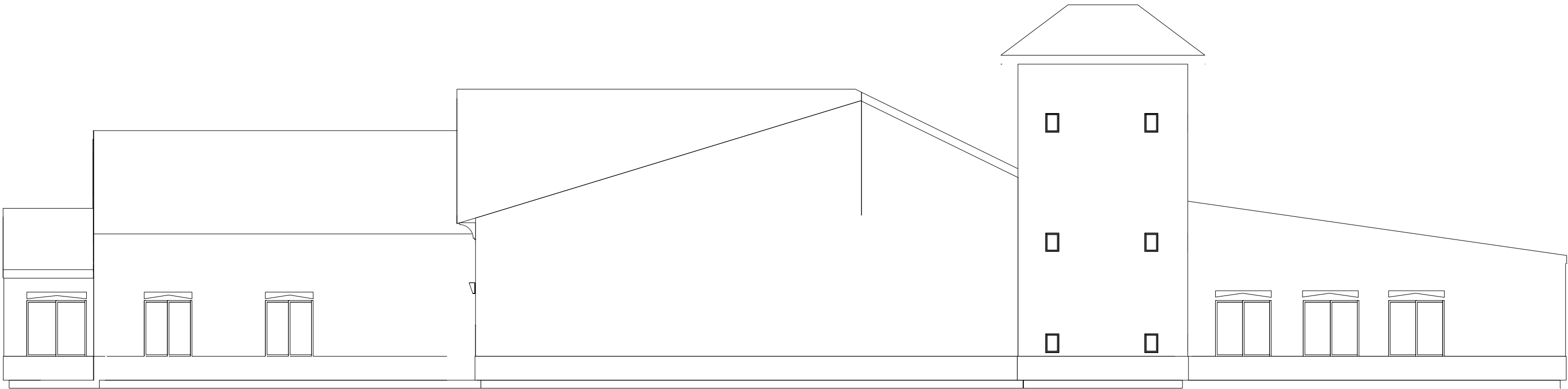
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No.	Description	Date



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① West  
1/8" = 1'-0"

SEAL / SIGNATURE

DATE

PROJECT MANAGER/ARCHITECT	Checker
DESIGNER/DRAFTSPERSON	Author

**Comstock  
Township  
Fire & Rescue**  
10080 East Michigan Ave.  
Galesburg, MI

SHEET TITLE  
**WEST  
ELEVATION**

DATE	07/05/2022
PROJECT NO.	3684.00

SHEET NO.
<b>A204</b>

Fire Station 9-3  
Space Needs Assessment

Comstock Township Fire and Rescue  
Project No. 3684.00

A. Space Needs Assessment

Building Area Calculations	Current Staff	Planned Staff	Area Required
<b>COLD ZONE AREAS</b>			
1. Public Spaces	0	0	3,264
2. Fire Administration	4	7	2,412
3. Training	1	1	169
4. Suppression Operations	2	3	969
5. Staff Commons	2	4	3,764
<b>WARM ZONE</b>			
6. Decon and Storage/ EMS Supplies	0	0	1,464
<b>HOT ZONE</b>			
7. Apparatus Bay	0	0	8,592
8. Maintenance and Support	0	0	346
<b>Other:</b>			
9. Optional Mezzanine/Basement Area	0	0	0
10. Physical Training Tower	0	0	875
11. Building Support Area	0	0	720
Total	9	15	
Subtotal			22,575
15% Gross-Up Factor (Common circulation, structure, shafts, etc.) (Use additional 5% Gross-Up Factor for Renovation)			3,386
<b>Total Main Building Area</b>			25,962

Fire Station 9-3  
Space Needs Assessment

Comstock Township Fire and Rescue  
Project No. 3684.00

A. Space Needs Assessment

Space	Description		Staff		Space Needs			Net Sq. Ft.	Comments / *Adjacencies
			Current	Planned	Qty	Size	Reference Pg#		
1. Public Areas- COLD ZONE									
Public Vestibule & Lobby	Lobby				1	200		200	*Front Counter
	Vestibule				1	80		80	*Training Room
	Waiting Areas				1	100		100	*Conference Room
	Equipment:								*Public Toilet
	Floor Mat							0	Video Input
	Intercom/Buzzer							0	Door bell
	After Hours 911 Phone								
								0	*off radio room
	Chairs	2						0	Station alert for vestibule alert?
	Display Area / Bulletin Boards	yes							
								0	
	Brochure racks							0	
	Drinking fountain							0	
	Possible Baby dropoff								
Overhead monitors							0		
	Subtotal:							380	
Front Counter	Counter Linear Ft ( )							0	*radio room window
	Subtotal:							0	
Community Room/Training Room	Room							0	*Front Counter
	White Board							0	*Assistant Chief
	Projection Screen							0	*Chief
	Projector							0	*Other
	A/V Cabinet							0	Elections
	Podium							0	30" tables for 50 people
	Tables & Chairs	50			1	1,500	SIM 06.02a	1,500	yearly/bi-yearly for blood drives
								0	Coffee Bar
	Subtotal:							1,500	

Fire Station 9-3  
Space Needs Assessment

Comstock Township Fire and Rescue  
Project No. 3684.00

A. Space Needs Assessment

Space	Description		Staff		Space Needs			Net Sq. Ft.	Comments / *Adjacencies
			Current	Planned	Qty	Size	Reference Pg#		
Pre-Function Area	Pre-function area				1	200		200	*Chief
	Coffee Bar							0	*Clerical
	Coat rod							0	*Public Access
	Coat Closet							0	*Other
	Food area							0	outside of meeting room
	Subtotal:							200	
Storage for Community Room	Closet-Furniture				1	200		200	*Community Room
	Closet-Training				1	100		100	
	Subtotal:							300	
Public Restrooms - unisex	Unisex Restroom				3	77		231	*Front Counter
	Toilets							0	*Clerical
	Lavatories (w/ ADA)							0	
	Subtotal:							231	
Net Area								2,611	
25% Internal Circulation Factor								653	
Subtotal: Public Areas			0	0				3,264	



Fire Station 9-3  
Space Needs Assessment

Comstock Township Fire and Rescue  
Project No. 3684.00

A. Space Needs Assessment

Space	Description		Staff		Space Needs			Net Sq. Ft.	Comments / *Adjacencies
			Current	Planned	Qty	Size	Reference Pg#		
2. Fire Administration -COLD ZONE									
Fire Chief	Private Office		1	1	1	275	03.02	275	*Assistant Chief
	Desk w/ credenza							0	*Fire Marshal
	Two-drawer file cabinet							0	*Administrative Ass't
	Sm Conference Table							0	*Public Access
	Guest Chairs							0	*Conference Room
	Equipment:								
	Computer							0	
	Subtotal:							275	
Deputy Fire Chief	Private Office		1	1	1	180	03.04	180	*Chief
	Desk w/ Credenza							0	*Administrative Ass't
	Guest chairs							0	*Conference
	Equipment:								
	Computer							0	
	Subtotal:							180	
Assistant Fire Chief	Private Office		1	1	1	180	03.04	180	*Chief
	Desk w/ Credenza							0	*Administrative Ass't
	Guest chairs							0	*Conference
	Equipment:								
	Computer							0	
	Subtotal:							180	
Administrative Ass't	Private Office		1	1	1	180	03.04	180	*Deputy Chief
	Record Area							0	*Assistant Chief
	Desk w/ credenza							0	*Chief
	Chairs							0	*Conference Room
								0	*Work Area
	Subtotal:							180	

Fire Station 9-3  
Space Needs Assessment

Comstock Township Fire and Rescue  
Project No. 3684.00

A. Space Needs Assessment

Space	Description		Staff		Space Needs			Net Sq. Ft.	Comments / *Adjacencies
			Current	Planned	Qty	Size	Reference Pg#		
Work Area	Work Room				1	80	02.02a	80	*Administrative Ass't
	Open shelving							0	
	Floor Cabinet							0	
	Wall Cabinet							0	
	<u>Equipment:</u>								
	Copier/Scanner/Fax							0	
	Shredder							0	
	Subtotal:							80	
Fire Marshal	Private Office			1	1	228	03.09	228	*Chief
	Workstation							0	*Administrative Ass't
	File Cabinets							0	*Public Access
	Plan Review Work Surface							0	*Other
	<u>Equipment:</u>								
	Computer							0	
	Plan Review Desk							0	
	Subtotal:							228	
EMS Coordinator	Private Office			1	1	100		100	
	Workstation							0	
	Two-drawer file cabinet							0	
	<u>Equipment:</u>								
	Computer							0	
	Multifunction printer							0	
	Subtotal:							100	
Fire Prevention Officer	Private Office			1	1	100		100	
	Workstation							0	
	Two-drawer file cabinet							0	
	<u>Equipment:</u>								
	Computer							0	
	Multifunction printer							0	

Fire Station 9-3  
Space Needs Assessment

Comstock Township Fire and Rescue  
Project No. 3684.00

A. Space Needs Assessment

Space	Description	Staff		Space Needs			Net Sq. Ft.	Comments / *Adjacencies
		Current	Planned	Qty	Size	Reference Pg#		
	Subtotal:						100	
Records	File Room			1	64		64	*Administrative Ass't
	File Cabinets							locked room for files
	Subtotal:						64	
Conference Room	Conference Room			1	300	05.02a	300	*Chief
	Coat Closet						0	*Assistant Chief
	Storage Closet						0	*Fire Marshal
	Coffee Station w/ sink						0	yearly/bi-yearly blood drive check-in
	A/V Closet						0	Yearly staff physical ultra-sound
	Seating						0	
	Conference Table	10					0	
	Credenza						0	
	Equipment:						0	
	White Board						0	
	Projector						0	
	Projector Screen						0	
	TV						0	
	Subtotal:						300	
Janitor's Closet	Closet			1	100		100	
	Service Sink						0	
	Storage Shelves						0	
	Subtotal:						100	
Net Area							1,787	
35% Internal Circulation Factor							625	
Subtotal: Fire Administration		4	7				2,412	

Fire Station 9-3  
Space Needs Assessment

Comstock Township Fire and Rescue  
Project No. 3684.00

A. Space Needs Assessment

Space	Description		Staff		Space Needs			Net Sq. Ft.	Comments / *Adjacencies
			Current	Planned	Qty	Size	Reference Pg #		
3. Training- COLD ZONE									
Training Officer	Private Office		1	1	1	130		130	*off Training Room
	Desk w/ credenza							0	
	Guest Chairs							0	
	Four-shelf Bookcase							0	
	Two-Drawer file cabinet							0	
	Equipment:								
	Computer							0	
	Multifunction printer							0	
		Subtotal:						130	
Training Tower								0	*See Apparatus Bay
		Subtotal:						0	
Ladder Training								0	*See Apparatus Bay
		Subtotal:						0	
Hydrant Training								0	*See Apparatus Bay
		Subtotal:						0	
Net Area								130	
30% Internal Circulation Factor								39	
Subtotal: Training			1	1				169	

Fire Station 9-3  
Space Needs Assessment

Comstock Township Fire and Rescue  
Project No. 3684.00

A. Space Needs Assessment

Space	Description		Staff		Space Needs			Net Sq. Ft.	Comments / *Adjacencies
			Current	Planned	Qty	Size	Reference Pg #		
4. Suppression Operations COLD ZONE									
Captain's Room	Private Office		2	3	1	338	03.08b	338	*Locker Room
	Workstations	3						0	
	Equipment:								
	Computer							0	
	Multifunction printer							0	
		Subtotal:						338	
Radio Room	Cubical	2			1	200		200	* Off Lobby Vestibule
	Work Area							0	*Apparatus Bay
	Desk							0	* includes Study Carrels
	File Cabinets							0	
	Table w/ Chairs							0	
	Radio Equipment							0	
		Subtotal:						200	
Sheriffs Office	Private Office		0	0	1	180	03.08b	180	*Close to App Bay for access
	Workstations	1						0	
	Gun Locker	1							*See locker area- shared with FD
								0	Need 24/7 access
								0	
		Subtotal:						180	
Net Area								718	
35% Internal Circulation Factor								251	
Subtotal: Suppression Operations			2	3				969	



Fire Station 9-3  
Space Needs Assessment

Comstock Township Fire and Rescue  
Project No. 3684.00

A. Space Needs Assessment

Space	Description		Staff		Space Needs			Net Sq. Ft.	Comments / *Adjacencies
			Current	Planned	Qty	Size	Reference Pg #		
5. Staff Commons COLD ZONE									
Firefighters' s Sleep Room	Private Room		2	4	4	110	07.04	440	
	Bed							0	
	Locker							0	
	Linen Storage							0	
								0	
		Subtotal:						440	
Quiet Room	Private Room		0	0	1	100	07.04	100	
	Bed							0	
								0	
								0	
								0	
		Subtotal:						100	
Firefighters' Storage Area	Storage for extra pillows/bedding				1	80		80	*Firefighters' Sleeping Quarters
		Subtotal:						80	
Day Room	Day Room				1	300		300	
	Recliners	6						0	
	Chair							0	
	Table							0	
	Telephone							0	
	TV							0	
	Desk							0	
	Book case							0	
		Subtotal:						300	

Fire Station 9-3  
Space Needs Assessment

Comstock Township Fire and Rescue  
Project No. 3684.00

A. Space Needs Assessment

Space	Description	Staff		Space Needs			Net Sq. Ft.	Comments / *Adjacencies
		Current	Planned	Qty	Size	Reference Pg #		
Exercise Room	Exercise Room			1	800	SIM 07.10a	800	w/ overhead door to patio
	Universal Gymnasium						0	Yearly staff physicals
	Secure Storage						0	Fitness Evaluations on existing
	Athletic flooring						0	equipment
	Exercise Equipment:							
	Eliptical						0	
	Treadmill						0	
	Stair Step Machine							
	Bike							
	Large Cable Machine							
	-2 weight stacks							
	Large Squat Rack							
	Large Free Weight Rack							
	Loose Items (Step Boxes, mats, balls, etc							
	Pull up bar (3'x3'x7'tall)						0	
	Subtotal:						800	

Fire Station 9-3  
Space Needs Assessment

Comstock Township Fire and Rescue  
Project No. 3684.00

A. Space Needs Assessment

Space	Description		Staff		Space Needs			Net Sq. Ft.	Comments / *Adjacencies
			Current	Planned	Qty	Size	Reference Pg #		
Kitchen	Kitchen				1	400		400	*Patio and gas for grill
	Food Pantry	3						0	*Door and Grill canopy
	Cabinets							0	
	Countertop w/ sink							0	
	Island in kitchen							0	island w/ seating
	Commercial Freezer	1						0	
	Refrigerators	1						0	double door commercial fridge
	Commercial-grade Microwave							0	
	Commercial Range 6 Burner	1						0	
	Commercial Hood w/ fire suppression	1						0	
	Dishwasher	1						0	
	Equipment:								
	Telephone							0	
	Subtotal:							400	
Dining Room	Dining Room				1	100		100	
	Table	1						0	
	Chairs	6						0	
	Subtotal:							100	
Individual Shower / Changing Rooms	Toilets w/ ADA				2	90		180	*Locker Area
	Lavatories							0	*Exercise Room
	Showers							0	*Sleep Rooms
	Subtotal:							180	*Living Quarters

Fire Station 9-3  
Space Needs Assessment

Comstock Township Fire and Rescue  
Project No. 3684.00

A. Space Needs Assessment

Space	Description	Staff		Space Needs			Net Sq. Ft.	Comments / *Adjacencies
		Current	Planned	Qty	Size	Reference Pg #		
Open locker area	Locker area			25	15		375	*Sleep Rooms
	3'x2'x6' Lockers w/ sloped top	20					0	*Living Quarters
	Sheriff Lockers	5					0	* Exercise Room
							0	*Shower Rooms
	Subtotal:						375	
Laundry Room	Residential Washer			1	120		120	*Sleep Rooms
	Residential Dryer						0	*Living Quarters
	Laundry Tub						0	
	Subtotal:						120	
Net Area							2,895	
30% Internal Circulation Factor							869	
Subtotal: Staff Commons		2	4				3,764	

Fire Station 9-3  
Space Needs Assessment

Comstock Township Fire and Rescue  
Project No. 3684.00

A. Space Needs Assessment

Space	Description		Staff		Space Needs			Net Sq. Ft.	Comments / *Adjacencies
			Current	Planned	Qty	Size	Reference Pg #		
6. WARM ZONE									
Turn Out Gear Room	Gear Room				1	470	13.02	470	*Apparatus Bay
	Mesh Open Racks (2'x2')	30						0	
		Subtotal:						470	
Extra Turn Out Gear Storage	Gear Room	30			1	300		300	
								0	
		Subtotal:						300	
Washing/Laundry-	Area				1	350	SIM 13.04	350	*Apparatus Bay
								0	
	Residential Washer & Dryer							0	
	Laundry Tub							0	
	Floor Cabinets							0	
	Wall Cabinets							0	
	Shelving for truck cleaning supplies							0	
	Ice machine								
	Exhaust Duct							0	
		Subtotal:						350	
Decontamin. Area-	Area							0	In Washing/Laundry
	3 Compartment Stainless Steel Sink							0	washer extractor(s) for 4 sets of gear
	Floor Type Slope Sink							0	
	Floor Drain							0	
	Gear Dryer								
	Extractor Washer	2						0	
		Subtotal:						0	



Fire Station 9-3  
Space Needs Assessment

Comstock Township Fire and Rescue  
Project No. 3684.00

A. Space Needs Assessment

Space	Description		Staff		Space Needs			Net Sq. Ft.	Comments / *Adjacencies
			Current	Planned	Qty	Size	Reference Pg #		
Decontamin. Shower	Shower Area							0	Gross Decon On-Site
	washer/dryer							0	small plug in sauna
	lockers								
	Floor Drain							0	
	Sauna							0	
	Subtotal:							0	
EMS Supplies/Storage	secure room				1	100		100	*Apparatus Bay
								0	No refridgerator needed
								0	
								0	
	Subtotal:							100	
Net Area								1,220	
20% Internal Circulation Factor								244	
Subtotal: Apparatus Bay			0	0				1,464	

## A. Space Needs Assessment

Fire Station 9-3  
Space Needs AssessmentComstock Township Fire and Rescue  
Project No. 3684.00

Space	Description	Staff		Space Needs			Net Sq. Ft.	Comments / *Adjacencies	
		Current	Planned	Qty	Size	Reference Pg #			
6. Apparatus Bay- HOT ZONE									
Apparatus Bay (18'x76' each)	Apparatus Bay			4	1,368		5,472	*Drive-Thru	
	Apparatus Bay - Sheriff			1	1,368		1,368	2 Cars to share pull thru bay	
	14'x14' Bi-fold / Overhead Doors						0		
	Engine Truck 35'	1					0	Engine open to 16'6" Clear	
	Engine/Tener (Future)	1					0		
	Ambulance / EMS Truck						0		
	Aerial Truck (Future) 40'	1					0		
	MSU 3/ Rehab 31'	1					0	Backup (Could be stored behind rescue)	
	Rescue/Brush 24'	1					0		
	Command Car / Pick-up Truck						0		
	Mobile Medical Bus								Yearly/Bi-Yearly need electric and space (needs more than 110V)
	Space Ventilation						0		
	Vehicle- Direct Exhaust						0		
	2" Fill & Washing Connection						0		
	Compressed Air Lines over each bay						0		
	Hose Bibs & Reels						0		
	Oil Interceptor						0		
	Trench Drain						0		
	Utility Sink						0		
	Infrared Linear Ceiling						0		

Fire Station 9-3  
Space Needs Assessment

Comstock Township Fire and Rescue  
Project No. 3684.00

A. Space Needs Assessment

Space	Description		Staff		Space Needs			Net Sq. Ft.	Comments / *Adjacencies
			Current	Planned	Qty	Size	Reference Pg #		
	Subtotal:							6,840	
Hose Drying, Washing and Storage	Room				1	100		100	*Apparatus Bay
	Mechanical Dryer							0	9' ceiling
	Dehumidification Room							0	
	Storage Racks for Hoses							0	
	Exhaust Fan							0	
	Coiling Table							0	
	Hose Washer							0	
	Floor Drain							0	
	Water Supply							0	
	Subtotal:							100	
SCBA Cascade Room	Room				1	120		120	*Apparatus Bay
	Oxygen Filling Station							0	
	Oxygen Bottles Storage							0	8-10x12
	Air Bottles Storage							0	
	Working Counter							0	
	Writing Desk							0	
	Lockable Cabinets w/ Sink							0	
	Work Counter w/ Vices							0	
	Subtotal:							120	
SCBA Clean Work room	Room				1	100		100	*SCBA Cascade Room
								0	
								0	
								0	
	Subtotal:							100	

Fire Station 9-3  
Space Needs Assessment

Comstock Township Fire and Rescue  
Project No. 3684.00

A. Space Needs Assessment

Space	Description		Staff		Space Needs			Net Sq. Ft.	Comments / *Adjacencies
			Current	Planned	Qty	Size	Reference Pg #		
Station Air Compressor	Area							0	See Maintenance/Shop
	Air Distribution to Apparatus Bay							0	
	Subtotal:							0	
Net Area								7,160	
20% Internal Circulation Factor								1,432	
Subtotal: Apparatus Bay			0	0				8,592	

Fire Station 9-3  
Space Needs Assessment

Comstock Township Fire and Rescue  
Project No. 3684.00

A. Space Needs Assessment

Space	Description		Staff		Space Needs			Net Sq. Ft.	Comments / *Adjacencies
			Current	Planned	Qty	Size	Reference Pg #		
7. Maintenance and Support									
Shop/Tools	Area				1	200		200	*Apparatus Bay
	Station Compressor								
		Subtotal:						200	
Unisex Toilet	Unisex Toilet				1	77		77	
	urinal							0	
	Lavatory							0	
		Subtotal:						77	
Net Area								277	
25% Internal Circulation Factor								69	
Subtotal: Maintenance and Support			0	0				346	



Fire Station 9-3  
Space Needs Assessment

Comstock Township Fire and Rescue  
Project No. 3684.00

A. Space Needs Assessment

Space	Description		Staff		Space Needs			Net Sq. Ft.	Comments / *Adjacencies
			Current	Planned	Qty	Size	Reference Pg #		
8. Optional Mezzanine/Basement Area									
Mezzanine Area	Training storage							0	*Apparatus Bay
	Subtotal:							0	
Net Areas								0	
20% Internal Circulation Factor								0	
Subtotal: Optional Mezzanine/Basement Area								0	

Fire Station 9-3  
Space Needs Assessment

Comstock Township Fire and Rescue  
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A. Space Needs Assessment

Space	Description		Staff		Space Needs			Net Sq. Ft.	Comments / *Adjacencies
			Current	Planned	Qty	Size	Reference Pg #		
10. Building Support Areas									
Mechanical Room	Room				1	300		300	
	Subtotal:							300	
Electrical Room	Room				1	100		100	
	Subtotal:							100	
Server Room	Room				1	100		100	*System Administrator
	Equipment:								*Secure room
	911 Server							0	
	UPS unit							0	
	Switch Box							0	Note:
	Equipment racks							0	No water in fire suppression system in this room
	Storage cabinet							0	
	Radio cabinet							0	
	Electric panels							0	
	Printer							0	
	Computer / Keyboard stand							0	
	Climate Controlled							0	
	Subtotal:							100	
Custodian's Storage	Storage Room				1	100		100	*Staff Lobby
	Misc. Item Storage							0	
	Work Bench								
	Double door entryway								
	Subtotal:							100	
Net Area								600	
20% Internal Circulation Factor								120	
Subtotal: Building Support Areas			0	0				720	

Fire Station 9-3  
Space Needs Assessment

Comstock Township Fire and Rescue  
Project No. 3684.00

A. Space Needs Assessment

Space	Description		Staff		Space Needs			Net Sq. Ft.	Comments / *Adjacencies
			Current	Planned	Qty	Size	Reference Pg #		
9. Physical Training Tower									
Training Tower	Repel/Rescue Tower				1	700		700	*Apparatus Bay-attached
	Subtotal:							700	15'x15'- 3 floors
Net Areas								700	
25% Internal Circulation Factor								175	
Subtotal: Physical Training Tower			0	0				875	

A. Space Needs Assessment

Parking Requirements:		Spaces
On- duty staff parking- including Sheriff Dept		10
Public parking		50
400' (300') of linear drive for hose testing		
Total Spaces		60

Fire Station 9-3  
Space Needs Assessment

Comstock Township Fire and Rescue  
Project No. 3684.00

# O'Brien Construction Co., Inc.

Comstock Fire  
Station  
Conceptual  
Estimate  
2022-07-15

Trade	Unit	Qty	\$/Unit	Total
Concrete Foundations	LF	1,200	\$ 350.00	\$ 420,000.00
Concrete SOG	SF	14,900	\$ 7.50	\$ 111,750.00
Concrete SOD	SF	850	\$ 10.00	\$ 8,500.00
Concrete HD Slab	SF	9,000	\$ 12.50	\$ 112,500.00
				<b>\$ 652,750.00</b>
Brick Veneer	SF	22,396	\$ 24.00	\$ 537,504.00
Decorative CMU	SF	3,300	\$ 24.00	\$ 79,200.00
CMU Walls	SF	3,400	\$ 18.00	\$ 61,200.00
				<b>\$ 677,904.00</b>
Structural Steel	Allow	1	\$ 75,000.00	\$ 75,000.00
Metal Decking	SF	972	\$ 10.50	\$ 10,206.00
Metal Stairs	Riser	80	\$ 1,300.00	\$ 104,000.00
Stair Landings	EA	8	\$ 10,000.00	\$ 80,000.00
				<b>\$ 269,206.00</b>
Metal Wall Framing & Trusses	SF	24,569	\$ 40.00	\$ 982,760.00
				<b>\$ 982,760.00</b>
Finish Carpentry	SF	24,569	\$ 2.50	\$ 61,422.50
Millwork	SF	24,569	\$ 0.75	\$ 18,426.75
				<b>\$ 79,849.25</b>
Roofing	SF	28,500	\$ 15.00	\$ 427,500.00
Insulation	SF	24,569	\$ 2.25	\$ 55,280.25
Caulking	SF	24,569	\$ 1.00	\$ 24,569.00
				<b>\$ 507,349.25</b>
Doors/Frames/Hardware	EA	60	\$ 1,200.00	\$ 72,000.00
Apparatus Bay Doors	EA	10	\$ 25,000.00	\$ 250,000.00
Storefronts	SF	1,200	\$ 60.00	\$ 72,000.00
Windows	EA	20	\$ 1,800.00	\$ 36,000.00
				<b>\$ 430,000.00</b>
Drywall	SF	30,600	\$ 3.50	\$ 107,100.00
Gyp Ceilings	SF	25,541	\$ 4.50	\$ 114,934.50
Metal Studs	LF	1,750	\$ 25.00	\$ 43,750.00
Tile	SF	1,700	\$ 18.00	\$ 30,600.00
Vinyl Flooring	SF	7,400	\$ 6.50	\$ 48,100.00
Carpet Flooring	SF	3,200	\$ 5.00	\$ 16,000.00
Exercise Flooring	SF	900	\$ 15.00	\$ 13,500.00
Epoxy Flooring	SF	11,750	\$ 8.50	\$ 99,875.00
ACT	SF	7,400	\$ 4.00	\$ 29,600.00
				<b>\$ 503,459.50</b>

# O'Brien Construction Co., Inc.

Comstock Fire  
Station  
Conceptual  
Estimate  
2022-07-15

Signage	Allow	1	\$ 15,000.00	\$ 15,000.00
T& B Accessories	EA	6	\$ 750.00	\$ 4,500.00
Fire Specialties	EA	6	\$ 400.00	\$ 2,400.00
Metal Lockers	Allow	1	\$ 15,000.00	\$ 15,000.00
Mailbox	EA	1	\$ 1,500.00	\$ 1,500.00
				<b>\$ 38,400.00</b>

Appliances	Allow	1	\$ 4,000.00	\$ 4,000.00
Window Treatments	EA	20	\$ 150.00	\$ 3,000.00
Cabinets	Allow	1	\$ 5,000.00	\$ 5,000.00
Countertops	Allow	130	\$ 45.00	\$ 5,850.00
				<b>\$ 17,850.00</b>

Fire Suppression	SF	25,541	\$ 4.00	\$ 102,164.00
Plumbing	SF	24,569	\$ 14.00	\$ 343,966.00
HVAC	SF	24,569	\$ 24.00	\$ 589,656.00
Electrical	SF	24,569	\$ 20.00	\$ 491,380.00
Generator (?)	EA	1	\$ 250,000.00	\$ 250,000.00
Low Voltage	SF	24,569	\$ 3.50	\$ 85,991.50
				<b>\$ 1,863,157.50</b>

Earthwork & Utilities	SF	109,000	\$ 5.50	\$ 599,500.00
Concrete Drive - Heavy Duty Concrete	SF	29,700	\$ 12.50	\$ 371,250.00
Concrete Walks/Parking - Standard Duty Concrete	SF	31,410	\$ 8.50	\$ 266,985.00
Concrete Curbs	LF	2,200	\$ 22.00	\$ 48,400.00
Landscaping	SF	6,600	\$ 10.00	\$ 66,000.00
Irrigation	Sf	6,600	\$ 5.00	\$ 33,000.00
				<b>\$ 1,385,135.00</b>

**Subtotal \$ 7,407,820.50**

Design contingency \$ 740,782.05

CM Contingency \$ 407,430.13

**Subtotal \$ 8,556,032.68**

General Conditions \$ 684,482.61

Fee \$ 554,430.92

**\$ 9,794,946.21 \$ 395.76**

Assumes bidding late 22/2023 for construction starting in 2023

Construction Cost Estimate (Soft costs are in addition to this estimate)



## **APPENDIX D**

### **COMSTOCK LIBRARY CAPITAL IMPROVEMENT PROGRAM**

APPENDIX D  
COMSTOCK TOWNSHIP LIBRARY  
CAPITAL IMPROVEMENT PROJECTS SUMMARY

<b>Project Name: Library Furniture &amp; Shelving Replacement</b>	
<b>Timeline for completion: Partially completed 2022; 2023</b>	<b>Cost: \$ TBD</b>

**Description:**

Replace upholstered seating on the first floor. Purchase display shelving units for new library materials. Replace Heritage meeting room tables and chairs—completed 2022.

<b>Project Name: Study Room Replacement</b>	
<b>Timeline for completion: 2023</b>	<b>Cost: \$ TBD</b>

**Description:**

Install freestanding study space furniture.

<b>Project Name: Server Room Update</b>	
<b>Timeline for completion: 2023</b>	<b>Cost: \$ TBD</b>

**Description:**

Relocate computer server room to the basement and install appropriate server racks; add back-up servers as needed.

## **APPENDIX E**

### **LIST OF TOWNSHIP ASSETS AND THEIR CONDITION**

**LIST OF TOWNSHIP ASSETS AND THEIR CONDITION - AUGUST 2022**

Condition and Maintenance Needs					
	Good (10+ Yrs)	Fair (5- 10 Yrs)	Poor (1-5 Yrs)	Immediate	Comments and/or observations
<b>TOWNSHIP OFFICES &amp; LIBRARY</b>					
6130 King Hwy (Library)					constructed 1984
6138 King Hwy (Twp. Hall)					
<b>6130/6138 Building: January, 1967. Remodel 1973.</b>					Paint & caulking where welded address & twp ltrs painted. Bldg trim painted in 2013 (\$9,500)
Boiler		X			
Flooring		X			2015 New Carpet, flooring inc. stairwell=\$33120. Floor repair \$2633
Sign(s)	X				
Roof	X				Repaired over employee entrance 2013. Reroofed Twp Hall portion of bldg in 2015 (\$34,600)
Parking Lot	X				
Fencing (between upper & lower level parking lots)	X				wood
<b>5876 King Hwy (Niko's Landing)</b>	X				renovated in 2023
Furnace		X			
Roof	X				
Sign			X		new one planned in 2023
Parking Lot	X				
Deck on back of bldg		X			
<b>COMPACTOR/TRANSFER STATION</b>					
6604 E Main-Compactor/Transf Station Office			X		need one more recycling bin
Driveway		X			
Parking/Entrance/Exit		X			
Concrete Slabs for Bins	X				
Maintenance Building (+ Former Oil Collection Shed)			X		Pole barn bldg needs paint.
<b>MAINTENANCE GARAGE-5242 Azo Ct</b>					
Office/Storage	X				new roof in 2022
Parking Lot		X			
Sign		X			
<b>PARKS &amp; RECREATION</b>					
<b>Celery Street-6294 Wright St</b>					
Fencing	X	X			new privacy fence near basketball court in 2022/2023
Basketball Court	X				New in 2021
Playground Equipment	X				New in 2019
<b>Cooper Park-450 N 26TH ST</b>					
Parking Area		X			
Playground Equipment			X		
Historical monument			X		Needs maintenance.
Dam (Middle Comstock Dam ID 137)		X			Dam evaluation done in 2015. Recommended qtrly monitoring. Bridge repainted in 2022
<b>Fleetwood Park-9950 Shadowlane</b>					
Concrete Walkway(s)		X			Patched in 2021
Gazebo			X		
Playground Equipment & Fencing		X			Need more sand under swings

**LIST OF TOWNSHIP ASSETS AND THEIR CONDITION - AUGUST 2022**

Condition and Maintenance Needs					
	Good (10+ Yrs)	Fair (5- 10 Yrs)	Poor (1-5 Yrs)	Immediate	Comments and/or observations
<b>Green Meadow-5650 E CORK ST</b>					
Bleachers & benches		X			
Fencing		X			
Ball Diamonds	X				
Parking lot		X			needs to be re-graded - may occur in Fall 2022
<b>Merrill Park-5845 Comstock Ave</b>					
Playground Equipment	X				New 2019
Pavilions	X				New 2019
Memorial	X				Nearly done.
Parking Lot	X				Repaired in 2020 and 2021
Fencing	X				New fencing installed along east and south 2015
Firefighter Memorial-5817 Comstock Ave	X				
Storage/Restrooms-5817 Comstock Ave	X				New restroom in 2020; former restroom bldg converted for storage in 2021. Other bldgs remain.
<b>Neal Street-5900 Neal Ave</b>					
Ball Diamonds			X		
Fencing			X		
<b>North Wenke-King Hwy</b>					
Parking Area; gravel			X		Paint Posts; may regrade lot in F]all 2022
<b>Peer Park-58 N 26TH ST</b>					
Historical monument		X			
Benches	X				
<b>River Villa-6500 KING HWY</b>					
<b>Jan Schau Flower Walk-6450 KING HWY</b>					
<b>River Villa Preserve-6550 KING HWY</b>					
<b>River Oaks (Leased Property)-9400 E Michigan</b>					
Dugouts (4)	X				
Concession Stand-Bathrooms			X		Needs attention. Roof appears in poor condition.
Contents in Concession Bldg	X				
Bleachers	X				Replaced in 2019.
Field Lighting			X		
Playground Equipment		X			
Fencing		X			
Shelter/Pavilion		X			
Ball Diamonds	X				
Property in general			X		Oak tree in sitting area in trouble

**LIST OF TOWNSHIP ASSETS AND THEIR CONDITION - AUGUST 2022**

Condition and Maintenance Needs					
	Good (10+ Yrs)	Fair (5- 10 Yrs)	Poor (1-5 Yrs)	Immediate	Comments and/or observations
<b>Robert Morris Park-8415 E H Ave</b>					
Restrooms/Concession Building	X				
Office/Restrooms (Lower Garage)			X		Roof poor condition
Storage Building (Upper Garage)			X		Roof questionable, fascia in rough shape.
Parking Lot	X				Resurfaced in 2021
Parking Lot Lighting		X			
Pavilion #1-East	X				new roof 2020
Pavilion #2-West	X				new roof 2020
Playground/Playstructure	X	X			new one in 2021
Fencing		X			
Badminton/Volleyball Ct		X			
Emergency Call Box	X				
Ticket Booth	X				new in 2022
<b>South Wenke-King Hwy</b>					
Gravel Parking Area		X			paint posts as needed; may need to be regraded
Fencing			X		
Lighthouse	X				
<b>CEMETERIES</b>					
<b>Comstock-5900 ORAN AVE</b>					
Storage		X			Needs to be painted
Fencing			X		
<b>Maple Grove-5240 AZO CT</b>					
Roadway-New Section	X				New road 2019.
Roadway-Old Section		X			
8x8 Storage Building			X		Very Poor shape, should be replaced. Historic? Has been painted.
Fencing			X		
<b>VEHICLES</b>					
2022 Ford Explorer (Floater)	X				
2020 Ford Explorer (Ordinance Officer)	X				
2018 Ford Explorer (Ordinance Officer)	X				
2013 Ford F-150 4x4 (Parks & Recreation)		X			
2018 Chevy Silverado 2500 (Maintenance)	X				
2009 Chevy Silverado 2500 (Maintenance)			X		

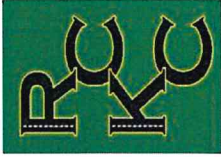
**LIST OF TOWNSHIP ASSETS AND THEIR CONDITION - AUGUST 2022**

Condition and Maintenance Needs					
	Good (10+ Yrs)	Fair (5- 10 Yrs)	Poor (1-5 Yrs)	Immediate	Comments and/or observations
<b>MAINTENANCE EQUIPMENT</b>					
Western Plow	X				
Western Plow		X			
Western Plow		X			
Gator T5		X			
Gator T5		X			
2016 Skag 61" Turf Mower		X			
Exmark Zero turn Mower			X		
2019 United XLV Enclosed Trailer	X				
2014 Integrity 16' Utility Trailer		X			
Utility Trailer		X			
<b>PUMP STATIONS (SEE SAW GRANT MAINTENANCE SCHEDULE)</b>					
1200 S 35th St (LS #13)			X		
Sprinkle Rd (LS #14)		X			
Hunters Pond (LS #29)		X			
Proctor St (LS #43)		X			
Francis Ct (LS #41)	X				rebuilt in 2022
Kersten Ct (LS #3)		X			
King Highway (LS #42)		X			
King Highway (LS #6)		X			
28th St-Meadowood Estates (LS #12)		X			
2107 N 26th St (LS #57)		X			
<b>VACANT LAND</b>					
Phillips Ave-Possible Future PS/Lift Station Site					03-415-421
Gull Rd-N 26th St Ext					06-270-035
10080 E Michigan Ave					future firestation site 9-3
5862 Neal Vacant Parcel					future cemetery drive and Neal Avenue park - part of
55 School St Vacant Parcel					former CPS Football Field
5200 King Hwy Vacant Parcel					in floodplain
5375 King Hwy Vacant Parcel					mostly in floodplain
King Hwy-DNR Landing					19-140-010
Frederick St-DNR Landing					19-202-140
King Hwy Vacant Parcel					19-202-180 in floodplain
Knight Street Vacant Parcel					19-212-120 in floodplain (actually King Hwy)
Knight Street Vacant Parcel					19-212-160 in floodplain (actually King Hwy)
King Hwy Vacant Parcel					19-220-010 in floodplain (actually King Hwy)
Parcel SW of Transfer Station					17-130-050



## **APPENDIX F**

### **LOCAL ROAD CAPITAL IMPROVEMENT PLAN (CIP) 2022-2026**



# Road Commission of Kalamazoo County

## Local Road Capital Improvement Plan (CIP) 2022-2026 Comstock Township

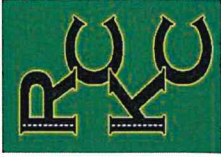
PASER Rating	Road Name	From	To	Treatment	Estimated Project Cost	Miles
<b>2022</b>						
<b>Preventive Maintenance</b>						
4,6	Midlink Drive	Park Circle Drive	Old Cork Street, Sprinkle Road	Crackfill, Chip Seal, Fog Seal	\$33,200.00	0.83
4	Parcom Street	280' South of M-96	East Michigan Avenue	Crackfill, Chip Seal, Fog Seal	\$6,400.00	0.16
3	Fawn Meadow Trail	30th Street	733' east of Antler Street	Crackfill, Chip Seal, Fog Seal	\$20,000.00	0.50
3	Spike Street	216' south of Fawn Meadow Trail	Fawn Meadow Trail	Crackfill, Chip Seal, Fog Seal	\$1,600.00	0.04
4	Antler Street	Fawn Meadow Trail	Buck Avenue	Crackfill, Chip Seal, Fog Seal	\$6,800.00	0.17
4	Doe Avenue	588' east of Antler Street	Antler Street	Crackfill, Chip Seal, Fog Seal	\$4,400.00	0.11
5	Buck Avenue	30th Street	66' east of Antler Street	Crackfill, Chip Seal, Fog Seal	\$14,400.00	0.36
5	Roush Street	181' south of Buck Avenue	Buck Avenue	Crackfill, Chip Seal, Fog Seal	\$1,200.00	0.03
4	Morrow Street	2,012' South of East Michigan	East Michigan Avenue	Crackfill, Chip Seal, Fog Seal	\$15,200.00	0.38
6	Rosemont Drive	2,250' South of M-96	M-96	Crackfill, Chip Seal, Fog Seal	\$16,800.00	0.42
5	Plaza Place	550' West of Rosemont Drive	Rosemont Drive	Crackfill, Chip Seal, Fog Seal	\$4,000.00	0.10
6	Lyons Avenue	750' South of H Avenue	H Avenue	Crackfill, Chip Seal, Fog Seal	\$6,000.00	0.15
9	Gleneagle Drive East	ML Avenue	Gleneagle Drive North	Chip Seal, Fog Seal (1-2 Year)	\$5,400.00	0.18
9	Gleneagle Drive North	Gleneagle Drive West	Gleneagle Drive East	Chip Seal, Fog Seal (1-2 Year)	\$11,400.00	0.38
9	Landing Way	1,563' south of G Avenue	G Avenue	Chip Seal, Fog Seal (1-2 Year)	\$9,000.00	0.30
9	Oran Avenue	School Street	26th Street	Chip Seal, Fog Seal (1-2 Year)	\$3,600.00	0.12
9	School Street	200' south of Oran Avenue	Oran Avenue	Chip Seal, Fog Seal (1-2 Year)	\$900.00	0.03
9	Lillian Court	182' south of M-96	M-96	Chip Seal, Fog Seal (1-2 Year)	\$2,400.00	0.08
9	Construction Drive	Wynn Road	415' South of Wynn Road	Chip Seal, Fog Seal (1-2 Year)		
6	Woodlark Street	433' south of Shadow Lane Avenue	Blake Boulevard	Crackfill, Chip Seal, Fog Seal	\$18,400.00	0.46
6	Kimberly Street	433' south of Shadow Lane Avenue	Blake Boulevard	Crackfill, Chip Seal, Fog Seal	\$11,600.00	0.29
6	Cynthia Street	433' south of Shadow Lane Avenue	Blake Boulevard	Crackfill, Chip Seal, Fog Seal	\$11,600.00	0.29
6	Courtney Street	433' south of Shadow Lane Avenue	Blake Boulevard	Crackfill, Chip Seal, Fog Seal	\$11,600.00	0.29
6	Shadow Lane	Sarah Street	35th Street	Crackfill, Chip Seal, Fog Seal	\$14,800.00	0.37



Road  
Commission  
of Kalamazoo  
County

Local Road Capital Improvement Plan (CIP) 2022-2026  
Comstock Township

PASER Rating	Road Name	From	To	Treatment	Estimated Project Cost	Miles
6	Blake Boulevard	Nichole Street	35th Street	Crackfill, Chip Seal, Fog Seal	\$14,800.00	0.37
6	Beth Ann Avenue	Nichole Street	Ilene Street	Crackfill, Chip Seal, Fog Seal	\$2,400.00	0.06
6	Nichole Street	Beth Ann Avenue	Blake Boulevard	Crackfill, Chip Seal, Fog Seal	\$4,000.00	0.10
6	Ilene Street	Beth Ann Avenue	Blake Boulevard	Crackfill, Chip Seal, Fog Seal	\$4,000.00	0.10
6	Miah Street	Sarah Street	Mildred Street	Crackfill, Chip Seal, Fog Seal	\$2,400.00	0.06
6	Sarah Street	419' south of Shadow Lane Avenue	Miah Street	Crackfill, Chip Seal, Fog Seal	\$8,400.00	0.21
6	Mildred Street	Shadow Lane Avenue	Miah Street	Crackfill, Chip Seal, Fog Seal	\$4,800.00	0.12
6	Moline Street	Celery Street	Comstock Avenue	Crackfill, Chip Seal, Fog Seal	\$7,200.00	0.18
6	Conrad Street	Celery Street	Comstock Avenue	Crackfill, Chip Seal, Fog Seal	\$7,200.00	0.18
6	Metzger Street	Celery Street	Asbberg Street	Crackfill, Chip Seal, Fog Seal	\$5,600.00	0.14
6	Henry Street	Celery Street	Francis Street	Crackfill, Chip Seal, Fog Seal	\$22,800.00	0.57
6	Gateway Street	Celery Street	Wright Street	Crackfill, Chip Seal, Fog Seal	\$1,600.00	0.04
6	Celery Street	River Street	Roe Street	Crackfill, Chip Seal, Fog Seal	\$25,200.00	0.63
6	Wright Street	Moline Street	Gateway Street	Crackfill, Chip Seal, Fog Seal	\$22,400.00	0.56
6	Francis Street	River Street	Henry Street	Crackfill, Chip Seal, Fog Seal	\$22,800.00	0.57
6	Abbey Street	River Street	Metzger Street	Crackfill, Chip Seal, Fog Seal	\$14,800.00	0.37
6	Comstock Avenue	River Street	Conrad Street	Crackfill, Chip Seal, Fog Seal	\$9,200.00	0.23
7	H J Avenue	33rd Street	36th Street	Crackfill, Chip Seal, Fog Seal	\$60,000.00	1.50
7	Delwood Street	H Avenue	Woodlea Drive	Crackfill, Chip Seal, Fog Seal	\$2,400.00	0.06
7	Glenalock Street	Woodlea Drive	Plainfield Avenue	Crackfill, Chip Seal, Fog Seal	\$8,800.00	0.22
7	Skyview Street	Ormada Drive	Enola Avenue	Crackfill, Chip Seal, Fog Seal	\$2,800.00	0.07
7	Mustang Street	Ormada Drive	Enola Avenue	Crackfill, Chip Seal, Fog Seal	\$2,800.00	0.07
7	Foxdale Street	Enola Avenue	Redhawk Avenue	Crackfill, Chip Seal, Fog Seal	\$2,400.00	0.06
7	Starchief Street	Redhawk Avenue	Crestwood Avenue	Crackfill, Chip Seal, Fog Seal	\$6,800.00	0.17
7	Rosemere Street	Plainfield Avenue	Crestwood Avenue	Crackfill, Chip Seal, Fog Seal	\$6,000.00	0.15
7	Woodmere Lane	Plainfield Avenue	Crestwood Avenue	Crackfill, Chip Seal, Fog Seal	\$9,600.00	0.24
7	Durango Street	Crestwood Avenue	Silverton Avenue	Crackfill, Chip Seal, Fog Seal	\$8,000.00	0.20
7	Renolds Street	H Avenue	Silverton Avenue	Crackfill, Chip Seal, Fog Seal	\$28,400.00	0.71
7	Woodlea Drive	26th Street	Renolds Street	Crackfill, Chip Seal, Fog Seal	\$27,600.00	0.69
7	Ormada Drive	Woodlea Drive	Renolds Street	Crackfill, Chip Seal, Fog Seal	\$26,800.00	0.67
7	Enola Avenue	26th Street	Renolds Street	Crackfill, Chip Seal, Fog Seal	\$28,000.00	0.70
7	Redhawk Avenue	Starchief Street	Renolds Street	Crackfill, Chip Seal, Fog Seal	\$6,000.00	0.15
7	Whitehorse Avenue	Starchief Street	Renolds Street	Crackfill, Chip Seal, Fog Seal	\$7,200.00	0.18

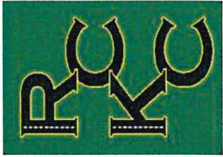


# Road Commission of Kalamazoo County

## Local Road Capital Improvement Plan (CIP) 2022-2026 Comstock Township

PASER Rating	Road Name	From	To	Treatment	Estimated Project Cost	Miles
7	Tulsa Avenue	Starchief Street	Renolds Street	Crackfill, Chip Seal, Fog Seal	\$7,200.00	0.18
7	Crestwood Avenue	26th Street	Renolds Street	Crackfill, Chip Seal, Fog Seal	\$28,800.00	0.72
7	Plainfield Avenue	26th Street	Rosemere Street	Crackfill, Chip Seal, Fog Seal	\$18,000.00	0.45
7	Meadowview Avenue	Plainfield Avenue	Rosemere Street	Crackfill, Chip Seal, Fog Seal	\$13,600.00	0.34
7	Twilight Avenue	26th Street	3,151' east of 26th Street	Crackfill, Chip Seal, Fog Seal	\$23,600.00	0.59
7	Neal Street	Shields Street	26th Street	Crackfill, Chip Seal, Fog Seal	\$12,000.00	0.30
<b>Rehabilitation</b>						
2	Ferris Street	360' south of Higgins Street	Comstock Avenue	Milling, HMA Paving	\$27,200.00	0.17
2	Alger Street	315' south of Higgins Street	Comstock Avenue	Milling, HMA Paving	\$27,200.00	0.17
2	Blair Street	320' south of Higgins Street	Comstock Avenue	Milling, HMA Paving	\$28,800.00	0.18
<b>Reconstruct</b>						
1	Benedict Avenue	Collette Avenue	1,320' north of Electra Street	Pulverize, HMA Base, Surface Paving	\$95,000.00	0.38
2	Landing Way	1,563' south of G Avenue	G Avenue	Pulverize, HMA Base, Surface Paving	\$75,000.00	0.30
3	Oran Avenue	School Street	26th Street	Pulverize, HMA Base, Surface Paving	\$20,000.00	0.08
3	School Street	200' south of Oran Avenue	Avenue	Pulverize, HMA Base, Surface Paving	\$10,000.00	0.04
<b>Drainage Project</b>						
	Woodlea Drive	Dellwood Street	Glendalock Street	Drainage Improvement	\$250,000.00	0.16
<b>Total</b>					<b>\$1,280,300.00</b>	
<i>(Remaining funds to be used on Crack Fill)</i>						
<b>2023</b>						
<b>Preventive Maintenance</b>						
9	Ferris Street	360' south of Higgins Street	Comstock Avenue	Chip Seal, Fog Seal (1-2 Year)	\$5,100.00	0.17
9	Alger Street	315' south of Higgins Street	Comstock Avenue	Chip Seal, Fog Seal (1-2 Year)	\$5,100.00	0.17
9	Blair Street	320' south of Higgins Street	Comstock Avenue	Chip Seal, Fog Seal (1-2 Year)	\$5,400.00	0.18
9	Cass Street	375' south of Higgins Street	Comstock Avenue	Chip Seal, Fog Seal (1-2 Year)	\$5,700.00	0.19
9	Pingree Street	368' south of Higgins Street	Comstock Avenue	Chip Seal, Fog Seal (1-2 Year)	\$5,700.00	0.19
9	Sleeper Street	310' south of Higgins Street	Comstock Avenue	Chip Seal, Fog Seal (1-2 Year)	\$5,400.00	0.18
9	Marine Court	250' south of Comstock	Comstock Avenue	Chip Seal, Fog Seal (1-2 Year)	\$1,200.00	0.04
9	Higgins Street	Ferris Street	River Street	Chip Seal, Fog Seal (1-2 Year)	\$8,700.00	0.29

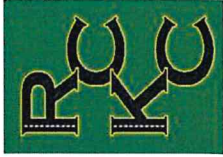




# Road Commission of Kalamazoo County

## Local Road Capital Improvement Plan (CIP) 2022-2026 Comstock Township

PASER Rating	Road Name	From	To	Treatment	Estimated Project Cost	Miles
9	Gleason Street	Homer Street	Hunt Street	Chip Seal, Fog Seal (1-2 Year)	\$7,200.00	0.24
9	Jones Street	Gleason Street	M-96	Chip Seal, Fog Seal (1-2 Year)	\$4,500.00	0.15
5	Kersten Court	M Avenue	785' north of M Avenue	Crackfill, Chip Seal, Fog Seal	\$5,600.00	0.14
5	Interstate Parkway	M Avenue	785' north of M Avenue	Crackfill, Chip Seal, Fog Seal	\$5,600.00	0.14
5	Azo Court	270' west of Azo Drive	Azo Drive	Crackfill, Chip Seal, Fog Seal	\$2,000.00	0.05
5	Azo Drive	650' south of ML Avenue	ML Avenue	Crackfill, Chip Seal, Fog Seal	\$4,800.00	0.12
5	Gaywood Street	637' south of ML Avenue	ML Avenue	Crackfill, Chip Seal, Fog Seal	\$4,800.00	0.12
5	East Woodfield Avenue	203' west of Gaywood Street	Gaywood Street	Crackfill, Chip Seal, Fog Seal	\$1,200.00	0.03
6	Wynn Road	Sprinkle Road	River Street	Crackfill, Chip Seal, Fog Seal	\$20,000.00	0.50
5	Market Street	Sprinkle Road	River Street	Crackfill, Chip Seal, Fog Seal	\$28,000.00	0.70
8	Doca Street	Lucern Avenue	Eastmain Street	Crackfill, Chip Seal, Fog Seal	\$3,600.00	0.09
8	Carter Street	Lois Avenue	Eastmain Street	Crackfill, Chip Seal, Fog Seal	\$8,000.00	0.20
8	Magnolia Street	Angelo Avenue	Eastmain Street	Crackfill, Chip Seal, Fog Seal	\$14,000.00	0.35
8	Verleen Street	Angelo Avenue	Lucern Avenue	Crackfill, Chip Seal, Fog Seal	\$11,200.00	0.28
8	Angelo Avenue	Magnolia Street	Verleen Street	Crackfill, Chip Seal, Fog Seal	\$7,200.00	0.18
8	Susan Avenue	Magnolia Street	Verleen Street	Crackfill, Chip Seal, Fog Seal	\$7,200.00	0.18
8	Elaine Avenue	Magnolia Street	Verleen Street	Crackfill, Chip Seal, Fog Seal	\$7,200.00	0.18
8	Lantana Avenue	Carter street	Verleen Street	Crackfill, Chip Seal, Fog Seal	\$12,400.00	0.31
8	Lucern Avenue	424' west of Doca Street	Verleen Street	Crackfill, Chip Seal, Fog Seal	\$22,400.00	0.56
4	Catskill Street	Treetop Drive	G Avenue	Crackfill, Chip Seal, Fog Seal	\$10,000.00	0.25
4	Cascade Court	Firefly Street	511' north of Firefly Street	Crackfill, Chip Seal, Fog Seal	\$3,600.00	0.09
4	Batenkill Drive	Treetop Drive	G Avenue	Crackfill, Chip Seal, Fog Seal	\$8,800.00	0.22
4	Sumac Avenue	Treetop Drive	Battenkill Drive	Crackfill, Chip Seal, Fog Seal	\$4,800.00	0.12
4	Treetop Drive	Sumac Avenue	Catskill Street	Crackfill, Chip Seal, Fog Seal	\$16,000.00	0.40
4	Firefly Street	Battenkill Drive	160' east of Catskill Street	Crackfill, Chip Seal, Fog Seal	\$7,600.00	0.19
7	Ivy Street	Daylily Lane	Treetop Drive	Crackfill, Chip Seal, Fog Seal	\$11,600.00	0.29
7	Lavender Circle	Daylily Lane	Ivy Street	Crackfill, Chip Seal, Fog Seal	\$9,200.00	0.23
7	Coral Bells Circle	Daylily Lane	Autumn Joy Street	Crackfill, Chip Seal, Fog Seal	\$6,400.00	0.16
7	Autumn Joy Street	Daylily Lane	Candytuft Lane	Crackfill, Chip Seal, Fog Seal	\$6,000.00	0.15
7	Buttercup Street	Daylily Lane	Candytuft Lane	Crackfill, Chip Seal, Fog Seal	\$7,200.00	0.18
7	Juneberry Street	Daylily Lane	Sun Drop Avenue	Crackfill, Chip Seal, Fog Seal	\$3,600.00	0.09

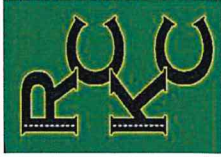


Road  
Commission  
of Kalamazoo  
County

Local Road Capital Improvement Plan (CIP) 2022-2026  
Comstock Township

PASER Rating	Road Name	From	To	Treatment	Estimated Project Cost	Miles
7	Daylily Lane	644' west of Lavender Circle	Juneberry Street	Crackfill, Chip Seal, Fog Seal	\$20,800.00	0.52
7	Candytuft Lane	895' west of Ivy Street	Buttercup Street	Crackfill, Chip Seal, Fog Seal	\$14,800.00	0.37
7	Sun Drop Avenue	Buttercup Street	Juneberry Street	Crackfill, Chip Seal, Fog Seal	\$2,800.00	0.07
7	Level Street	Gleason Street	M-96	Crackfill, Chip Seal, Fog Seal	\$6,000.00	0.15
<b>Rehabilitation</b>						
3	Claxton Street	1,159' south of M Avenue	M Avenue	Milling, HMA Paving	\$33,600.00	0.21
3	Senne Street	1,159' south of M Avenue	M Avenue	Milling, HMA Paving	\$33,600.00	0.21
3	Heath Avenue	166' west of Senne Street	166' east of Claxton Street	Milling, HMA Paving	\$19,200.00	0.12
3	Hunt Street	200' south of Gleason Street	M-96	Milling, HMA Paving	\$30,400.00	0.19
2	Bailey Street	Liggett Street	Saginaw Drive	Milling, HMA Paving	\$24,000.00	0.15
2	Liggett Street	28th Street	Bailey Street	Milling, HMA Paving	\$60,800.00	0.38
2	Saginaw Drive	28th Street	Bailey Street	Milling, HMA Paving	\$60,800.00	0.38
3	Gleason Street	Homer Street	Hunt Street	Milling, HMA Paving	\$38,400.00	0.24
3	Jones Street	Gleason Street	M-96	Milling, HMA Paving	\$24,000.00	0.15
3	Hunt Street	200' south of Gleason Street	M-96	Milling, HMA Paving	\$30,400.00	0.19
3	Hunt Street	200' south of Gleason Street	M-96	Milling, HMA Paving	\$30,400.00	0.19
2	Cass Street	375' south of Higgins Street	Comstock Avenue	Milling, HMA Paving	\$30,400.00	0.19
<b>Reconstruct</b>						
1	Collette Avenue	Josephine Street	Electra Street	Pulverize, HMA Base, Surface Paving	\$45,000.00	0.18
1	Collette Avenue	Electra Street	1,320' north of Electra Street	Pulverize, HMA Base, Surface Paving	\$62,500.00	0.25
1	Daniel Street	Electra Street	Charles Avenue	Pulverize, HMA Base, Surface Paving	\$62,500.00	0.25
1	Josephine Street	Leenhouts Street	Shields Street	Pulverize, HMA Base, Surface Paving	\$72,500.00	0.29
1	Cross Street	Benedict Avenue	Shields Street	Pulverize, HMA Base, Surface Paving	\$30,000.00	0.12
<b>Total</b>					<b>\$1,046,900.00</b>	

(Remaining funds to be used on Crack Fill)

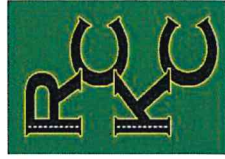


# Road Commission of Kalamazoo County

## Local Road Capital Improvement Plan (CIP) 2022-2026 Comstock Township

PASER Rating	Road Name	From	To	Treatment	Estimated Project Cost	Miles
<b>2024</b>						
<b>Preventive Maintenance</b>						
9	Claxton Street	1,159' south of M Avenue	M Avenue	Chip Seal, Fog Seal (1-2 Year)	\$6,300.00	0.21
9	Senne Street	1,159' south of M Avenue	M Avenue	Chip Seal, Fog Seal (1-2 Year)	\$6,300.00	0.21
9	Heath Avenue	166' west of Senne Street	166' east of Claxton Street	Chip Seal, Fog Seal (1-2 Year)	\$3,600.00	0.12
9	Hunt Street	200' south of Gleason Street	M-96	Chip Seal, Fog Seal (1-2 Year)	\$5,700.00	0.19
9	Bailey Street	Liggett Street	Saginaw Drive	Chip Seal, Fog Seal (1-2 Year)	\$4,500.00	0.15
9	Liggett Street	28th Street	Bailey Street	Chip Seal, Fog Seal (1-2 Year)	\$11,400.00	0.38
9	Saginaw Drive	28th Street	Bailey Street	Chip Seal, Fog Seal (1-2 Year)	\$11,400.00	0.38
9	Kincaid Street	Josephine Street	1,320' north of Electra Street	Chip Seal, Fog Seal (1-2 Year)	\$12,600.00	0.42
9	Collette Avenue	Josephine Street	Electra Street	Chip Seal, Fog Seal (1-2 Year)	\$5,400.00	0.18
9	Collette Avenue	Electra Street	1,320' north of Electra Street	Chip Seal, Fog Seal (1-2 Year)	\$7,500.00	0.25
9	Benedict Avenue	Collette Avenue	1,320' north of Electra Street	Chip Seal, Fog Seal (1-2 Year)	\$11,400.00	0.38
9	Daniel Street	Electra Street	Charles Avenue	Chip Seal, Fog Seal (1-2 Year)	\$7,500.00	0.25
9	Josephine Street	Leenhouts Street	Shields Street	Chip Seal, Fog Seal (1-2 Year)	\$8,700.00	0.29
9	Cross Street	Benedict Avenue	Shields Street	Chip Seal, Fog Seal (1-2 Year)	\$3,600.00	0.12
6	Sunnycrest Drive	Percy Avenue	H Avenue	Crackfill, Chip Seal, Fog Seal	\$11,200.00	0.28
6	Berry Street	Percy Avenue	H Avenue	Crackfill, Chip Seal, Fog Seal	\$8,400.00	0.21
6	Clarice Street	Percy Avenue	Jill Avenue	Crackfill, Chip Seal, Fog Seal	\$5,200.00	0.13
6	Percy Avenue	Sunnycrest Drive	Clarice Street	Crackfill, Chip Seal, Fog Seal	\$2,800.00	0.07
6	Jill Avenue	Berry Street	Clarice Street	Crackfill, Chip Seal, Fog Seal	\$2,800.00	0.07
<b>Rehabilitation</b>						
1	Shields Street	East Main Street	Charles Avenue	Pulverize, HMA Base, Surface Paving	\$112,500.00	0.45
2	Leigh Avenue	East Main Street	Fordham Avenue	Milling, HMA Paving	\$80,000.00	0.50
2	Steger Avenue	Leigh Avenue	Fordham Avenue	Milling, HMA Paving	\$54,400.00	0.34
2	Fordham Avenue	260' west of Steger Avenue	699' east of Leigh Avenue	Milling, HMA Paving	\$44,800.00	0.28
2	Larch Avenue	Ripley Street	Comstock Avenue	Milling, HMA Paving	\$25,600.00	0.16
2	Azuba Avenue	Ripley Street	Comstock Avenue	Milling, HMA Paving	\$25,600.00	0.16
2	Harway Avenue	250' south of Ripley Street	Comstock Avenue	Milling, HMA Paving	\$33,600.00	0.21
2	Ripley Street	153' west of Larch Avenue	Harway Avenue	Milling, HMA Paving	\$24,000.00	0.15





# Road Commission of Kalamazoo County

## Local Road Capital Improvement Plan (CIP) 2022-2026 Comstock Township

PASER Rating	Road Name	From	To	Treatment	Estimated Project Cost	Miles
1	East M Avenue	33rd Street	35th Street	Pulverize, HMA Base, Surface Paving	\$187,500.00	0.75
2	Pingree Street	368' south of Higgins Street	Comstock Avenue	Milling, HMA Paving	\$30,400.00	0.19
2	Sleeper Street	310' south of Higgins Street	Comstock Avenue	Milling, HMA Paving	\$28,800.00	0.18
2	Marine Court	250' south of Comstock Avenue	Comstock Avenue	Milling, HMA Paving	\$6,400.00	0.04
2	Higgins Street	Ferris Street	River Street	Milling, HMA Paving	\$46,400.00	0.29
<b>Reconstruct</b>						
1	Electra Street	Kincaid Street	Shields Street	Pulverize, HMA Base, Surface Paving	\$62,500.00	0.25
1	Neal Street	Shields Street	26th Street	Pulverize, HMA Base, Surface Paving	\$65,000.00	0.26
3	Henning Street	M-96	East Michigan Avenue	Pulverize, HMA Base, Surface Paving	\$30,000.00	0.12
2	33rd Street	ML Avenue	1,320' north of ML Avenue	Pulverize, HMA Base, Surface Paving	\$62,500.00	0.25
<i>(Remaining funds to be used on Crack Fill)</i>					<b>Total</b>	
					<b>\$1,056,300.00</b>	

### 2025

#### Preventive Maintenance

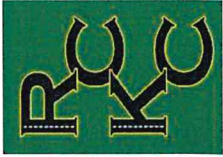
9	Leenhouts Street	East Michigan Avenue	2,220' north of East Michigan Avenue	1-2 Year Chip Seal	\$12,600.00	0.42
9	Electra Street	Kincaid Street	Shields Street	Chip Seal, Fog Seal	\$7,500.00	0.25
9	Neal Street	Shields Street	26th Street	Chip Seal, Fog Seal	\$7,800.00	0.26
9	Henning Street	M-96	East Michigan Avenue	Chip Seal, Fog Seal	\$3,600.00	0.12
9	33rd Street	ML Avenue	1,320' north of ML Avenue	Chip Seal, Fog Seal	\$7,500.00	0.25
6	Silverton Avenue	165' west of Durango Street	Country Meadows Drive	Crackfill, Chip Seal, Fog Seal	\$7,200.00	0.18
7	Ringling Avenue	Country Meadows Drive	28th Street	Crackfill, Chip Seal, Fog Seal	\$7,600.00	0.19
6	Flowerfield Avenue	Country Meadows Drive	Prairie Hill Street	Crackfill, Chip Seal, Fog Seal	\$4,800.00	0.12
7	Duncan Avenue	Country Meadows Drive	28th Street	Crackfill, Chip Seal, Fog Seal	\$7,600.00	0.19
6	Country Meadows Drive	Duncan Avenue	28th Street	Crackfill, Chip Seal, Fog Seal	\$21,600.00	0.54
7	Wild Meadow Street	Ringling Avenue	Kristin Avenue	Crackfill, Chip Seal, Fog Seal	\$21,600.00	0.54
6	Prairie Hill Street	Ringling Avenue	Duncan Avenue	Crackfill, Chip Seal, Fog Seal	\$12,000.00	0.30
7	Cindy Street	Natalie Street	Kristin Avenue	Crackfill, Chip Seal, Fog Seal	\$6,400.00	0.16
6	Natalie Street	Wild Meadow Street	Cindy Street	Crackfill, Chip Seal, Fog Seal	\$2,400.00	0.06
7	Kristin Avenue	Wild Meadow Street	Cindy Street	Crackfill, Chip Seal, Fog Seal	\$2,400.00	0.06



# Road Commission of Kalamazoo County

## Local Road Capital Improvement Plan (CIP) 2022-2026 Comstock Township

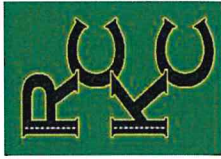
PASER Rating	Road Name	From	To	Treatment	Estimated Project Cost	Miles
6 5,6	Cade Avenue 31st Street	Cindy Street N Avenue	28th Street ML Avenue	Crackfill, Chip Seal, Fog Seal Crackfill, Chip Seal, Fog Seal	\$2,400.00 \$60,000.00	0.06 1.50
6	Margaret Avenue	Willette Avenue	H Avenue	Crackfill, Chip Seal, Fog Seal	\$6,400.00	0.16
6	Leigh Avenue	Willette Avenue	H Avenue	Crackfill, Chip Seal, Fog Seal	\$6,400.00	0.16
6	Willette Avenue	Margaret Avenue	Leigh Avenue	Crackfill, Chip Seal, Fog Seal	\$2,800.00	0.07
7	Casper Street	Pristine Avenue	H Avenue	Crackfill, Chip Seal, Fog Seal	\$16,400.00	0.41
7	Pristine Street	140' west of Casper Street	Casper Street	Crackfill, Chip Seal, Fog Seal	\$800.00	0.02
7	Grandessa Drive	153' west of Casper Street	Casper Street	Crackfill, Chip Seal, Fog Seal	\$800.00	0.02
7	Sunspire Drive	134' west of Casper Street	Casper Street	Crackfill, Chip Seal, Fog Seal	\$800.00	0.02
7	Borgess Drive	118' west of Casper Street	Casper Street	Crackfill, Chip Seal, Fog Seal	\$800.00	0.02
<b>Rehabilitation</b>						
2	Ferris Street	360' south of Higgins Street	Comstock Avenue	Milling, HMA Paving	\$27,200.00	0.17
2	Alger Street	315' south of Higgins Street	Comstock Avenue	Milling, HMA Paving	\$27,200.00	0.17
2	Blair Street	320' south of Higgins Street	Comstock Avenue	Milling, HMA Paving	\$28,800.00	0.18
2	Cass Street	375' south of Higgins Street	Comstock Avenue	Milling, HMA Paving	\$30,400.00	0.19
2	Pingree Street	368' south of Higgins Street	Comstock Avenue	Milling, HMA Paving	\$30,400.00	0.19
2	Sleeper Street	310' south of Higgins Street	Comstock Avenue	Milling, HMA Paving	\$28,800.00	0.18
2	Marine Court	250' south of Comstock	Comstock Avenue	Milling, HMA Paving	\$6,400.00	0.04
2	Higgins Street	Ferris Street	River Street	Milling, HMA Paving	\$46,400.00	0.29
3	Homer Street	Gleason Street	M-96	Milling, HMA Paving	\$24,000.00	0.15
<b>Reconstruct</b>						
2	Miller Drive	7,430' West of 35th Street	35th Street	Pulverize, HMA Base, Surface Paving	\$350,000.00	1.40
1	Charles Avenue	Daniel Street	Shields Street	Pulverize, HMA Base, Surface Paving	\$15,000.00	0.06
1	Roe street	Market Street	Celery Street	Pulverize, HMA Base, Surface Paving	\$60,000.00	0.24
<i>(Remaining funds to be used on Crack Fill)</i>					<b>Total</b>	
					<b>\$904,800.00</b>	



# Road Commission of Kalamazoo County

## Local Road Capital Improvement Plan (CIP) 2022-2026 Comstock Township

PASER Rating	Road Name	From	To	Treatment	Estimated Project Cost	Miles
<b>2026</b>						
<b>Preventive Maintenance</b>						
8	28th	H Avenue	G Avenue	Crackfill, Chip Seal, Fog Seal	\$40,000.00	1.00
8	H Avenue	26th Street	33rd Street	Crackfill, Chip Seal, Fog Seal	\$150,000.00	3.50
8	Brown Addition	Whole Plat	Whole Plat	Crackfill, Chip Seal, Fog Seal	\$100,000.00	1.36
8	Midway Avenue	Saratoga Avenue	Saratoga Avenue	Crackfill, Chip Seal, Fog Seal	\$18,000.00	0.40
8	Saratoga Avenue	M-343	233' north of Midway Avenue	Crackfill, Chip Seal, Fog Seal	\$20,000.00	0.50
8	Jennings Drive	M-343	Mission Avenue	Crackfill, Chip Seal, Fog Seal	\$15,000.00	0.28
8	Mission Avenue	Saratoga Avenue	Jennings Drive	Crackfill, Chip Seal, Fog Seal	\$10,000.00	0.11
8	Savannah Avenue	320' west of Midway Avenue	Midway Avenue	Crackfill, Chip Seal, Fog Seal	\$8,000.00	0.06
7	Chestnut Trail	HJ Avenue	581' north of HJ Avenue	Crackfill, Chip Seal, Fog Seal	\$10,000.00	0.11
7	Wild Coyote Trail	48' east of Chestnut Trail	1482' north of Chestnut Trail	Crackfill, Chip Seal, Fog Seal	\$12,000.00	0.28
8	30th Street	East Main Street	H Avenue	Crackfill, Chip Seal, Fog Seal	\$40,000.00	1.00
8	K Avenue	900' West of 30th Street	33rd Street	Crackfill, Chip Seal, Fog Seal	\$75,000.00	1.68
8	Market Street	River Street	Stalwart Street	Crackfill, Chip Seal, Fog Seal	\$55,000.00	1.13
8	Stalwart Street	L Avenue	Market Street	Crackfill, Chip Seal, Fog Seal	\$10,000.00	0.25
8	L Avenue	River Street	Stalwart Street	Crackfill, Chip Seal, Fog Seal	\$60,000.00	1.23
8	MIN Avenue	29th Street	31st Street	Crackfill, Chip Seal, Fog Seal	\$40,000.00	1.00
8	Brookview Street	Procter Avenue	East Michigan Avenue	Crackfill, Chip Seal, Fog Seal	\$10,000.00	0.16
8	Shirley Drive	Procter Avenue	M-96	Crackfill, Chip Seal, Fog Seal	\$7,500.00	0.05
8	Shirley Drive	M-96	East Michigan Avenue	Crackfill, Chip Seal, Fog Seal	\$7,500.00	0.10
8	Ermine Avenue	Procter Avenue	M-96	Crackfill, Chip Seal, Fog Seal	\$7,500.00	0.11
8	Ermine Avenue	M-96	East Michigan Avenue	Crackfill, Chip Seal, Fog Seal	\$7,500.00	0.05
8	Procter Avenue	Brookview street	265' east of Ermine Avenue	Crackfill, Chip Seal, Fog Seal	\$10,000.00	0.23
8	Grange Avenue	Shirely Drive	265' east of Ermine Avenue	Crackfill, Chip Seal, Fog Seal	\$10,000.00	0.23
8	Copeland Avenue	Shirely Drive	Ermine Avenue	Crackfill, Chip Seal, Fog Seal	\$7,500.00	0.09
8	Parcom Street	280' south of M-96	M-96	Crackfill, Chip Seal, Fog Seal	\$7,500.00	0.05
8	Parcom Street	M-96	East Michigan Avenue	Crackfill, Chip Seal, Fog Seal	\$7,500.00	0.10
8	Winterburn Street	650' south of M-96	M-96	Crackfill, Chip Seal, Fog Seal	\$8,000.00	0.12



# Road Commission of Kalamazoo County

## Local Road Capital Improvement Plan (CIP) 2022-2026 Comstock Township

PASER Rating	Road Name	From	To	Treatment	Estimated Project Cost	Miles
8	Ocum Street	Gleason Street	M-96	Crackfill, Chip Seal, Fog Seal	\$10,000.00	0.15
8	Blalock Street	Gleason Street	M-96	Crackfill, Chip Seal, Fog Seal	\$10,000.00	0.15
8	Gleason Street	Ocum Street	902' east of Ocum Street	Crackfill, Chip Seal, Fog Seal	\$10,000.00	0.17
9	Rex Avenue	East Michigan	Charles Avenue	Crackfill, Chip Seal, Fog Seal	\$20,000.00	0.42
9	Pickard Street	East Michigan	Charles Avenue	Crackfill, Chip Seal, Fog Seal	\$20,000.00	0.42
9	Charles avenue	Rex Avenue	Pickard Street	Crackfill, Chip Seal, Fog Seal	\$7,500.00	0.07
9	ML Avenue	35th Street	36th Street	Crackfill, Chip Seal, Fog Seal	\$30,000.00	0.75
9	Park Circle Drive	Sprinkle Road	Old Cork Street	Crackfill, Chip Seal, Fog Seal	\$40,000.00	1.00
8	Old Cork Street	2500" West of Park Circle Dr.	Park Circle Drive	Crackfill, Chip Seal, Fog Seal	\$20,000.00	0.46
<b>Rehabilitation</b>						
3	Construction Drive	Wynn Road	415' South of Wynn Road	Milling, HMA Paving	\$20,000.00	0.08
3	Lillian Court	182' south of M-96	M-96	Milling, HMA Paving	\$7,500.00	0.03
<b>Total</b>					<b>\$948,500.00</b>	

(Remaining funds to be used on Crack Fill)

<b>2022-2026 Total</b>	<b>\$5,236,800.00</b>
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Road  
Commission  
of Kalamazoo  
County

Local Road Capital Improvement Plan (CIP) 2022-2026  
Comstock Township

PASER Rating	Road Name	From	To	Treatment	Estimated Project Cost	Miles
<b>Unmet Needs</b>						
<b>Preventive Maintenance</b>						
8	28th	H Avenue	G Avenue	No Treatment Needed	\$0.00	1.00
8	Savannah Avenue	320' west of Midway Avenue	Midway Avenue	No Treatment Needed	\$0.00	0.06
7	Wild Coyote Trail	48' east of Chestnut Trail	1482' north of Chestnut Trail	No Treatment Needed	\$0.00	0.28
8	Stalwart Street	L Avenue	Market Street	No Treatment Needed	\$0.00	0.25
8	Shirley Drive	Procter Avenue	M-96	No Treatment Needed	\$0.00	0.05
8	Procter Avenue	M-96	East Michigan Avenue	No Treatment Needed	\$0.00	0.10
8	Parcom Street	Brookview street	265' east of Ermine Avenue	No Treatment Needed	\$0.00	0.23
8	Parcom Street	280' south of M-96	M-96	No Treatment Needed	\$0.00	0.05
8	Winterburn Street	650' south of M-96	East Michigan Avenue	No Treatment Needed	\$0.00	0.10
9	Rex Avenue	East Michigan	M-96	No Treatment Needed	\$0.00	0.12
9	Pickard Street	East Michigan	Charles Avenue	No Treatment Needed	\$0.00	0.42
9	ML Avenue	35th Street	Charles Avenue	No Treatment Needed	\$0.00	0.42
9	Park Circle Drive	Sprinkle Road	36th Street	No Treatment Needed	\$0.00	0.75
			Cork Street	No Treatment Needed	\$0.00	1.00
<b>Unmet Needs Total</b>					<b>\$0.00</b>	

<b>Bridges / Culverts</b>					
Condition	Inventory ID (if available)	Road Name	Location	Size	Year to Replace
TBD	TBD	TBD	TBD	TBD	TBD

Disclaimer: The CIP is a planning document. Projects identified are subject to change due to funding, budget and other unforeseen infrastructure issues. Project estimates are based on approximate calculations for planning purposes only.  
This CIP will be annually reviewed by both the township and RC KC.

## **APPENDIX G**

### **SANITARY SEWER ASSET MANAGEMENT PLAN**

Year	Sanitary Sewer CIP Expenses	Forcemain CIP Expenses	Pump Stations CIP Expenses	Total Amount CIP Expenses
2017	\$0	\$0	\$0	\$0
2018	\$61,659	\$0	\$0	\$61,659
2019	\$111,323	\$0	\$0	\$111,323
2020	\$506,196	\$0	\$0	\$506,196
2021	\$66,570	\$0	\$0	\$66,570
2022	\$175,549	\$0	\$0	\$175,549
2023	\$224,106	\$0	\$0	\$224,106
2024	\$1,125,712	\$0	\$0	\$1,125,712
2025	\$194,495	\$0	\$0	\$194,495
2026	\$260,530	\$0	\$0	\$260,530
2027	\$0	\$781,454	\$0	\$781,454
2028	\$0	\$0	\$287,061	\$287,061
2029	\$1,841,252	\$0	\$253,453	\$2,094,706
2030	\$184,416	\$0	\$0	\$184,416
2031	\$48,412	\$0	\$0	\$48,412
2032	\$477,938	\$0	\$0	\$477,938
2033	\$376,022	\$161,500	\$317,436	\$854,958
2034	\$1,597,485	\$0	\$65,392	\$1,662,877
2035	\$0	\$0	\$2,731,446	\$2,731,446
2036	\$0	\$211,522	\$753,365	\$964,887
2037	\$0	\$0	\$0	\$0
2038	\$0	\$0	\$0	\$0
2039	\$0	\$0	\$133,569	\$133,569
2040	\$0	\$0	\$0	\$0
Sanitary sewer expenses includes pump stations				



**Implementation Timeline**

<b>Planned Year <sup>(1)</sup></b>	<b>ID</b>	<b>Project Title</b>	<b>Total Est. Cost <sup>(2)</sup></b>
2018	1	E ML Ave (Sanitary Point Repair - Infiltration)	\$30,000
2018	2	Bell's Brewery (Sanitary Point Repair - Infiltration)	\$18,000
2018	3	26th Street Lift Station	\$2,750
2018	4	Francis Street Lift Station	\$500
2018	5	Roto Rooter Lift Station	\$8,000
2018	6	Sprinkle Road Lift Station	\$1,200
2019	7	East Michigan (Sanitary Point Repair – External Utility)	\$31,000
2019	8	Bert's Bakery (Sanitary Point Repair – External Utility)	\$13,000
2019	9	East Michigan Ave (Sanitary Point Repair)	\$13,000
2019	10	Hunter's Pond Lift Station	\$50,000
2020	11	Gull Road and G Avenue (Sanitary Point)	\$20,000
2020	12	Comstock Village Lane (Sanitary Point Repair)	\$11,000
2020	13	35th Street Lift Station	\$446,000
2021	14	Azuba Avenue (Sanitary Point Repair)	\$31,000
2021	15	Sprinkle Road (Sanitary Point Repair)	\$13,000
2021	16	Kersten Court Lift Station	\$17,500
2022	17	E H Avenue (Sanitary Point Repair)	\$37,000
2022	18	Kersten Court (Sanitary Point Repair)	\$13,000
2022	19	Menards (Sanitary Point Repair)	\$17,000
2022	20	King Highway Lift Station	\$100,000
2023	21	River Street (Sanitary Point Repair)	\$38,000
2023	22	Gull Road (Sanitary Point Repair)	\$23,000
2023	23	Proctor Lift Station	\$140,000
2024	24	NW Area Lining	\$980,000
2025	25	Lining Project	\$166,000
2026	26	ML Area Lining	\$218,000

**Notes:**

<sup>(1)</sup> Unplanned repairs may necessitate adjustments in priority.

<sup>(2)</sup> All costs estimated in 2017 dollars.


## **APPENDIX H**

**2022 – 2026**


**IT PLANNING / REPLACEMENT TIME TABLE**

## 1. Scope of Project

### 1.1. Desktop Systems – Budget Year 2022

Item	Qty	Description	Price	Total
1.1.1	6	<b>Dell OptiPlex 7090 Micro BTX, Includes:</b> <ul style="list-style-type: none"> <li>• 11th Generation Intel® Core™ i7-11700T (8 Cores, 16MB Cache, 1.4GHz to 4.6GHz, 35W)</li> <li>• 16GB 2666MHz DDR4 Memory</li> <li>• m.2 256GB Class 40 SSD Storage</li> <li>• Dell Wireless Keyboard/Mouse</li> <li>• 6 USB 3.1 ports, DP port, HDMI port, Thunderbolt</li> <li>• Microsoft Windows 10 Professional</li> <li>• 3 Year Dell Pro-Support w/NBD Onsite Service</li> </ul> 	\$ 1,375.00	\$ 8,250.00
<b>Total</b>				<b>\$ 8,250.00</b>

### 1.2. Laptop Systems – Budget Year 2022

Item	Qty	Description	Price	Total
1.2.1	3	<b>Dell Latitude 7520, Includes:</b> <ul style="list-style-type: none"> <li>• 11th Generation Intel® Core™ i5-1135G7 (4 Core, 8M cache, base 2.4GHz, up to 4.2GHz)</li> <li>• 16GB 2666MHz DDR4 Memory</li> <li>• m.2 256GB Class 40 SSD Storage</li> <li>• 15.6" FHD (1920x1080) AG, Non-Touch, WVA,250nits, FHD IR Camera +Mic, WLAN, CF</li> <li>• Microsoft Windows 10 Professional</li> <li>• 3 Year Dell Support w/NBD Onsite Service</li> </ul> 	\$ 1,795.00	\$ 5,385.00
<b>Total</b>				<b>\$ 5,385.00</b>

### 1.3. Server Upgrade – Budget Year 2022

Item	Qty	Description	Price	Total
1.3.1	1	Windows Server 2019 (2022) upgrade	\$ 970.00	\$ 970.00
<b>Total</b>				<b>\$ 970.00</b>

### 1.4. Labor – IT Services – 24 hours – Budget Year 2022

Item	Qty	Description	Price	Total
1.3.1	20	Setup/configure 6 OptiPlex 7090 desktop and 3 Latitude 7520 laptops	\$ 115.00	\$ 2,300.00
1.3.2	4	In-place upgrade Server 2016 to 2019 (2022)	115.00	460.00
<b>Total</b>				<b>\$ 2,760.00</b>

## 2. Cost Proposal

**TOTAL T&M COST ESTIMATE FOR THE ABOVE SCOPE OF WORK ..... \$ 17,365.00**

*Seventeen Thousand Three Hundred Sixty-Five Dollars and 00/100*

## Charter Township of Comstock

### System Replacement Schedule

#### Workstations and Laptops

Device Name	Model	OS Edition	Purchased Date	End of Warranty	Budget Year
CTD-BPADGETT	HP EliteDesk 800 G1 SFF	Microsoft Windows 10 Pro x64	12/21/2013	1/14/2017	2022
CTD-NSHOOK	HP EliteDesk 800 G1 SFF	Microsoft Windows 10 Pro x64	12/21/2013	1/14/2017	2022
CTD-CONFERENCE	HP EliteDesk 800 G2 SFF	Microsoft Windows 10 Pro x64	3/27/2015	4/20/2018	2024
CTD-ASSTORDANCE	HP ProDesk 400 G1 SFF	Microsoft Windows 10 Pro x64	5/27/2015	4/20/2018	2024
CTD-PARKS	HP ProDesk 400 G1 SFF	Microsoft Windows 10 Pro x64	3/27/2015	4/20/2018	2022
CTD-ZONING	HP Z240 Tower Workstation	Microsoft Windows 10 Pro x64	6/10/2016	7/17/2019	2022
CTD-SHESS	HP EliteDesk 800 G2 SFF	Microsoft Windows 10 Pro x64	9/29/2016	10/23/2019	2022
CTLW10-HP	HP ZBook 15u G3	Microsoft Windows 10 Pro x64	5/31/2016	5/30/2021	2022
CTD-PARKSASST	HP ProDesk 600 G2 SFF	Microsoft Windows 10 Pro x64	3/10/2017	3/9/2020	2022
CTLW10-Projecto	HP ProBook 450 G2	Microsoft Windows 10 Pro x64	1/20/2016	2/23/2017	2022
4ZT5SJ2	Latitude 3580	Microsoft Windows 10 Pro x64	11/7/2017	11/8/2018	2022
7VV09L2	Inspiron 5579	Microsoft Windows 10 Pro x64	3/28/2018	6/27/2019	2023
B3X09L2	Inspiron 5579	Microsoft Windows 10 Pro x64	4/6/2018	7/6/2019	2023
JQPP7L2	Inspiron 5579	Microsoft Windows 10 Pro x64	4/23/2018	7/23/2019	2023
DESKTOP-VBUB3KQ	Inspiron 5579	Microsoft Windows 10 Home	1/3/2019	1/4/2020	2023
CTL-CEMETERY	Inspiron 5579	Microsoft Windows 10 Pro x64	1/3/2019	1/4/2020	2023
DESKTOP-DSRKLBF	Inspiron 5579	Microsoft Windows 10 Pro x64	1/3/2019	1/4/2020	2023
CTD-CSTIRTON	OptiPlex 7050	Microsoft Windows 10 Pro x64	1/24/2018	1/25/2021	2024
CTD-CROBINSON	OptiPlex 7050	Microsoft Windows 10 Pro x64	1/24/2018	1/25/2021	2024
CTD-KSIMS	OptiPlex 7050	Microsoft Windows 10 Pro x64	1/24/2018	1/25/2021	2024
CTD-MMOHNEY	OptiPlex 7050	Microsoft Windows 10 Pro x64	1/24/2018	1/25/2021	2024
CTD-RTHOMPSON	OptiPlex 7050	Microsoft Windows 10 Pro x64	1/24/2018	1/25/2021	2024
CTD-WKURTZ	OptiPlex 7050	Microsoft Windows 10 Pro x64	1/24/2018	1/25/2021	2024
CTD-DEPKEY	Latitude 3580	Microsoft Windows 10 Pro x64	1/29/2019	2/1/2021	2025
VSTREET-LC	Inspiron 5591 2n1	Microsoft Windows 10 Home	7/14/2020	7/15/2021	2025
RROON-LT	Inspiron 5591 2n1	Microsoft Windows 10 Pro x64	7/14/2020	7/15/2021	2025
CT-ASSESSOR	OptiPlex 7060	Microsoft Windows 10 Pro x64	1/23/2019	1/23/2022	2025
CTD-JFIGHTER	Latitude 5510	Microsoft Windows 10 Pro x64	5/11/2021	5/13/2024	2026
CTD-CONFROOM	OptiPlex 5080	Microsoft Windows 10 Pro x64	5/3/2021	6/4/2024	2026

## Servers

Device Name	Model	OS Edition	Purchased Date	End of Warranty	Budget Year
VMHOST	PowerEdge R730	Microsoft Windows Server 2016 Standard	1/25/2018	1/25/2021	2023
CT-DC	Virtual Machine	Microsoft Windows Server 2016 Standard	1/25/2018	1/25/2021	2023
CT-BSA	Virtual Machine	Microsoft Windows Server 2016 Standard	1/25/2018	1/25/2021	2023
CT-FS	PowerEdge R740xd	Microsoft Windows Server 2019 Standard	8/14/2020	8/15/2023	2026

## Printers

Device Name	Model	Location	Purchased Date	End of Warranty	Budget Year
LaserJet 4200	Q2428A	Kelly - Clerk	1/20/2004	2/18/2005	2022
LaserJet P4515	CB516A	Clara - Tax	12/17/2010	12/16/2011	2022
LaserJet P3010	CE528A	Scott - Office	3/5/2012	3/4/2013	2022
Brother HL Series	3170CDW	Bret - Office	8/14/2012	8/15/2013	2022
LaserJet P3010	CE528A	Assessor - Office	10/29/2013	10/28/2014	2022

## Charter Township of Comstock 5 Year IT Planning

### Budget Year 2021

- ~~Install new CAT6 cabling/jacks~~
- ~~Install new cable termination block on lower level~~
- ~~Install new ZyXEL security appliance, switches~~
- ~~Install new Dell backup target server~~
- ~~Move Server and security enclosure to lower level~~
- ~~Install new laptops/workstations - conference room/assist ordinance~~
- ~~Transition to Office 365 from on-site Exchange Server~~
- ~~Consider implementing a password policy/two-factor authentication~~

### Budget Year 2022 - **\$17,365.00** (does not include \$5,565.00 for laser printers)\*

- Replace 6 Dell OptiPlex desktop systems - \$8,250.00 + \$1,610.00 labor
- Replace 3 Dell Latitude laptop systems - \$5,385.00 + \$690.00 labor
- Upgrade server operating systems to current version - \$970.00 + \$460.00 labor
- *\*Consider adding Workgroup printer – Elections - \$2,660.00 + \$115.00 labor*
- *\*Consider replacing 5 laser printers - \$2,500.00 + \$290.00 labor*
- Test cloud and on-site backup systems for disaster recovery

### Budget Year 2023 - **\$22,480.00**

- Replace 6 Dell Inspiron 2-in-1 laptop systems - \$4,800.00 + \$1,380.00 labor
- Replace R730 Server - \$14,000.00 + \$2,300.00 labor
- Test cloud and on-site backup systems for disaster recovery

### Budget Year 2024 - **\$9,660.00**

- Replace 6 Dell OptiPlex Desktop systems - \$8,250.00 + \$1,380.00 labor
- Test cloud and on-site backup systems for disaster recovery

### Budget Year 2025 - **\$5,690.00**

- Replace 2 Dell Inspiron laptops - \$1,600.00 + \$460.00 labor
- 1 Dell Latitude Laptop - \$1,795.00 + \$230.00 labor
- 1 Dell OptiPlex Desktop system - \$1,375.00 + \$230.00 labor
- Test cloud and on-site backup systems for disaster recovery

### Budget Year 2026 - **\$19,930.00**

- Replace 1 Dell Latitude Laptop system - \$1,795.00 + \$230.00 labor
- 1 Dell OptiPlex Desktop system - \$1,375.00 + \$230.00 labor
- Replace Dell PowerEdge R740xd Server - \$14,000.00 + \$2,300.00 labor
- Test cloud and on-site backup systems for disaster recovery

## **APPENDIX I**

### **PROJECT APPLICATION FORM**

**Section 1A**

Project title: \_\_\_\_\_ Department: \_\_\_\_\_  
Prepared by: \_\_\_\_\_ Date prepared: \_\_\_\_\_  
CIP ID#: \_\_\_\_\_ Anticipated start date: \_\_\_\_\_

**Section 1B**

**Project description:** Provide a brief (1-2) paragraph description of the project:

**Section 1C**

**Planning context:** Is the project part of an adopted program, policy or plan?

☐

NO

☐

YES (must identify): \_\_\_\_\_

Must list the adopted program or policy, and how this project directly or indirectly meets these objectives:

**Section 1D**

**Planning context:** Is the community legally obligated to perform this service?

☐

NO

☐

YES

If Yes, please describe the community's legal obligation:

**Section 1E**

**Project timeline:** Estimated project beginning and ending dates. Be sure to include any work being done in prior years, including studies or other planning:

**Section 1F**



# Project application form

# Non-Equipment

**Coordination:** Please identify if this project is dependent upon one or more other CIP projects and please describe the relationship:

## Section 1G

**Project priority:** low, medium, high

Priority within department: \_\_\_\_\_

Priority community-wide: \_\_\_\_\_

## Section 2A

**Prior approval:** Is this project included in the 2019 adopted or prior year's budget? Has this project been approved by any board, commission or governing body?

☐ YES Please check all appropriate box(es)

☐ Governing Body

☐ Planning Commission

☐ \_\_\_\_\_ budget

☐ NO

## Section 2B

**Total estimated cost:** in \_\_\_\_\_ dollars: \$ \_\_\_\_\_

List all funding options available for this project:

Recommended funding option(s) to be used? (i.e.: operating revenues, fund balance, bond issue, etc.)

## Section 2C

**Basis of cost estimate:** Please check one of the following?

☐ Cost of comparable facility/equipment

☐ Cost estimate from engineer/architect

☐ Rule of thumb indicator/unit cost

☐ Preliminary estimate

☐ Ball park "guesstimate"

**Section 1A**

Equipment: \_\_\_\_\_ Department: \_\_\_\_\_

Prepared by: \_\_\_\_\_ Date prepared: \_\_\_\_\_

Amount requested.\* \_\_\_\_\_ CIP ID#: \_\_\_\_\_

\* \$5,000 minimum cost for inclusion in CIP.

**Section 1B****Equipment need description:** Please describe the need for the equipment to be purchased:**Section 1C****Coordination:** Please identify if this equipment purchase is dependent upon one or more other CIP projects and please describe the relationship:**Section 1D****Priority:** low, medium, high

Priority within department: \_\_\_\_\_

Priority community-wide: \_\_\_\_\_

**Section 2A****Form of acquisition:** Please check one of the following:☐

Purchase

☐

Rental/lease

Number of units requested: \_\_\_\_\_

Estimated service life (years): \_\_\_\_\_

## Section 2B

**Basis of cost estimate:** Please check one of the following?

- ☐ Cost of comparable equipment
- ☐ Cost estimates from supplier/retailer/wholesaler  
Number of quotes received: \_\_\_\_\_
- ☐ Ball park 'guestimate'

## Section 3A

**Purpose of expenditure:** Please check appropriate box(es)

- ☐ Scheduled replacement
- ☐ Replace worn-out equipment
- ☐ Expanded service life
- ☐ Increased safety
- ☐ Present equipment obsolete
- ☐ Reduce personnel time
- ☐ New operation
- ☐ Improved service to the community, procedures, etc.
- ☐ Other: \_\_\_\_\_

## Section 3B

**Replaced items(s):** Attach a separate sheet if necessary

ITEM	MAKE	AGE	PRIOR YEAR'S MAINTENANCE	PRIOR YEAR'S RENTAL COST
			\$	\$
			\$	\$
			\$	\$
			\$	\$
			\$	\$
			\$	\$

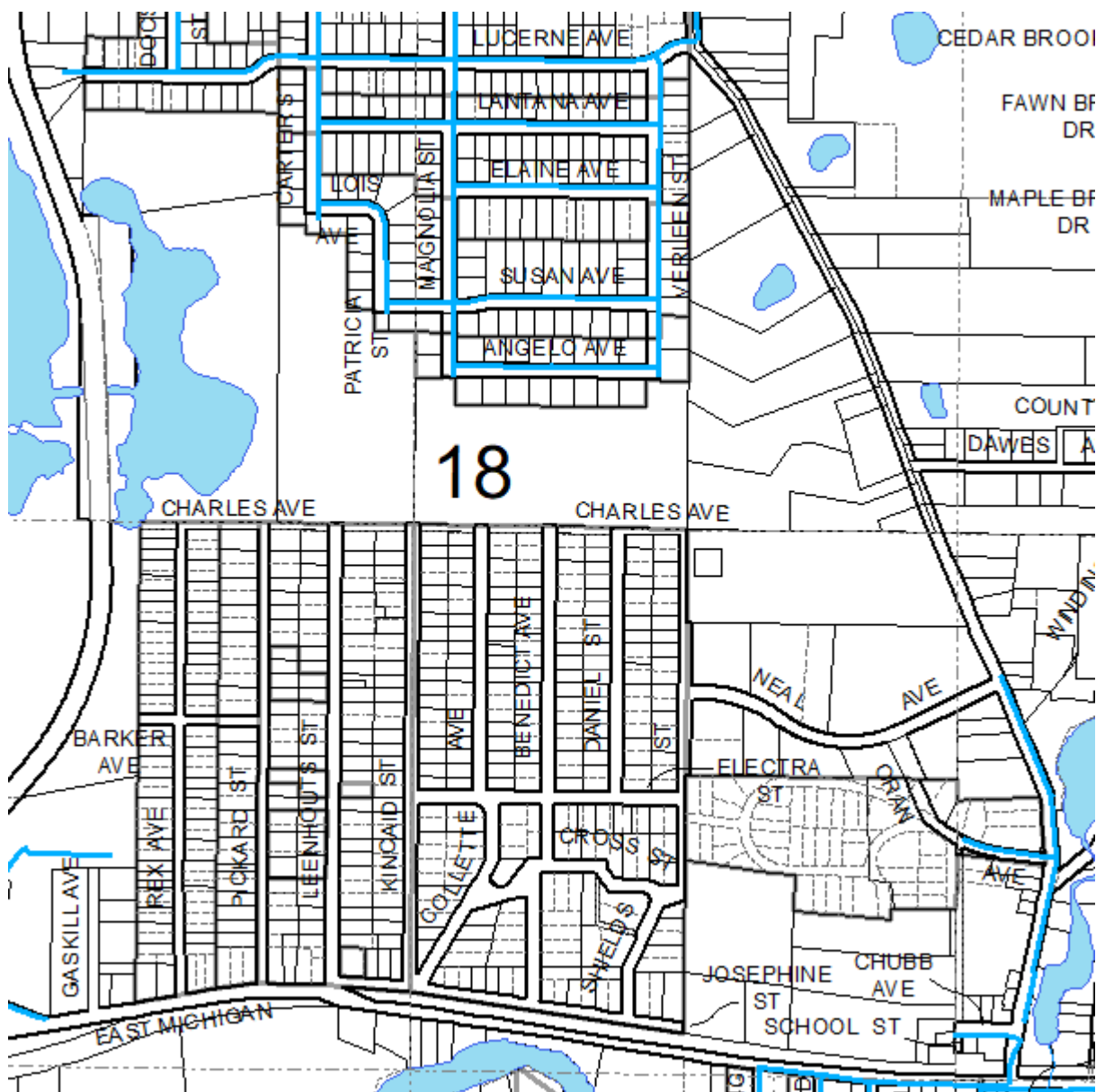
## **APPENDIX J**

### **FUTURE WATER MAIN EXTENSION AREAS**

## Project Name: 26<sup>th</sup> Street Loop

**Project Description:** To connect water transmission main from N. 26<sup>th</sup> Street to E. Michigan Ave., looping together three water pressure districts. As part of the project, add water distribution to parcels along the main, including two neighborhoods. Project will make public water service available to approximately 350 parcels.

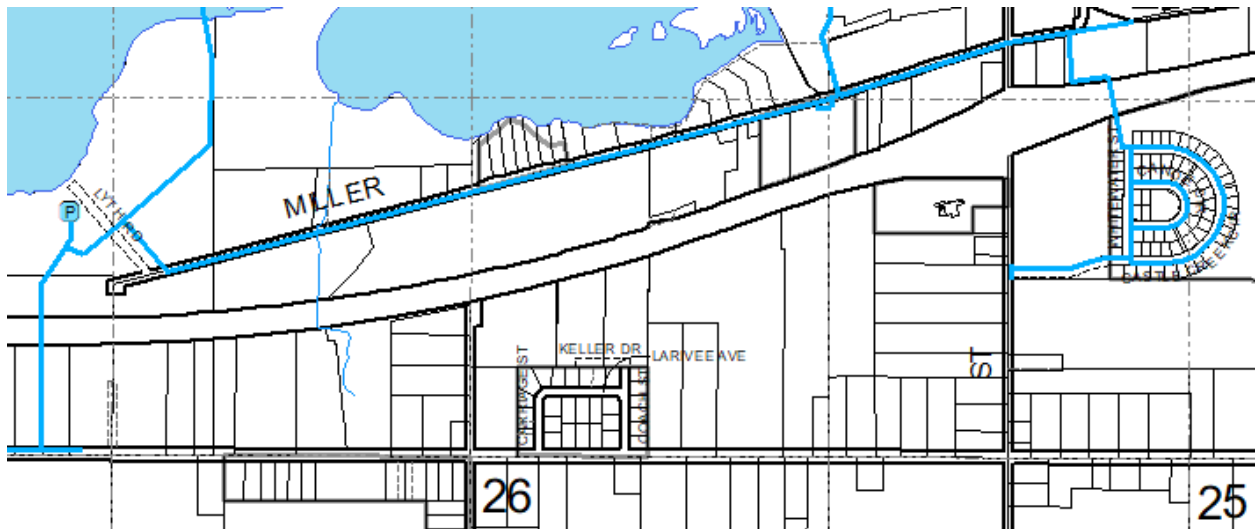
**Project Benefits:** Looping the pressure districts will improve service quality. In addition, approximately 300 of the properties that would be served by the project are small lots that do not have public sewer available. This makes it very difficult to locate a septic tank the required distance from a water well. Public water service would provide more flexibility for septic location. The addition of fire hydrants will also make water readily available to for fighting fires.



**Project Name: ML Avenue Loop**

**Project Description:** To connect water transmission main from S. 35<sup>th</sup> St. to E. ML Ave., looping together two water pressure districts. As part of the project, add water distribution to parcels along the main, including one neighborhood. The project will make public water service available to approximately 80 parcels.

**Project Benefits:** Looping the pressure districts will improve service quality. In addition, residents from some of the properties that would be served by the project have reported low quality well water and have requested public water.



**Project Name: Worden Avenue/East K Avenue Loop**

**Project Description:** To connect water transmission main from E. JK Ave. to E. K Ave., and from E. K Ave. to N. 28<sup>th</sup> St., looping together two water pressure districts. As part of the project, add water distribution to parcels along the main. The project will make public water service available to approximately 30 parcels.

**Project Benefits:** Looping the pressure districts will improve service quality.

