



500 West Big Beaver
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FROM THE OFFICE OF THE CITY MANAGER

July 12, 2021

To: Mayor and City Council Members

From: Mark F. Miller, City Manager
Robert J. Bruner, Assistant City Manager
Sarah Ames, Assistant to the City Manager

Subject: City Council Agenda Questions & Answers – 7.12.21

The following are communications that City Administration would like Council to be made aware of. In order to ensure that all questions are received and answered, all City Council Questions should be sent to the CITY MANAGER DISTRIBUTION GROUP e-mail address.

From: David Hamilton
Sent: Monday, July 12, 2021 10:36 AM
To: City Manager Distribution Group <CityManager@troymi.gov>
Subject: Agenda

J-04C-

This isn't a question to this specific project, but about projects that include contingency amounts like this one.

Do we have some information on how often, and how much these contingency amounts on various projects end up getting expended? Can we see some kind of records on how close to the bid that these bigger projects end up being after completion?

Answer: Bill Huotari, City Engineer

The data is attached regarding City Contracts from 2017 to 2019. I did not include 2020 and beyond as most, if not all, are still active and not final at this time.

Other agency projects (MDOT, RCOC and Bloomfield Twp.) are not detailed as we execute cost sharing agreements and do not pay the contractor, just our share.

Contract 18-2 is the only contract where we went over the bid award plus contingency. In that instance, we took a contract reconciliation item back to City Council for approval.

J-04D-

Glad to see this included. What other actions are we taking to protect the City from ransomware attacks that we are seeing across the country?

Answer: Gert Paraskevin, Information Technology Director

In order to reduce the chance of a ransomware attack and mitigate the effects should one occur the City follows various security practices which include:

- Regular secured backups
- Regular patching of Windows operating systems
- Regular software updates
- Firewalls with Advanced Threat Protection
- Intrusion Detection
- Spam filters
- Web filters
- Multilayered Anti-virus/malware protection
- Complex authentication
- Network segmentation
- Employee training
- Regular internal security audits
- Utilizing the principle of least privilege

There is no guarantee as new threats continually emerge and often it is the human element that is the key to a compromise. However, we remain vigilant in protecting internal and externally facing systems and implement best practices to secure systems and mitigate the effects should one occur.

In addition to adding the new features of the disk-based backup, most notably the immutable backup, we have also enhanced our employee training through a relatively new program offered by the company KnowBe4. They send out test phishing emails to see who responds to them and combine that with regular interactive training. All results are available to us through a very easy to use dashboard. This is an important key in helping to ensure employees are more aware and careful with how they interact with email.

We are also a member of MS-ISAC which is the Multi-State Information Sharing and Analysis Center. They work with various organizations including Center for Internet Security (CIS) and the Cybersecurity and Infrastructure Security Agency (US-CERT) to name just a few. They send early threat warnings, guidance on how to reduce your exposure, information on actual attacks and support for incidents.

E-02 -

What is the approximate property tax revenue the city will receive from this project after it is completed? How does that compare to the current revenue, or the revenue it received before it was sold?

Answer: Kelly Timm, City Assessor

The property in question sold on 3/20/2020 and therefore the parcel's taxable value became uncapped for 2021.

The City of Troy's property tax revenue in 2020 was \$23,725. The property tax revenue for 2021 is \$47,133. This figure of \$23,408 is based on the uncapping that occurred because of the sale.

The re-development into a 64-unit apartment building from office would increase the city's property tax revenue by approximately \$15,000. This figure considers the construction cost of converting the current office building into apartments.

Please let me know if you should have any additional questions regarding this agenda item.

Thanks,

David Hamilton
Troy City Council Member

Contract #	Bid	Cont (%)	Cont \$	Total Award	Final	Description of Work
17-1	\$1,258,912.10	0.15	\$188,836.82	\$1,447,748.92	\$1,102,380.39	Wattles, Square Lake, NW Section 6 Pavement Rehabilitation
17-2						Dequindre, Long Lake to Beaumont (MDOT Project)
17-3						Rochester, Barclay to Trinway (MDOT Project)
17-4						South Blvd, Crooks to Livernois & John R to Dequindre (RCOC Project)
17-5						South Blvd at Livernois (RCOC Project)
17-6	\$249,226.75	0.10	\$24,922.68	\$274,149.43	\$238,114.64	Automation Alley_Troy Sports_Traffic Signal
17-7	\$780,716.72	0.20	\$156,143.34	\$936,860.06	\$779,839.82	Wattles Road HMA Mill & Overlay
17-8						Contract NOT Bid - NO Work
17-9						Long Lake at Adams Ped X-ing (Bloomfield Twp Project)
17-10	\$1,180,365.62	0.25	\$295,091.41	\$1,475,457.03	\$1,271,844.12	Section 24 & 25 Pavement Rehab
18-1	\$546,957.00	0.25	\$136,739.25	\$683,696.25	\$634,262.13	Section 10 & 15 Pavement Rehabilitation
18-2	\$514,235.00	0.15	\$77,135.25	\$591,370.25	\$678,208.35	Crooks, Coolidge & Axtell Road Crossings Water Main
18-3	\$616,560.77	0.15	\$92,484.12	\$709,044.89	\$630,064.10	Roundtree Water Main Relocation
18-4	\$147,360.00	0.15	\$22,104.00	\$169,464.00	\$85,011.62	2018 Joint & Crack Seal Program
18-5	\$1,354,284.80	0.25	\$338,571.20	\$1,692,856.00	\$1,354,960.34	Section 13 & 14 Pavement Rehabilitation
18-6						John R, Long Lake to South Blvd (MDOT Project)
18-7	\$3,450,691.38	0.20	\$690,138.28	\$4,140,829.66	NOT FINAL	Naughton, Wheaton & Piedmont Water Main Replacement
19-1	\$221,000.00	0.25	\$55,250.00	\$276,250.00	\$232,355.30	2019 CIPP Program
19-2	\$686,330.00	0.25	\$171,582.50	\$857,912.50	\$613,832.87	Section 2 & 21 Pavement Rehabilitation
19-3	\$1,419,248.00	0.25	\$354,812.00	\$1,774,060.00	\$1,151,828.70	Section 30 Pavement Rehabilitation
19-4	\$1,343,550.00	0.15	\$201,532.50	\$1,545,082.50	\$1,275,098.76	Square Lake Place Sub Water Main
19-5	\$1,258,912.10	0.20	\$251,782.42	\$1,510,694.52	\$1,408,954.55	Willowgrove Sanitary Sewer