

July 22, 2005

E-10

To: John Szerlag, City Manager

From: Brian Murphy, Assistant City Manager/Services
Steve Vandette, City Engineer *SV*

Subject: Payment for Installation of a Portion of McCulloch Drain as Part of the Hidden Forest Site Condominium Development – Project No. 04.908.3

RECOMMENDATION

It is our recommendation that the City of Troy reimburse GFA Development / Michigan Home Builders \$120,720.00 (upon completion and approval) for the installation of approximately 900 feet of 36" storm sewer and related work as part of the McCulloch Drain within the Hidden Forest Site Condominium development.

BACKGROUND

The McCulloch Drainage District is comprised of approximately 3,000 acres and is served by a system of interconnected, unimproved open channels and enclosed storm sewers in Sections 15, 16, 17, 20, 21, 22 and 26. This system is currently undersized and incomplete. A large diameter enclosed drain between Wattles Road and the Douglas Drain (south of Big Beaver and west of John R) along with a 2.5 million cubic foot storage basin facility located just south of Wattles Road and just west of the proposed Hidden Forest development are needed to complete the McCulloch Drain.

GFA Development / Michigan Home Builders has agreed to construct a section of the McCulloch Drain that runs through their property. This is an opportune time to make this 36" storm sewer connection between what will be the storage facility and the west end of Troywood as the site will be under construction and there will be minimal if any disturbance to residents, as opposed to waiting until sometime in the future when new homes, paved roads, sidewalks, etc. are in place in Hidden Forest that would need to be removed and replaced.

The attached map delineates the overall McCulloch Drain and also indicates the section that has been constructed; the proposed section to be constructed within Hidden Forest; and the section to be built as part of the future Rochester, Torpey to Barclay reconstruction project. The storage facility and storm sewer on Troywood have not been included as budgeted projects to date.

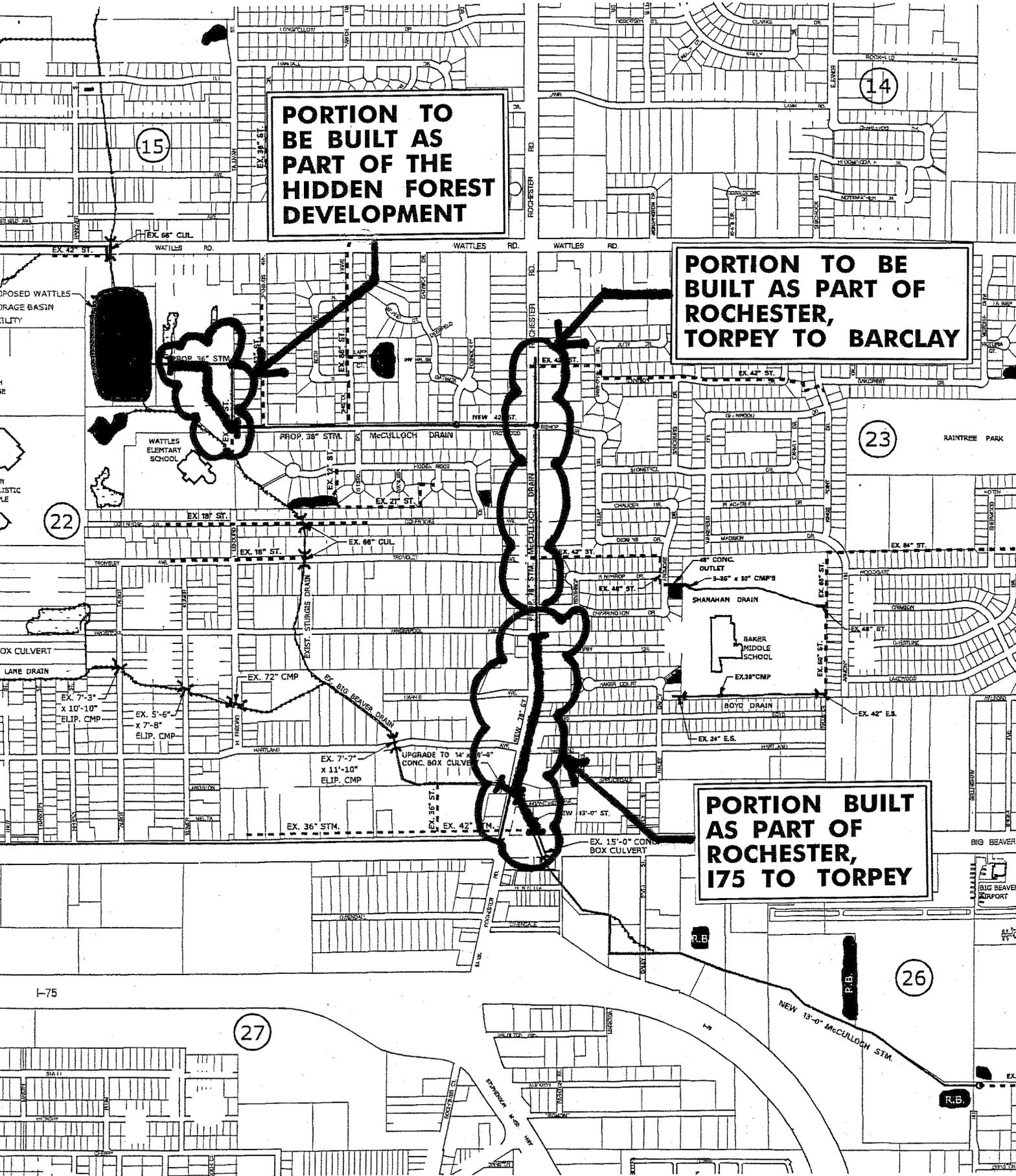
FUNDING

Funds are available to pay for this work in the 2005/06 Drains Fund, account number 401516.7989.1000.

PORTION TO BE BUILT AS PART OF THE HIDDEN FOREST DEVELOPMENT

PORTION TO BE BUILT AS PART OF ROCHESTER, TORPEY TO BARCLAY

PORTION BUILT AS PART OF ROCHESTER, 175 TO TORPEY



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R.B.