



500 West Big Beaver  
Troy, MI 48084  
troymi.gov

## CITY COUNCIL AGENDA ITEM

Date: April 16, 2021

To: Mark F. Miller, City Manager

From: Robert Bruner, Assistant City Manager  
R. Brent Savidant, Community Development Director  
William J. Huotari, City Engineer

Subject: Private Agreement – Contract for Installation of Municipal Improvements  
GFA Hopedale Site Condominiums - Project No. 20.902.3

### **History**

GFA Development, Inc. proposes to develop GFA Hopedale Site Condominiums, 8 detached single family homes, located on the west side of John R Road, between Long Lake and Square Lake Roads as an extension of Viking Drive.

City of Troy Planning Commission granted preliminary site plan approval on October 22, 2019.

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 GFA Development, Inc. on behalf of the City of Troy and include: Water Main, Sanitary Sewer, Storm Sewer, and Concrete Pavement & Sidewalk. The required fees and refundable escrow deposits in the form of a Performance Bond and 10% Cash that will assure completion of the municipal improvements, has been provided by GFA Development, Inc. (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.: **20.902.3**

Project Location: **NE 1/4 SECTION 11**

Resolution No:

Date of Council Approval:

This Contract, made and entered into this **15th** day of **APRIL, 2021** by and between the City of Troy, a Michigan Municipal Corporation of the County of Oakland, Michigan, hereinafter referred to as "City" and **GFA DEVELOPMENT, INC.** whose address is **985 ELMSFORD, TROY, MI 48083** and whose telephone number is **248-840-2828** hereinafter referred to as "Owners", provides as follows:

**FIRST:** That the City agrees to permit the installation of **WATER MAIN, SANITARY SEWER, STORM SEWER, CONCRETE PAVEMENT AND SIDEWALK** in accordance with plans prepared by **PEA, INC.** 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 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 \$ **228,034.00**. This amount will be deposited with the City in the form of (check one):

Cash/Check	<input type="checkbox"/>	} 10% Cash <u>22,803</u>
Certificate of Deposit & 10% Cash	<input type="checkbox"/>	
Irrevocable Bank Letter of Credit & 10% Cash	<input type="checkbox"/>	
Performance Bond & 10% Cash	<input checked="" type="checkbox"/>	

Refundable cash deposit in the amount of \$ **53,675.00**. This amount will be deposited with the City in the form of (check one):

Cash	<input type="checkbox"/>	Check	<input checked="" type="checkbox"/>
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Non-refundable cash fees in the amount of \$ **1,250.00**. This amount will be paid to the City in the form of (check one):

Cash	<input type="checkbox"/>	Check	<input checked="" type="checkbox"/>
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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.

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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**  
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IN WITNESS WHEREOF, the parties hereto have caused this agreement to be executed in duplicate on this 14<sup>th</sup> day of April, 2021.

OWNERS

By:

*[Signature]* Gary Abitheira

\*  
Its: President

Please Print or Type

*[Signature]*

\*  
Its: \_\_\_\_\_

Please Print or Type

STATE OF MICHIGAN, COUNTY OF OAKLAND

On this 14<sup>th</sup> day of April, A.D. 2021, before me personally appeared Gary Franklin Abitheira 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.

*Beth Zaccardelli*

NOTARY PUBLIC, Oakland, Michigan

My commission expires: February 21, 2026  
Acting in Oakland County, Michigan

BETH ZACCARDELLI  
NOTARY PUBLIC - STATE OF MICHIGAN  
COUNTY OF OAKLAND  
My Commission Expires February 21, 2026  
Acting in the County of \_\_\_\_\_

**City Of Troy**  
Contract for Installation of Municipal Improvements  
(Private Agreement)

CITY OF TROY

By:

\_\_\_\_\_  
Ethan Baker, Mayor

\_\_\_\_\_  
M. Aileen Dickson, 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, \_\_\_\_\_, Michigan

My commission expires: \_\_\_\_\_  
Acting in \_\_\_\_\_ County, Michigan



# Project Construction

**Permit No: PPC20.902.3**

Engineering Department  
**TO SCHEDULE INSPECTION CALL**  
**INSPECTION LINE: (248) 680-7221**

500 W. Big Beaver Road  
Troy, Michigan 48084  
Hours: Mon-Fri 8am - 4:30pm

Fax: (248) 524-1838  
www.troymi.gov

**NOTE: A Minimum of 24 hour notice for inspection shall be provided prior to construction.**

<b>Location</b>		<b>Permittee/Owner</b>	
1929 HOPEDALE		GFA DEVELOPMENT INC	
88-20-11-277-024	Lot:	3301 MIRAGE	
Subdivision: Hills Acres/Eysters JohnR Farm		TROY	MI 48083
Project No:		(248) 840 2828	
<b>Applicant</b>			
Issued: 04/14/2021 Expires:			
FOR INFORMATION REGARDING THE ISSUANCE OF THIS PERMIT, CONTACT THE CITY OF TROY ENGINEERING DEPARTMENT AT (248) 524-3383		3301 MIRAGE	
		TROY	
		(248) 840 2828	
		MI 48083	

**Work Description:** GFA HOPEDALE SITE CONDOMINIUMS  
PROJECT # 20.902.3

**Stipulations:** OFF-SITE DETENTION POND AND ON-SITE RAIN GARDEN

Work will meet all codes and inspections.

Category	Permit Item	Acreage/Qty
Escrow Deposits	Sanitary Sewers	26,221.00
Escrow Deposits	Water Mains	29,680.00
Escrow Deposits	Storm Sewers	10,140.00
Escrow Deposits	Rear Yard Drains	12,560.00
Escrow Deposits	Pavement	94,630.00
Escrow Deposits	Detention Basin	48,528.00
Escrow Deposits	Temporary Access Road	1,275.00
Cash Fees (Non-Refundable)	Water Main Testing/Chlorination PA2	374.00
Cash Fees (Non-Refundable)	Signs	4.00
Cash Deposits (Refundable)	Construction Engineering (CE)	228,034.00
Cash Deposits (Refundable)	Sidewalks	1,494.00
Cash Deposits (Refundable)	ROW Restoration	550.00
Cash Deposits (Refundable)	Repair & Maintenance-Public Streets	1.00
Cash Deposits (Refundable)	Punchlist & Restoration	228,034.00
Escrow Deposits	Grading	5,000.00
Cash Deposits (Refundable)	Monuments	8.00
Cash Deposits (Refundable)	Lot Corner Irons	12.00

Amount Due:	<b>0.00</b>
<b>PAID IN FULL</b>	

# GFA HOPEDALE SITE CONDOMINIUMS

