



From: Paul M. Davis, P.E.
To: Rochester Hills City Council
Date: July 29, 2019
Re: Engineer Report for the Proposed Michelson Road Special Assessment District (SAD) Paving Project; City File Number E16-006

The recommendation is made that the City Council accept this report at their July 29, 2019 meeting and set the date of August 12, 2019 for the public hearing on necessity for this project.

Overview

The proposed Michelson Road west of John R paving project is the second gravel to pavement road SAD to progress to an engineering report since the City Council approved the SAD program on April 17, 2017. The SAD program was developed to encourage and assist residents to pave their local gravel streets. The assistance form is to provide a cap of \$12,000.00 per buildable lot to the residents and an intent to have a cost share of 40% City and 60% resident for the paving project.

History

An initial public information meeting was held on October 24, 2017 at City Hall in response to the SAD request. The initial public information meeting provided greater detail on the SAD process and the residents were told that a formal petition signature was required to show that at least 60% + 1 support for the paving project existed. Ms. Nesreen Sabbagh circulated petitions of support to request the Michelson Road SAD during October 2017 thru January 2018 and demonstrated that support existed to meet the minimum threshold. The formal petition included signatures for 12 of 17 properties, thus meeting the minimum support requirement of twelve.

City Council formally accepted the Michelson petition at the February 26, 2018 meeting and the Michelson Road SAD project was added and incorporated into the 2019-2024 Capital Improvement Plan. Also, funding for the engineering design plans was subsequently included with the 2019 budget.

City staff requested a proposal from an engineering design consultant (Nowak & Fraus) to prepare the construction plans and specifications for the project. The Nowak & Fraus design proposal was a meeting agenda item for the January 28, 2019 City Council meeting and City Council approved it. Nowak & Fraus then proceeded to prepare a draft set of design plans for the second public information meeting which was held at Rochester Hills City Hall on May 28, 2019. Resident questions were answered at this meeting and the resident attendees were given an opportunity to review the draft design plans.

Street Summary

The proposed paving length of Michelson Road is approximately 1,100-feet. The existing right-of-way width of Michelson is 60-feet and public water main and sanitary sewer exists along the entire length of the proposed paving project. Storm water drainage is handled by open drainage ditches. The existing paved asphalt approach to John R Road and the westerly end pavement to the City sanitary pump station appears to be in fair condition and is not proposed for removal and replacement with this paving project.

Scope of Work

The proposed road construction includes the following activities:

Tree Removal - It is currently expected that three trees will need to be removed. Tree trimming may also be required for other trees within the proposed ditching or sump pump collection line work.

Ditching - Because of right-of-way width constraints, both roads are planned for a open ditches with a maximum 2-foot depth, 1 vertical to 3 maximum horizontal side slopes, and a V-shaped construction profile.

Culverts - Existing culverts will be planned for removal and resetting if in salvageable condition. The project budget currently includes 250-feet of new culvert pipe. If field inspections of existing removed culverts warrant their replacement, select culverts will be replaced as directed by the engineer.

Road Cross Section - The proposed pavement is a 4-inch thick asphalt pavement section over a minimum 8-inch thick aggregate base. Actual thicknesses of aggregate base may exceed the 8-inch thickness on each road.

Curbing - Curbing removal and replacement is not planned with this project.

Driveway Approaches - Driveway approaches will be replaced in-kind when paved driveways exist at residences. Existing gravel driveways will be provided with an asphalt pavement driveway surface.

Mailbox Posts - Temporary relocation of mailboxes is planned for the road paving project.

Turf Restoration - Disturbed areas are expected to be restored with a combination of seed and mulch or sod. A topsoil base is also being planned.

Opinion of Probable Construction Cost

The current total project construction cost for paving Michelson Road west of John R is estimated at \$648,504.00. It should be noted, however, that the construction cost is only one component of the total costs necessary to take a project from start to finish. When the various other project costs of design, testing, inspection, contract administration, and additional construction engineering tasks are included, the total project cost is estimated to be \$800,000.00.

The draft assessment roll has determined the number of buildable lots to be 18 (an additional buildable property has been created since the initial petition submission) for Michelson Road. The Rochester Hills SAD policy caps the total contribution per buildable lot at \$12,000.00 so the total estimate of the resident share of 18 combined lots is \$216,000.00 with the balance of \$584,000.00 being the City responsibility. These values equate to a cost share percentage of: Residents: 27 percent and City: 73 percent. Thus, Rochester Hills is expected to share greater share of the project costs than the intent of a 60% resident / 40% City split based on the latest construction cost estimate. Per the SAD Policy, this project will be required to be bid with other work to try and reduce the overall cost of the project to the City.

A preliminary assessment roll is attached for reference and subject to change based on future review of the Assessing Department.

Attachment(s): Draft SAD Assessment Roll
Michelson SAD District.pdf

c: Bryan K. Barnett, Mayor
Allan E. Schneck, P.E., DPS Director
Paul G. Shumejko, P.E., PTOE, Transportation Engineering Manager
Keith Depp, Project Engineer
Laurie Taylor, Assessing Director
Tina Barton, City Clerk
Joe Snyder, Chief Financial Officer
Jeff Fox, DPS Road/Pathway Operations Manager

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