

January 19, 2006

To: John Szerlag, City Manager

From: John Lamerato, Assistant City Manager – Finance/Administration
Nino Licari, City Assessor

Re: Agenda Item – Big Oak Trail Special Assessment District

A Special Assessment District (SAD) was established for bituminous paving of Big Oak Trail (#04.201.1). Each of the five (5) properties involved was assessed \$5,170.00.

The district was approved by City Council on October 4, 2004, and the first billing was done on September 1, 2005.

The final cost for the project came in \$6,261.54 less than the original estimate (24.22%) {See attached memo and report from the City Engineer}.

Per City Charter (10.6) when the actual cost of a Special Assessment is less than the original estimate by more than 5%, the difference shall be refunded to the property owners assessed.

Three (3) of the five (5) owners have paid their assessments in full, and will be refunded \$1,251.31 by the Treasurer's Office.

The remaining two (2) property owners have made one installment payment, and will be refunded \$125.23 by the Treasurer's Office, and have their remaining payments billed based on the new amortization schedule attached.

NL/nl

Copy City Treasurer after submittal to Council



Memo

To: Nino Licari
From: Gary Streight *GS*
CC: Steve Vandette
Date: 1/19/2006
Re: Big Oak Trail S.A.D.

The as-built quantities for the above project have been compiled and the final cost has been calculated based on these quantities. The as-built cost for the assessable portion has been reduced by \$6,261.54, or 24.22%, as shown in the attached tabulation. The City's policy on special assessments requires the adjustment of the assessment if the difference is greater than 5% from the original assessment. Based on these numbers please prepare an adjustment to the assessments for City Council approval.

Thanks,

Gary

Attachment

SAD Estimated vs. As-Built Cost

Jan. 17, 2006

Project Location: Big Oak Trail

Project No.: 04.201.1

Proposed Improvement: 720 lf, 24' Bituminous Asphalt Pavement with Underdrain

Item	Quantity	Description	Unit Cost	Estimated	As-Built
SAD Share - Asphalt Section (720')				Total Cost	Total Cost
1.	340 Tons	Bit. Mix No. 500, 20C - 3"	45.00	15,300.00	13,438.89
2.	170 Tons	Bit. Mix No. 1100T, 20AA - 1 1/2"	50.00	8,500.00	6,288.32
3.	25 Tons	Bit. Mix No. 1100T, 36B - 4" Driveway	100.00	2,500.00	3,718.76
4.	120 Tons	21AA Aggregate for Shoulders	20.00	2,400.00	224.80
Sub-Total				28,700.00	23,670.77
Engineering, Admin. And Contingencies, 25%				7,150.00	5,917.69
Maintenance Savings				(10,000.00)	(10,000.00)
Total Est. Special Assessment Share - Asphalt				25,850.00	
Total As-Built Special Assessment Share - Asphalt					19,588.46
				Difference	(6,261.54)
				Percent Under	-24.22%

Project Name

Big Oak Trail Paving

Project #

04.201.1

Amortization Table

10 Year

int. @.06

Assessment

\$3,917.69

Year	Principal	Interest	Payment	Balance
1	\$ 391.77		\$ 391.77	\$ 3,525.92
2	\$ 391.77	\$ 211.56	\$ 603.32	\$ 3,134.15
3	\$ 391.77	\$ 188.05	\$ 579.82	\$ 2,742.38
4	\$ 391.77	\$ 164.54	\$ 556.31	\$ 2,350.61
5	\$ 391.77	\$ 141.04	\$ 532.81	\$ 1,958.85
6	\$ 391.77	\$ 117.53	\$ 509.30	\$ 1,567.08
7	\$ 391.77	\$ 94.02	\$ 485.79	\$ 1,175.31
8	\$ 391.77	\$ 70.52	\$ 462.29	\$ 783.54
9	\$ 391.77	\$ 47.01	\$ 438.78	\$ 391.77
10	\$ 391.77		\$ 391.77	\$ (0.00)
TOTAL	\$ 3,917.69	\$ 1,034.27	\$ 4,951.96	

88-20-18-126-008
MATKOVICH, GARY & MARIL
4955 BIG OAK TRAIL
TROY MI 48098-4152

88-20-18-126-009
CAPONIGRO, JOHN & CORNELI
4929 BIG OAK TRAIL
TROY MI 48098-4152

88-20-18-126-010
KRAUS, ROBERT & SHARI
4901 BIG OAK TRAIL
TROY MI 48098-4152

88-20-18-127-001
PHILLIPS, EDWARD & CHARLO
2681 W LONG LAKE
TROY MI 48098-4150

88-20-18-127-002
CHOICE DEVELOPMENT CORP
4930 BIG OAK TRAIL
TROY MI 48098-4108

	New Special Assessment Amount	Reduction From Original
88-20-18-126-008	3,917.69	1,252.31
88-20-18-126-009	3,917.69	1,252.31
88-20-18-126-010	3,917.69	1,252.31
88-20-18-127-001	3,917.69	1,252.31
88-20-18-127-002	3,917.69	1,252.31

Per Engineering Memo Dated 01/19/06

Original Special Assessment Amount
5,170.00