



## CITY of NOVI CITY COUNCIL

**Agenda Item 5**  
**February 27, 2017**

**SUBJECT:** Approval of Resolution No. 1 for Special Assessment District 180 - Andes Hills Condominium Water Main Extension, authorizing the preparation of plans, specifications and cost estimate.

**SUBMITTING DEPARTMENT:** Department of Public Services, Water and Sewer Division *BLC*

**CITY MANAGER APPROVAL:** *[Signature]*

### **BACKGROUND INFORMATION:**

The City has received a petition from the Andes Hills Condominium for the formation of a Special Assessment District (SAD) for the purpose of financing the installation of an 8-inch water main extension along Andes Hills Court. If established, the project would extend a public water main from Taft Road to serve the eleven residents in the condominium (see attached location map).

After receipt of the informal petition on July 14, 2015, the City held a public information meeting on November 12, 2015 to explain the SAD process and possible costs of the water main extension. At this early stage in the SAD process, the cost of the project is estimated to be \$276,000, which would be apportioned equally to each property owner. Based on the current estimate, the cost per property owner is approximately \$25,090 (typically financed over 20 years).

A formal petition signed by the Condominium Homeowner's Association Board on behalf of the Co-Owners was submitted to the City in accordance with the requirements of the Master Deed for the Andes Hills Condominium. By signing the petition, the Association Board is certifying that they sought a vote of the condominium membership, and had at least 60% of the 11 owners approving the project (51% approval is required). If any property owner wishes to comment on the project, they will be given the opportunity to do so at one of the two public hearings to occur throughout the SAD process.

If adopted, Resolution 1 authorizes the preparation of plans, specifications and a detailed cost estimate for the project. The City would then recommend award of a contract to one of the City's engineering consultants to complete the design phase of the project.

**RECOMMENDED ACTION:** Approval of Resolution No. 1 for Special Assessment District 180 - Andes Hills Condominium Water Main Extension, authorizing the preparation of plans, specifications and cost estimate.

# ANDES HILLS WATER MAIN SAD

## Location Map





Map Author: Croy  
Date: 2/13/17  
Project: Andes Hills WM SAD  
Version #: v3.0

### MAP INTERPRETATION NOTICE

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.

### Map Legend

-  Proposed Water Main
-  Alternative Water Main Alignment



1 inch = 125 feet



## City of Novi

Engineering Division  
Department of Public Services  
26300 Lee BeGole Drive  
Novi, MI 48375  
cityofnovi.org

STATE OF MICHIGAN

COUNTY OF OAKLAND

CITY OF NOVI

**ANDES HILLS WATER MAIN**

SPECIAL ASSESSMENT DISTRICT NO. 180

**RESOLUTION TO PROCEED WITH PREPARATION OF PLANS,  
SPECIFICATIONS, AND COST ESTIMATE FOR A PROPOSED  
SPECIAL ASSESSMENT DISTRICT**

(Resolution No. 1)

**RECITATIONS:**

The City Council has received a petition requesting construction of the proposed improvement described below, and the establishment of a special assessment district to defray the cost of such improvement by special assessment against the benefited properties.

The proposed improvement (the "**Project**") includes the construction of approximately 650 feet of 8-inch water main and related facilities and improvements in Section 16 which will provide a direct benefit to eleven (11) parcels in the Andes Hills Condominium along Andes Hills Court.

The City Council has reviewed the petition and desires to proceed with further review of the Project by having cost estimates and project plans prepared for the Project.

NOW, THEREFORE, IT IS HEREBY RESOLVED AS FOLLOWS:

1. The City Manager shall direct a registered professional engineer to prepare a preliminary plan for the Project, a cost estimate for the Project, an estimate of the life of the Project, a description of the proposed special assessment district, and other pertinent information that will assist the City Council in determining whether to proceed with the Project, and to make a preliminary estimated cost, extent and necessity of the Project, including the

portions to be paid by special assessments upon the properties that are especially benefited by the Project.

2. Upon completion, such information shall be filed with the Clerk along with the City Manager's recommendations with respect to the Project.

3. No contract or expenditure, except for the cost of preparing the necessary profiles, plans, designs, specifications and estimates of cost described above, shall be made for the Project, nor shall any improvements be commenced until the City Council confirms the special assessment roll to defray the costs of the Project.

AYES:

NAYS:

ABSTENTIONS:

ABSENT:

**CERTIFICATION**

It is hereby certified that the foregoing Resolution is a true and accurate copy of the Resolution adopted by the City Council of the City of Novi at a meeting duly called and held on the \_\_\_\_ day of \_\_\_\_\_, 2017.

CITY OF NOVI

By \_\_\_\_\_  
Cortney Hanson, Clerk



SPALDING DEDECKER ASSOCIATES, INC.

905 South Boulevard East • Rochester Hills • Michigan 48307 • Tel 248 844 5400 • Fax 248 844 5404

**Estimated Cost**

PROJECT: Andes Hills Ct - Watermain SAD  
 CLIENT: City of Novi  
 PREPARED BY: NYS/DER

PROJECT NO: NV15007  
 DATE: 2/14/2017

ITEM		QUANTITY	UNIT	UNIT PRICE (\$)	AMOUNT (\$)
1	Bonds, Insurance and Mobilization (5% Max)	1	LS	9,750.00	9,750.00
2	Pre-Construction Audio-Video	1	LS	1,000.00	1,000.00
3	8" CL 54 D.I. WM	650	LF	\$ 85.00	55,250.00
4	Jack & Bore 16" Casing Pipe	70	LF	\$ 200.00	14,000.00
5	8" G.V. and Well	1	EA	\$ 3,500.00	3,500.00
6	12"x8" T.S.G.V. and Well	1	EA	\$ 7,300.00	7,300.00
7	1" Type K Lead	1240	LF	\$ 30.00	37,200.00
8	Water Service	11	EA	\$ 750.00	8,250.00
9	Hydrant Assembly - Complete	2	EA	\$ 4,200.00	8,400.00
10	Asphalt Road, Sawcut, Remove and Replace	210	SY	\$ 75.00	15,750.00
11	Conc. Curb and Gutter, Sawcut, Rem. & Replace	40	LF	\$ 50.00	2,000.00
12	Removal and Restoration	1	LS	\$ 20,000.00	20,000.00
13	SESC	1	LS	\$ 3,500.00	3,500.00
14	Traffic Control	1	LS	5,000.00	5,000.00
15	Inspection Crew Days	20	Day	640.00	12,800.00
16	RCOC Permit	1	LS	1,500.00	1,500.00
<b>SUBTOTAL</b>					<b>\$205,200.00</b>
Engineering and Construction Admin. (14.5%)					\$29,800.00
15% Contingency					\$30,780.00
2.5% Soil Testing					\$5,130.00
2.5% Material Testing					\$5,130.00
<b>OPINION OF PROBABLE CONSTRUCTION COST</b>					<b>\$276,040.00</b>
<p><i>In providing opinions of probable construction cost, the Client understands that the Consultant has no control over the cost or availability of labor, equipment and/or materials, or over market conditions or the Contractor's method of pricing, and that the Consultant's opinion of probable construction costs are made on the basis of the Consultant's professional judgment and experience. The Consultant makes no warranty, expressed or implied, that the bids or the negotiated costs of the Work will not vary from the Consultant's opinion of probable construction cost.</i></p>					

# PETITION FOR SPECIAL ASSESSMENT DISTRICT WATER IMPROVEMENTS

TO: The City Council of the City of Novi

We, the Board of Directors of the ANDES HILLS CONDO ASSOCIATION, on behalf of the co-owners of the Condominium on Andes Hills Court, Section 16, of the City of Novi, do hereby petition, pursuant to Master Deed and Bylaws for the Andes Hills Condominium, recorded at Liber 12942, Page 685, Oakland County Records, the Novi City Council to hold a Public Hearing on the necessity of establishing a Special Assessment District relative to installing a water line and all necessary appurtenances on within the general common elements of the condominium on Andes Hills Court to service the aforementioned units, and to make the necessary arrangements to create a Special Assessment District for the purpose of paying the cost of such public improvement. The Board of Directors acknowledges that at least 60% of the Co-Owners of the Condominium have requested to seek the installation of the water main pursuant to SAD.

SIGNATURE OF BOARD MEMBERS	SIDWELL NUMBER	ADDRESS	DATE SIGNED
1. <i>Douglas Moore</i>		<i>45445 Andes Hills Novi Mich</i>	<i>10-2-16</i>
2. <i>Ray Kasper</i>		<i>45435 Andes Hills Ct</i>	<i>10-2-16</i>
3. <i>Ermy Hamble</i>		<i>45515 Andes Hills Ct</i>	<i>10-15-16</i>
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STATE OF MICHIGAN)  
COUNTY OF OAKLAND)

The undersigned, being first duly sworn upon his oath deposes and states that *Douglas Moore* is the owner of real property located in the proposed District, that each signature to the above and foregoing petition is the genuine signature of the person signing same; and that to *Douglas Moore* best knowledge and belief each person signing said petition was, at the time of signing, an owner of real property located in the proposed district in the City of Novi, County of Oakland, State of Michigan.

*Douglas Moore*  
Douglas Moore

*45445 Andes Hills*  
ADDRESS: *Novi, Mich. 48374*

Subscribed and sworn to before me on this *17* day of *November* *2016*

*Vicky Schweikhart*  
Notary Public *Oakland* County, MI



My Commission Expires *05-04-2018*