



## Department of Public Services

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From: Keith Depp  
To: Rochester Hills City Council  
Date: December 1, 2025  
Re: Engineer Report for the Proposed Dunning Road Special Assessment District (SAD)  
Paving Project; City File Number E23-028

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**The recommendation is made that the City Council accept this report at their December 1, 2025 meeting and set the date of December 15, 2025 for the public hearing on necessity for this project.**

### **Overview**

The proposed Dunning Road paving project is the first gravel to pavement road SAD to progress to an engineering report since the City Council updated the SAD program on December 6, 2021. The SAD program was developed to encourage and assist residents to pave their local gravel streets. The buildable lot cap schedule in 2025 provides a cap per buildable lot of \$15,707.05 to the residents and an intent to have a cost share of 40% City and 60% resident for the paving project.

### **History**

Mr. Scott LaRose initiated the request for the Dunning Road SAD by distributing a survey to the neighbors to demonstrate that support existed. An initial public information meeting was held on October 26, 2023 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. The formal petition included signatures for 8 of 9 property owners, thus meeting the minimum support requirement of 7.

City Council formally accepted the Dunning Road petition at the March 4, 2024 meeting and the Dunning Road SAD project was added and incorporated into the 2025-2030 Capital Improvement Plan. Funding for the engineering design plans was subsequently included with the 2025 budget.

City staff requested a proposal from Hubbell, Roth, & Clark (HRC), an engineering design consultant, to prepare the construction plans and specifications. This proposal was approved by City Council during its meeting on June 23, 2025. Following the approval, HRC developed a draft set of design plans. These plans were presented at the second public information meeting, which was held at Rochester Hills City Hall on November 20, 2025. Attendees had the opportunity to review the draft designs and have their questions answered by the project team.

### **Street Summary**

The proposed paving length of Dunning Road, starting east of Eastwood Drive, is approximately 437 feet. The existing right-of-way width of Dunning Road is 50 feet and public water main and sanitary sewer exists along the entire length of the proposed paving project. Storm water drainage is currently handled by open drainage ditches.

## **Scope of Work**

The proposed road construction includes the following activities:

*Easements* – The existing right-of-way does not extend the full length of Dunning Road, causing a need for Highway and Grading Easements.

*Curb and Gutter* – Based on right-of-way width and grading constraints, a curb and gutter design is proposed.

*Culvert Removal* – All culverts will be removed for the length of the project.

*Road Cross Section* - The proposed pavement is a 6-inch thick asphalt pavement section over a minimum 8-inch thick aggregate base.

*Driveway Approaches* - Driveway approaches will be replaced in-kind. Since all existing drives are concrete, they will be replaced with 6-inches of concrete to the right-of-way at all residences.

*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 topsoil, seed, and mulch.

## **Opinion of Probable Construction Cost**

The current total project construction cost for paving Dunning is estimated at \$351,853.00. 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 \$483,797.88.

The draft assessment roll has determined the number of buildable lots to be 9 for Dunning Road. The Rochester Hills SAD policy caps the total contribution per buildable lot at \$15,707.05 for 2025. The total estimate of the resident share of nine combined lots is \$141,363.45 with the balance of \$342,434.43 being the City's responsibility. Therefore, the estimated cost share percentage for the Dunning SAD project is 71% City and 29% property owner. If possible, this project will be bid with other paving projects to try to 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): 20251024\_Dunning\_Curb\_Estimate  
Draft SAD Assessment Roll  
Location Map

c: Bryan K. Barnett, Mayor  
Tracey Balint, P.E., Interim Director  
Keith Depp, Project Engineer  
Laurie Taylor, Assessing Director

Karen Somerville, Deputy Assessing Director  
Leanne Scott, City Clerk  
Joe Snyder, Finance Director  
Jeff Fox, DPS Road/Pathway Operations Manager