



Department of Public Services

From: Keith Depp
To: Rochester Hills City Council
Date: December 1, 2025
Re: Engineer Report for the Proposed Childress Avenue and Enid Street
Special Assessment District (SAD) Paving Project; City File Number E23-032

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 Childress Avenue and Enid Street 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

An initial public information meeting was held on November 21, 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 formal petition signatures are required to show that at least 60% + 1 support for the paving project exists. A resident circulated petitions of support to request the Childress Ave SAD and demonstrated that support existed. The formal petition included signatures for 7 of 9 properties, thus meeting the minimum support requirement of 7.

City Council formally accepted the Childress Avenue and Enid Street petition at the March 4, 2024 meeting and the Childress Avenue and Enid Street 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 Childress Avenue and Enid Street is approximately 1,015-feet. The existing right-of-way width of Childress Avenue 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 concrete approach to Rochester appears to be in good condition and will remain. The intersection at Cloverport will remain gravel.

Scope of Work

The proposed road construction includes the following activities:

Easements – The existing roadway is not located in the center of the existing right-of-way, causing a need for Highway and Grading Easements.

Tree Removal - It is currently expected that thirty-five trees will need to be removed. Tree trimming may also be required for other trees within the proposed road construction limits.

Drainage – Due to curb and gutter being installed, additional storm water management measures are needed. New drainage structures at low points are proposed along with a sediment pool outlet to prevent erosion.

Culverts – Existing culverts are planned for removal.

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

Curb and Gutter – Roadway curbing is proposed the full length of the project due to steep slopes and right-of-way constraints.

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.

Guardrail – The existing guardrail along the north side of the road will be removed and replaced.

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 Childress Avenue and Enid Street is estimated at \$723,498.00. 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 \$994,809.75.

The draft assessment roll has determined the number of buildable lots to be 9 for Childress Avenue. 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 \$853,446.30 being the City's responsibility. Therefore, the estimated cost share percentage for the Childress SAD project is 86% City and 14% 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): 20251003_Childress_Engineer_Estimate
Draft SAD Assessment Roll
Childress Ave SAD 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