

Application: TEDA 1306.01

Applicant Information

Applicant Agency: City/Village
Grant Applicant: City of Rochester Hills

Project Location

County: Oakland
Region: Metro
Prosperity Region: Detroit Metro Prosperity Region
City/Village or Township: City/Village of Rochester Hills
Zip Code: 48309
Route No./Street Name/Facility Name: Hamlin Road
Project Limits (use nearest cross street): 2,445' east of Squirrel Road to 500' east of S. Adams Road
Length (to nearest tenth of a mile): 0.90
MPO (Metropolitan Planning Organization): SEMCOG
TMA (Transportation Management Area): Not in TMA area

Legislative Information

State Senator: Marty Knollenberg (13)
State Representative: Michael Webber (45)
US Representative: Mike Bishop (8)

Project Description

Describe the current problem, the proposed change, and how the change will solve the problem.
Summarize any accident history, if applicable:

This segment of the Hamlin Road boulevard was constructed in several phases over the past 27 years. Much of the concrete pavement has deteriorated to a poor condition, particularly since the reconstruction of the interchange from M-59 at Adams Road in 2004. The new interchange has improved access to the properties in the Adams Road and Hamlin Road corridors encouraging development in the vicinity. Now, with the improved access and continued development, Hamlin Road has continued to deteriorate to the extent that current and potential business owners have expressed concerns over the safety and ability for Hamlin Road to provide access to their facilities.

Most recently, Molex, LLC, wishes to occupy and ultimately expand the facility at 3499 Hamlin Road, however, the current condition and image of Hamlin Road is a deterrent. This segment of Hamlin Road is part of a "Level 1" gateway into the City of Rochester Hills, as defined in the City's Master Land Use Plan, serving as the gateway into the City's Regional Employment center.

This project will reconstruct 5,400' of Hamlin Road to improve access and safety to the proposed facility from the M-59 interchange at S. Adams Road. The project will include new 9-inch concrete pavement, minor drainage improvements, pedestrian traffic signal and signing upgrades, ADA upgrades, and restoration.

Lastly, with the completion of this project, the jurisdiction of Hamlin Road will be transferred from the Road Commission for Oakland County to the City of Rochester Hills, which will allow the City to maintain Hamlin Road in accordance with the priority for which it serves the community.

Type of Improvement: Condition
Type of Work: Reconstruction (4R)

Is the road currently a public road open to truck traffic? Yes
Will the proposed transportation project be public road open to truck traffic? Yes

Application: TEDA 1306.01

Is the road currently constructed to all-season standards? Yes

Will the proposed transportation project be constructed to all-season design standards? Yes

Segment Length(In Feet): 5400

Existing Roadway(In Feet)

Number of Lanes: 4

Total Traveled Roadway Width (Excluding Curb and Gutter): 48

Dedicated Parking? No

Parallel: None Feet:

Diagonal: None Feet:

Type of Pavement: Concrete

Depth of Pavement(In Inches): 9.00

Curb and Gutter: Both Sides

Shoulders (Both Sides)

Paved Width: 0 Aggregate Width: 0

Total Shoulder Width: 0

PMS Rating:

Width of Sidewalk(per side): Both Sides Feet: 8

Proposed Roadway(In Feet)

Number of Lanes: 4

Total Traveled Roadway Width (Excluding Curb and Gutter): 48

Dedicated Parking? No

Parallel: None Feet:

Diagonal: None Feet:

Type of Pavement: Concrete

Depth of Pavement(In Inches): 9.00

Curb and Gutter: Both Sides

Shoulders (Both Sides)

Paved Width: 0 Aggregate Width: 0

Total Shoulder Width: 0

PMS Rating:

Width of Sidewalk (per side): Both Sides Feet: 8

Is additional R.O.W needed? No

Describe need, including location, and agency/firm purchasing or donating:

Application: TEDA 1306.01

The applicant is responsible for describing social, economic, and environmental impacts. Please identify impacts below:

The project includes the interchange with W. Hamlin Road and M-59, which is identified as a "Level 1" gateway in the City's Master Land Use Plan. Level 1 gateways are located at highly traveled entrances into the City, and should present a substantial arrival and welcome statement. At this location, it serves as the gateway into the City's Regional Employment Center.

This project is also adjacent to the Adams Road project (Proj. # 4305, from W. Hamlin Road to Auburn Road) identified in the SEMCOG 2040 Regional Transportation Plan, which will enhance the overall mobility and safety of the Adams/M-59 interchange and vicinity.

Mollex, LLC has purchased the existing vacant building at 3499 W. Hamlin Road with the intent to remodel and expand the facility. The site will serve as its global headquarters for its newly created Transportation & Industrial Solutions Division, which provides innovative electronic solutions to various industries including telecom, datacom, automotive, industrial, medical, mobile, consumer and aerospace/defense. The renovated facility will accommodate up to 475 people and include high-end amenities for its employees.

The proposed 15,000 sft. expansion will grow Mollex's capabilities in new technologies and product reliability testing. The expansion will include a green roof.

With the potential improvements to W. Hamlin Road, a neighboring business, FANUC North American Headquarters, is also considering an expansion of 80,000 sft to its existing campus. Their expansion is in the very early development stages, therefore their anticipated employment growth is NOT included in the projections herein. However, their planned expansion may influence the design phase for W. Hamlin Road.

The Mollex development supports the City's Land Use Master Plan and the goals of the Regional Employment Center along the M-59 corridor.

Traffic Information

	Existing	At Completion	20 Yrs Post-Completion
Average Daily Traffic:	21,000	21,000	25,600
30th Hour High(DHV)	2,500	2,500	3,100
Percent Commercial Vehicles	5	5	7
Level of Service:	A	A	A

Eligible: No

Application: TEDA 1306

Development Information

Firm Name(Identify the name of the company related to the proposed transportation project):

Molex, LLC

Primary Target Industry: Manufacturing

Secondary Target Industry: High Technology Research

Primary NAICS: 334,417

Describe the firm/company, including type of industry, major activities, and products made:

Molex is a global company that provides innovative electronic solutions. Molex has purchased 3499 W. Hamlin Road and plans to invest \$16 million to establish its Global Headquarters for Transportation & Industrial Division which will include administration, sales, engineering and product development/R&D operations.

Current Employment

Number of employees: 300

Weighted Average Salary: \$92,666

Employment Related to Expansion/Retention Decision

Number of full-time positions. Full-time equivalents may be used for tourism and agriculture projects only. These numbers should not include contrustion or indirect jobs:

Job Type	Number of Jobs	Average Salary	Year	Eligible
Newly Created Jobs	25	\$92,666	2017	Yes
Newly Created Jobs	15	\$92,666	2018	Yes
Jobs Retained	300	\$92,666	2017	Yes

Eligible Job Summary

Jobs Retained: 300

Newly Created Jobs: 40

Transfers into State: 0

Total: 340

Private Investment: \$16,000,000

Estimated net change in governmental revenues attributable to the firm/company

Increase: \$205,825

Decline Averted:

Government Entity: Oakland County, City of Rochester Hills & Schools

Development Status

Status of Development: Commitment To Expand By 09/01/2017

Has the land been acquired for Development? Yes

Location Factors

Describe the location factors considered by the firm/company, including other locations considered, and how the proposed transportation project relates to expansion decision:

Application: TEDA 1306

Development Information

Molex has other TISD locations in Americas including IL, NE, AR, FL, Canada, and Mexico. The Business could have selected any of these locations to invest for the expansion of the TISD Division but chose to remain close to their customer base and retain their current talent resources. The current condition of Hamlin Road is very poor and sends a negative message of investment in infrastructure to Molex's customers, suppliers and parent organization that will visit this facility on a daily basis.

Is your freight subject to seasonal load restrictions? No

Explain:

Development Traffic Increase

	Number of Trips		Geographic Origination/Destination by Percentage			
	At completion	Future phase	North	South	East	West
Daily Commercial Vehicle Trips:	16	18			50%	50%
Daily Passenger Vehicle Trips:	700	820			50%	50%
Total Trips:	716	838				
Peak Hour Commercial Trips:	6	6				
Peak Hour Passenger Trips:	688	808				

Eligible:

Application: TEDA 1306

Contacts

Prefix Contact Type	Name Title	Phone Organization	Cell	Email
Mr Sponsor	Tom Noechel Programming Supervisor	(248) 645-2000 Road Commission for Oakland County		tnoechel@rcoc.org
Mayor Chief Elected Official	Bryan Barnett Mayor	(248) 656-4664 City of Rochester Hills		barnettb@rochesterhills.org
Ms Application Preparer	Cheryl Gregory Sr. Project Manager	(248) 844-6252 Spalding DeDecker		cgregory@sda-eng.com
Ms Other	Pamela Valentik Mgr of Economic Devel.	(248) 841-2577 City of Rochester Hills		valentikp@rochesterhills.org
Mr Contact Person	Allan Schneck Public services Director	(248) 841-2497 City of Rochester Hills		schnecka@rochesterhills.org

Application: TEDA 1306

Documents

Document#	Type	Description	User	Date
1	Map	Aerial graphic of project limits	gregoryc5400	11/29/2016
2	Letter of Support	Letter of Support - Webber	gregoryc5400	01/19/2017
3	Letter of Support	Letter of Support - Roch Area Chamber	gregoryc5400	01/19/2017
4	Letter of Support	Letter of Support - Knollenberg	gregoryc5400	01/24/2017
5	Letter of Support	Letter of Support - Bishop	gregoryc5400	01/27/2017
6	Letter of Support	Letter of Support - Auburn Hills	gregoryc5400	01/30/2017
7	Letter of Support	Letter of Support - FANUC	gregoryc5400	02/03/2017
8	Development Form	Development Information (Form 5020)	gregoryc5400	02/28/2017

Application: TEDA 1306.01

Budget Information

Indicate the anticipated costs for this project and the grant amount requested. A detailed engineer's estimate must be uploaded under Documents.

Participating

Phase	Cost	Grant Amount	Local Match
Preliminary Engineering (Design)	\$365,046.00	\$0.00	\$365,046.00
Right-of-Way	\$0.00	\$0.00	\$0.00
Construction	\$4,563,074.00	\$1,200,000.00	\$3,363,074.00
Construction Engineering	\$456,307.00	\$0.00	\$456,307.00
Other	\$0.00	\$0.00	\$0.00
Total	\$5,384,427.00	\$1,200,000.00	\$4,184,427.00

Participating Match Details

Source	Type	Amount	Match Percentage
City of Rochester Hills	City/Village	\$2,092,213.50	38.86%
Road Commission for Oakland County	County Road Commission	\$2,092,213.50	38.86%
Total		\$4,184,427.00	

Non-Participating Details

Description	Amount
Total	

Will federal funds be used on the project? No

Project Summary:

Participating Items	\$5,384,427.00
Non Participating Items	\$0.00
Project Total	\$5,384,427.00

Request Summary:

Grant Funds	\$1,200,000.00	22.29%
Match	\$4,184,427.00	77.71%
Participating Costs	\$5,384,427.00	



TEDA Application

Date: 02/28/2017

Page: 1 of 1

Application: TEDA 1306.01

Schedule

Project: Construction

Milestones

Date

- | | |
|--|------------|
| 1. Plans and Estimate Complete: | 02/01/2018 |
| 2. Grade Inspection Package submitted to MDOT: | 12/08/2017 |
| 3. Right of Way Certified: | 01/02/2018 |
| 4. Matching Funds Certified: | 10/02/2017 |
| 5. Project Listed in Approved TIP/STIP: | |
| 6. Advertisement Start Date: | 03/09/2018 |
| 7. Construction Letting Date: | 05/04/2018 |
| 8. Construction Start Date: | 06/22/2018 |
| 9. Construction End Date: | 05/10/2019 |

Will this project be paired with any other construction projects? No

Additional comments about the project schedule:

The developments which are served by Hamlin Road have been demanding improvements to Hamlin Road, as it impacts their business and image. This project has the potential to be expedited upon notice of grant approval.



Application Summary

Date: 02/28/2017

Page: 1 of 1

Grant Number: 1306

Grant Type: TEDA

Description

Section	Route/Street/Facility	Project Limits	Applicant	Construction Start Date
01	Hamlin Road	2,445' east of Squirrel Road to 500' east of S. Adams Road	City of Rochester Hills	06/22/2018

Development

Name	Target Industry	Investment Amount	Retained	Created	Transferred	Job Total	Status Date
Molex, LLC	Manufacturing	\$16,000,000.00	300	40	0	340	09/01/2017
Total:		\$16,000,000.00	300	40	0	340	

Budget

Section	Grant Funds	Match Amount	Match Percentage	Total
01	\$1,200,000.00	\$4,184,427.00	77.71%	\$5,384,427.00
Total:	\$1,200,000.00	\$4,184,427.00	77.71%	\$5,384,427.00

Investment Calculations

Grant Dollars Per Job: \$3,529.41

Private/Public Ratio: 13.33:1