

June 13, 2005

TO: John Szerlag, City Manager

FROM: Brian Murphy, Assistant City Manager/Services
Steven Vandette, City Engineer *SV*

SUBJECT: Agenda Item - Private Agreement for Stone Haven Woods East No. 2
Property Splits - Project No. 04.914.3

The Engineering Department has reviewed and approved plans for this project, which includes sanitary sewer, storm sewer, water main, sidewalks, soil erosion and paving.

The Owner has provided a letter of performance bond for escrow and cash fees in the amount of the estimated cost of public improvements, as required.

Approval is recommended.

CC: Tonni Bartholomew, City Clerk (Original Agreement)
James Nash, Financial Services Director
Carol Anderson, Director of Parks and Recreation
Mark Miller, Planning Director
Nino Licari, City Assessor
Timothy Richnak, Director of Public Works
William Jawlik, Inspector Supervisor.
Mondrian Properties

Prepared by: Gary Streight, P.E.
Civil Engineer

Enclosed Private Agreement, Detailed Summary, Sketch and Suggested Resolution

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**CONTRACT FOR INSTALLATION OF MUNICIPAL IMPROVEMENTS
(PRIVATE AGREEMENT)**

PROJECT NO. **04.914.3**

PROJECT LOCATION:

NE ¼ Sec 20

RESOLUTION NO.

DATE OF COUNCIL APPROVAL:

KNOW ALL MEN BY THESE PRESENT; That the City of Troy, a Michigan Municipal Corporation of the County of Oakland, State of Michigan, hereinafter referred to as "City" and Mondrian Properties whose address is 1111 West Long Lake Rd., Suite 103, Troy, MI 48098 and whose telephone number is 248-833-0242 hereinafter referred to as "Owners".

WITNESSETH, FIRST: That the City agrees to allow the installation of Sanitary sewer, storm sewer, water main, paving, sidewalks and soil erosion in accordance with plans prepared by Professional Engineering Associates whose address is 2430 Rochester Ct., Suite 100, Troy, MI 48083 and whose telephone number is 248-689-9090 and approved prior to construction by the City specifications of the City shall be complied with for this construction.

SECOND: That the Owners agree to contribute the approximate contract price of \$ 173,352.00. This amount will be transmitted to the City Clerk for installation of said improvements in the form of (check one):

- Cash
- Certificate of Deposit
- Irrevocable Bank Letter of Credit
- Check
- Performance Bond & 10% Cash

Said funds shall be placed on deposit with the City upon the execution of this contract and shall be disbursed to the owner by the City only upon presentation of duly executed waivers of lien and sworn statements satisfactory to the City, and after final inspection and approval by the Engineering Department for the City. In addition, the owners agree to deposit and contribute \$40,943.00 cash fee per the attached **Detailed Summary of Required Escrow Deposits Cash Deposits and Cash Fees.**

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ENGINEERING

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THIRD: The owners may contract for construction of said improvement or may have the City advertise for bids. In the even the Owners select their own contractor, such contractor shall be subject to prior written approval by the City and completed contract documents shall be submitted to the City.

Owners agree to arrange for a pre-construction meeting with the City Engineer and the contractor 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, according to the approved plans.

FOURTH: Owners hereby acknowledge the benefit to their property conferred by the construction of the aforementioned and agree and consent to pay the total sum of \$214,295.00 for the construction of said public utilities in lieu of the establishments of any special district by the City. Further, owners acknowledge that the benefit to their property conferred by the improvement is equal to, or in excess of, the aforementioned amount.

FIFTH: Owners agree that if, for any reason, the total cost of completion of such improvement shall exceed the sum deposited with the City in accordance with Paragraph SECOND hereof, that Owners will immediately remit such additional amount to the City upon request and City will disburse such additional amount in accordance with Paragraph SECOND hereof. In the event the total cost of completion shall be less than the sum deposited with City in accordance with Paragraph SECOND hereof, City will reimburse to the Owners the excess funds remaining after disbursement of funds.

SIXTH: 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 for such public utilities as required by the City Engineer.

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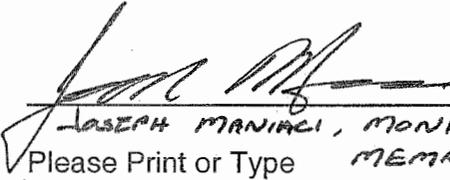
IN WITNESS WHEREOF, the parties hereto have caused this agreement to be executed in duplicate on this _____ day of _____, 20_____.

OWNERS

CITY OF TROY

By:

By:


JOSEPH MANIACI, MONDRIAN PROPERTIES
Please Print or Type MEMBER

Louise E. Schilling, Mayor

Please Print or Type

Tonni Bartholomew, City Clerk

STATE OF MICHIGAN, COUNTY OF OAKLAND

On this _____ day of _____, A.D.20_____, before me personally appeared _____ 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.

NOTARY PUBLIC, Oakland County, Michigan

My commission expires: _____

Detailed Summary of Required Performance Bond, Cash Fees and Cash Deposits
Stonehaven Woods East No. 2 Site Condominiums - Project No. 04.914.3
4 Units - Section 20

PERFORMANCE BOND:

Sanitary Sewers	\$30,150
Water Mains	\$17,805
Storm Sewers	\$31,215
Rear Yard Drains	\$13,170
Pavement - CONCRETE	\$55,350
Grading	\$5,000
Soil Erosion Control Measures	\$432
Monuments and Lot Corner Irons	\$305
Temporary Access Road	\$2,000
Sidewalks - ON SITE	\$2,925
Sidewalks - OFF SITE	\$9,000
Deposit for the Repair of Damage to Existing Public Streets Used for Access	\$6,000
TOTAL PERFORMANCE BOND	\$173,352

CASH FEES (NON-REFUNDABLE):

Water Main Testing and Chlorination	\$650
Street Name and Traffic Signs	\$246
Soil Erosion and Sedimentation Control Permits	\$433
Testing Services	\$2,600
Engineering Review and Inspection	\$13,469
TOTAL CASH FEES (NON-REFUNDABLE):	\$17,399

CASH DEPOSITS (REFUNDABLE):

Sidewalk Closures	\$324
Deposit for Maintenance & Cleaning of Ex. Public Streets Used for Access	\$2,000
Punchlist & Restoration	\$21,220
TOTAL CASH DEPOSITS (REFUNDABLE):	\$23,544

Stormwater detention for this development will be provided by the existing detention basin in Stonehaven Woods East Subdivision
Engineer: Professional Engineering Associates
Developer: Mondrian Properties

