



**City of Rochester Hills
AGENDA SUMMARY
FINANCIAL ITEMS**

**1000 Rochester Hills Dr.
Rochester Hills, MI 48309
248.656.4630
www.rochesterhills.org**

Legislative File No: 2005-0871

TO: Mayor and City Council Members
FROM: Roger H. Rousse, Director of Public Service
DATE: February 15, 2006
SUBJECT: Rochester/Tienken Development storm sewer upsizing
City File No. 02-004C, Section 3

REQUEST:

That the Rochester Hills City Council approves the purchase authorization to Greco Title Insurance Company, in care of Curtis Properties Group, LLC and Tienken Partners, LLC in the amount of \$51,201.41 to cover costs associated with increasing the size of the storm sewer for the Rochester/Tienken Development in order to accommodate future needs of the City. The funds will be divided evenly for payment to Curtis Properties and Rochester/Tienken Development. City Council is further requested to waive the requirement for price quotations under Section 2.281 of the Purchasing Ordinance, recognizing the value provided to the City with the inclusion of the work with the project by the developer.

REASON FOR PURCHASE:

The Rochester Hills Planning Commission and Council have previously approved the proposed developments at the northwest and southeast corners of Rochester and Tienken Roads for Planned Unit Developments (PUD). The location of the storm sewer to handle increased runoff from the intersection of Rochester & Tienken Roads and the Papa Joe's development was not finalized when the Planning Commission and City Council gave approval to the projects.

The detailed review of the storm sewer system is performed during the construction plan submission, which is after Site Plan Approval from the Planning Commission. During the construction plan review phase, it was determined that in order to accommodate the development alone a new 27-inch storm sewer extension was needed along Rochester Road. Above and beyond the immediate needs of the development, it was also determined that a larger 36-inch storm sewer pipe was desired to improve the regional storm water drainage servicing that area. The increased cost to install the larger 36-inch storm sewer pipe with the project would be an additional \$51,201.41. The engineering staff has reviewed the various charges associated with the pipe size increase such as pipe material, additional sand backfill, additional excavating and trucking, sewer pipe joint tuck pointing requirement, manhole diameter increase, design plan revision and existing utility conflict. The initial request by the developers and contractor for the change was over \$64,000. After subsequent meetings, the department is in agreement that the requested cost of \$51,201.41 is reasonable.

Because it's in the best interest of the City to have the larger pipe installed with the development as opposed to a future date, it is requested that City Council approve the purchase authorization to Greco Title Insurance Company, in care of Curtis Properties Group, LLC and Tienken Partners, LLC in the amount of \$51,201.41.

Vendor Name and Address:

Curtis Properties Group, LLC
2025 Rochester Road
Rochester Hills, MI 48307

Tienken Partners, LLC
37020 Garfield, Suite T-1
Clinton Township, MI 48036

Funds to be deposited in Greco Title Insurance Company Escrow Account

BUDGET:

Was included in the 2006 first quarter budget amendments.

Fund Name	Department Account No	Account No. Description	Budget Amount	Cost	Remaining Budget
Major Roads	202.970000	Construction	\$60,000.00	\$51,201.41	\$8,798.59

RECOMMENDATION:

The Department of Public Service recommends that the Rochester Hills City Council approves the purchase authorization to Greco Title Insurance Company, in care of Curtis Properties Group, LLC and Tienken Partners, LLC in the amount of \$51,201.41 to cover costs associated with increasing the size of the storm sewer for the Rochester/Tienken Development in order to accommodate future needs of the City. The funds will be divided and paid to each developer evenly. City Council is further requested to waive the requirement for price quotations under Section 2.281 of the Purchasing Ordinance, recognizing the value provided to the City with the inclusion of the work with the project by the developer.

RESOLUTION

NEXT AGENDA ITEM

RETURN TO AGENDA

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Budget Content: Finance Director		
Purchasing Process: Supervisor of Procurement		
Mayor		
City Council Liaison		