



CITY COUNCIL AGENDA ITEM

Date: July 14, 2015

To: Brian Kischnick, City Manager

From: Mark F. Miller, Director of Economic and Community Development
Steven J. Vandette, City Engineer

Subject: Private Agreement – Contract for Installation of Municipal Improvements
Multi-Tenant Development - Project No. 15.906.3

History

Alrig USA proposes to develop Multi-Tenant Development located on the northeast corner of Big Beaver and Talbot.

Troy Planning Commission recommended preliminary site plan approval on January 13, 2015.

Site grading and utility plans for this development were reviewed and recently approved by the Engineering Department. The plans include municipal improvements which will be constructed by Alrig USA on behalf of the City of Troy: including sanitary sewer, storm sewer, sidewalks, paving, soil erosion and landscaping. The required fees and refundable escrow deposits in the form of a Check, that will assure completion of the municipal improvements, have been provided by Alrig USA (see attached Private Agreement).

Financial

See attached summary of required deposits and fees for this Private Agreement.

Recommendation

Approval of the Contract for Installation of Municipal Improvements (Private Agreement) is recommended.

City Of Troy

Contract for Installation of Municipal Improvements (Private Agreement)

Project No.: **15.906.3**

Project Location: **SW 1/4 Section 22**

Resolution No:

Date of Council Approval:

This Contract, made and entered into this 20th day of July, 2015 by and between the City of Troy, a Michigan Municipal Corporation of the County of Oakland, Michigan, hereinafter referred to as "City" and Alrig USA whose address is 21 East Long Lake Road, Suite 101, Bloomfield Hills, MI 48304 and whose telephone number is 248-646-9999 hereinafter referred to as "Owners", provides as follows:

FIRST: That the City agrees to permit the installation of sanitary sewer, storm sewer, sidewalks, paving, soil erosion and landscaping in accordance with plans prepared by Stonefield Engineering & Design whose address is 2350 Franklin road, Suite 101, Bloomfield Hills, MI 48302 and whose telephone number is 248-309-3807 and approved prior to construction by the City in accordance with City of Troy specifications.

SECOND: That the Owners agree to provide the following securities to the City prior to the start of construction, in accordance with the Detailed Summary of Required Deposits & Fees (attached hereto and incorporated herein):

Refundable escrow deposit equal to the estimated construction cost of \$ 74,300.00. This amount will be deposited with the City in the form of (check one):

Cash/Check	<input checked="" type="checkbox"/>	} 10% Cash	<u>7,430.00</u>
Certificate of Deposit & 10% Cash	<input type="checkbox"/>		
Irrevocable Bank Letter of Credit & 10% Cash	<input type="checkbox"/>		
Performance Bond & 10% Cash	<input type="checkbox"/>		

Refundable cash deposit in the amount of \$ 13,430.00. This amount will be deposited with the City in the form of (check one):

Cash Check

Non-refundable cash fees in the amount of \$ 8,601.00. This amount will be paid to the City in the form of (check one):

Cash Check

Said refundable escrow deposits shall be disbursed to the Owners after approval by the City. The City reserves the right to retain a minimum of ten (10) percent for each escrowed item until the entire site/development has received final inspection and final approval by all City departments. Refundable cash deposits shall be held until final approval has been issued. Disbursements shall be made by the City within a reasonable time, after request for refund of deposits is made by the Owners.

City Of Troy

Contract for Installation of Municipal Improvements (Private Agreement)

THIRD: The owners shall contract for construction of said improvement with a qualified contractor. Owners, or their agents, and contractor(s) agree to arrange for a pre-construction meeting with the City Engineer prior to start of work. All municipal improvements must be completely staked in the field under the direct supervision of a registered civil engineer or registered land surveyor, in accordance with the approved plans. Revisions to approved plans required by unexpected or unknown conflicts in the field shall be made as directed by the City.

FOURTH: Owners agree that if, for any reason, the total cost of completion of such improvements shall exceed the sums detailed in Paragraph SECOND hereof, that Owners will immediately, upon notification by the City, remit such additional amounts in accordance with Paragraph SECOND hereof. In the event the total cost of completion shall be less than the sums as detailed in Paragraph SECOND hereof, City will refund to the Owners the excess funds remaining after disbursement of funds.

FIFTH: Owners agree to indemnify and save harmless City, their agents and employees, from and against all loss or expense (including costs and attorneys' fees) by reason of liability imposed by law upon the City, its agents and employees for damages because of bodily injury, including death, at any time resulting therefrom sustained by any person or persons or on account of damage to property, including work, provided such injury to persons or damage to property is due or claimed to be due to negligence of the Owner, his contractor, or subcontractors, employees or agents, Owner further agrees to obtain and convey to the City all necessary easements and/or right-of-way for such public utilities as required by the City Engineer.

City Of Troy

Contract for Installation of Municipal Improvements
(Private Agreement)

IN WITNESS WHEREOF, the parties hereto have caused this agreement to be executed in duplicate on this 9th day of July, 20 15.

OWNERS

CITY OF TROY

By:

[Handwritten Signature]

By:

Please Print or Type

Dane M. Slater, Mayor

Please Print or Type

M. Aileen Bittner, City Clerk

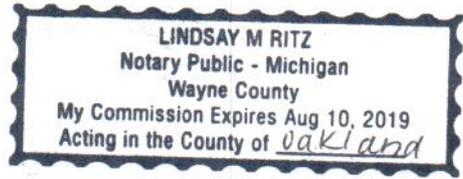
STATE OF MICHIGAN, COUNTY OF OAKLAND

On this 9th day of July, A.D. 20 15, before me personally appeared Gabriel Schuchman known by me to be the same person(s) who executed this instrument and who acknowledged this to be his/her/their free act and deed.

Lindsay M Ritz

NOTARY PUBLIC, Oakland County, Michigan

My commission expires: 8/10/19



Detailed Summary of Required Deposits & Fees
Multi-Tenant Retail
15.906.3

ESCROW DEPOSITS (PUBLIC):

Sanitary Sewers	\$5,000
Water Mains	\$0
Paving	\$1,500
Sidewalks	\$8,800
Deceleration and/or Passing Lane - MAJOR ROAD	\$0
Major Road Improvements (other than decel or passing lanes)	\$0
Underground Detention System/Restricted Outlet/Sewer Tap/Oil & Gas Trap	\$59,000
TOTAL ESCROW DEPOSITS (Refundable):	<u>\$74,300</u>

CASH FEES (Non-Refundable):

Engineering Review Fee (Private Improvements)(PA1)	\$4,541
Water Main Testing and Chlorination (PA 2)	\$0
Plan Review and Construction Inspection Fee (Public Improvements) (PA1)	\$6,019
Soil Erosion/Sedimentation Control Commercial Permit Fee (SUB 10)	\$400
Soil Erosion/Sedimentation Control Commercial Inspection Fee (SUB 10)	\$800
Less Initial Engineering Review Fee (Public & Private)(1.1%)	-\$3,159
TOTAL CASH FEES (Non-Refundable):	<u>\$8,601</u>

CASH DEPOSITS (Refundable):

Street Cleaning/Road Maintenance	\$5,000
Soil Erosion/Sedimentation Control Repair, Replace, or Maintenance	\$1,000
Punchlist & Restoration	\$7,430
TOTAL CASH DEPOSITS (Refundable):	<u>\$13,430</u>

Total Escrow & Cash Deposits (Refundable):	<u>\$87,730</u>
Total Cash Fees (Non-Refundable):	<u>\$8,601</u>
Total Amount:	<u>\$96,331</u>

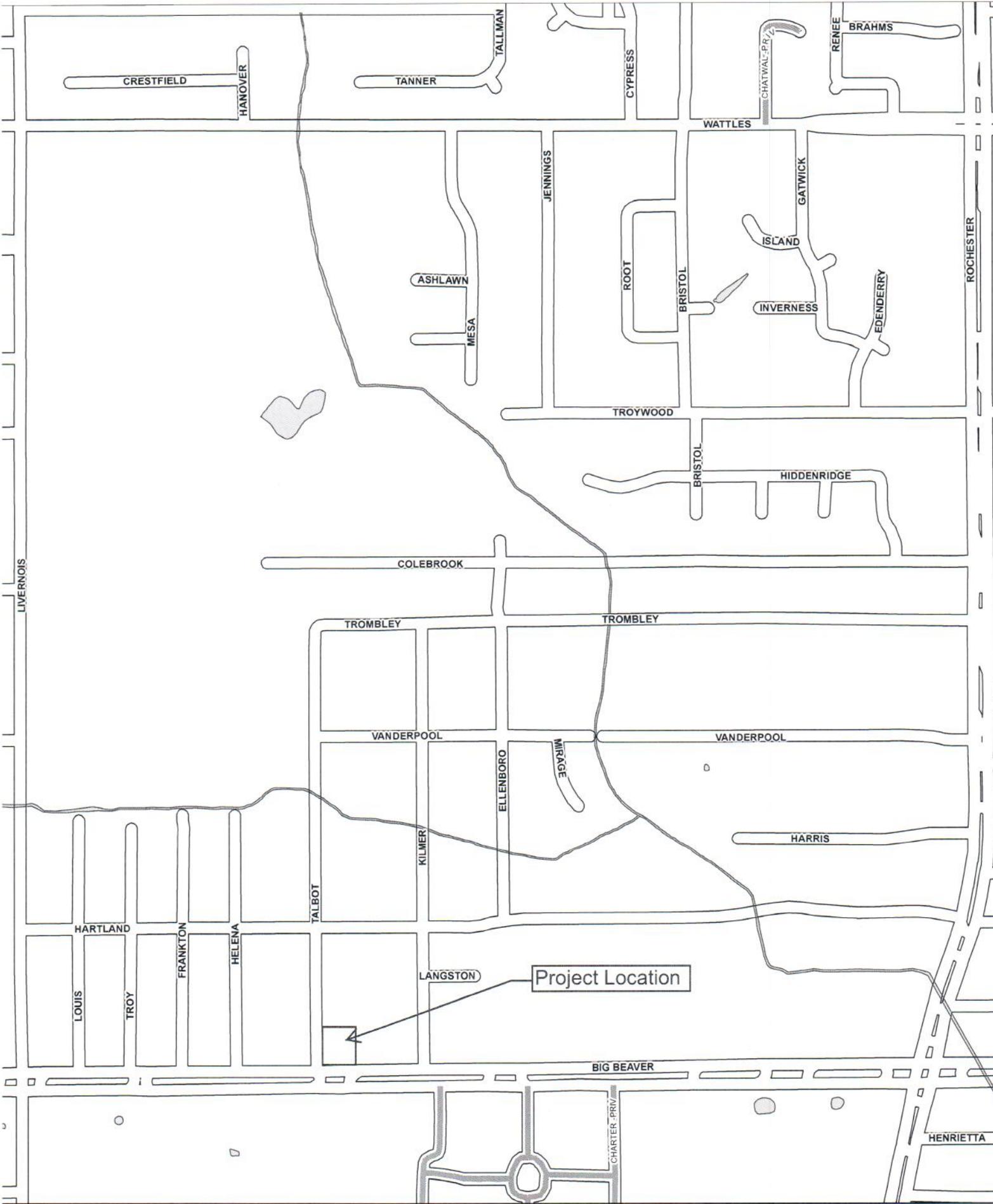
PAID
JUL 13 2015
CITY OF TROY
TREASURER'S OFFICE



2 North Context Elevation
SCALE: 1/8" = 1'-0"



1 South Context Elevation
SCALE: 1/8" = 1'-0"



Legend
 — Private
 ■ Do Not Salt

Street Map

Section 22



Date: 4/10/2015