



cityofnovi.org

CITY of NOVI CITY COUNCIL

Agenda Item H
April 6, 2009

SUBJECT: Approval to waive the Maintenance and Guarantee Bond requirement for water and sewer facilities at the Gateway Village of Novi site, located on parcel I.D. No. 22-23-227-001 near the northwest corner of Grand River Avenue and Meadowbrook Road.

SUBMITTING DEPARTMENT: Department of Public Services, Engineering Division *RH*

CITY MANAGER APPROVAL: *[Signature]*

BACKGROUND INFORMATION:

The developer for the Gateway Village of Novi project is requesting acceptance of water main and sanitary sewer facilities and that the City waive the two-year Maintenance and Guarantee Bond requirement for utilities due to timing and financial reasons (March 19, 2009 letter from Pierre Hona, attached). As a condition of utility acceptance, a two year maintenance bond is required.

According to our records, the water main and sanitary sewer facilities were installed in 2002. A final site inspection was completed in January 2009 and revealed all public site utilities were completed in accordance with the approved construction phase under the observation of Spalding DeDecker.

RECOMMENDED ACTION: Approval to waive the Maintenance and Guarantee Bond requirement for water and sewer facilities at the Gateway Village of Novi site, located on parcel I.D. No. 22-23-227-001 near the northwest corner of Grand River Avenue and Meadowbrook Road.

	1	2	Y	N
Mayor Landry				
Mayor Pro Tem Gatt				
Council Member Burke				
Council Member Crawford				

	1	2	Y	N
Council Member Margolis				
Council Member Mutch				
Council Member Staudt				

**GATEWAY VILLAGE OF NOVI, LLC
30403 W. Thirteen Mile Road
Farmington Hills, MI 48334**

**Ph: 248-932-9333
Fax: 248-932-3405**

March 19, 2009

Aaron Staup
City of Novi
Construction Engineering Coordinator

Re: Gateway Village of Novi Condominium
Final Close-out

Dear Mr. Staup:

As the developer of Gateway Village of Novi, we would like to request that the City of Novi's requirement for a bond for the acceptance of water and sewer facilities on this project be waived. We understand that the bond is required to insure that the facilities have been properly installed and operate effectively.

The water and sewer has been installed since 2002 and has been operating properly for that period of time. Residents have been living there since January 2003. The reason that we are just "closing out" this project is that there were a number of buildings that kept on being added and now is the time that we have finalized it.

With the experience that these facilities have been operating properly for this period of time, we feel that the bond requirement would be burdensome and unnecessary. As such, we respectfully request that the City of Novi accept these facilities without the requirement for the developer to place a bond.

Thank you.

Sincerely,



Pierre Nona
Manager
Gateway Village of Novi, LLC



SPALDING DEDECKER ASSOCIATES, INC.

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

January 16, 2009

Mr. Aaron Staup
City of Novi Engineering Division
45175 West Ten Mile Road
Novi, MI 48375

**Re: Gateway Village Phase 1 (Buildings 1 – 10) and Retail Buildings A & B
Site Work Final Approval**
Novi SP No.: 00-0030
SDA Job No.: NV08-212

Dear Mr. Staup:

Please be advised that the public site utilities, grading, and paving for the above referenced project have been completed in accordance with the approved construction plans under the observation of SDA. At this time, we recommend that the Incomplete Site Work/Utilities Financial Guarantee can be released.

Please note that we have not addressed any items related to landscaping, woodlands or wetlands because the appropriate City staff or consultants will need to address these issues.

If you have any questions, please do not hesitate to contact us at our office.

Sincerely,

SPALDING DeDECKER ASSOCIATES, INC.

Ted Meadows
Construction Manager

cc: Sarah Marchioni, City of Novi – Building Department Clerk (e-mail)
Marina Neumaier, City of Novi – Assistant Finance Director (e-mail)
Sheila Weber, City of Novi – Bond Coordinator (e-mail)
Benny McCusker, City of Novi – Director of Public Works (e-mail)
Tim Sikma, City of Novi – Water & Sewer Manager (e-mail)
Mike Evans, City of Novi – Fire Marshall (e-mail)
Tina Glenn, City of Novi – Water and Sewer Financial Services Manager (e-mail)
Christopher Robbins, PE, SDA (e-mail)
Taylor Reynolds, PE, SDA (e-mail)
Piere Nonnia, Triangle Development (e-mail)
Frank Guastella, Triangle Development (e-mail)
SDA CE Job File

Engineering Consultants

Infrastructure • Land Development • Surveying