



Community Roads Project

Phase 1 Presentation - 2024



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IVSA Roads Meeting Agenda

1. Meeting Guidelines & Introduction – *John Tunis, HOA President*
2. Roads and Drainage Overview – *Ray Lievens, HOA Vice President*
 - a) Community Roads Condition
 - b) Community Drainage Infrastructure
 - c) Potential Solutions
 - i. Road Commission of Oakland County Special Assessment District
 - ii. Independence Township Special Assessment District
 - Ottman's Advance Asphalt
 - Allied Construction
3. Resident Feedback
4. Next Steps

Meeting Guidelines

In order for this meeting to be productive, please be respectful and follow these guidelines. A congenial, collaborative atmosphere enables everyone to contribute.



- ✓ Exhibit Active Listening
- ✓ Participate Constructively
- ✓ Observe Basic Meeting Manners
- ✓ Follow the Agenda
- ✓ Be Concise - **5 Minutes**

Introduction

Earlier this year, a community survey ranked community issues and... **ROADS was #1!**

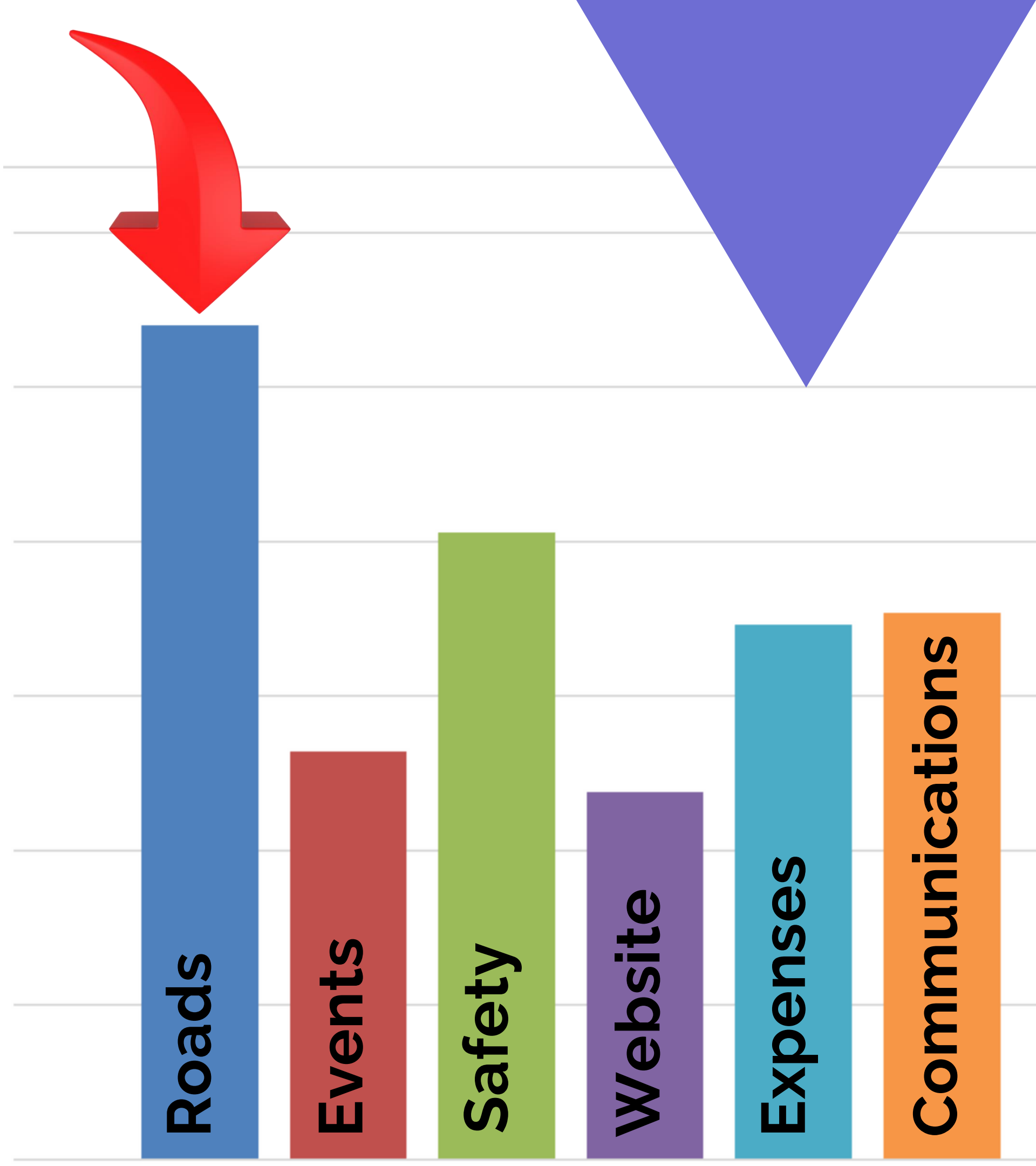
Current road condition has been reviewed by 3 road contractors/1 road agency:

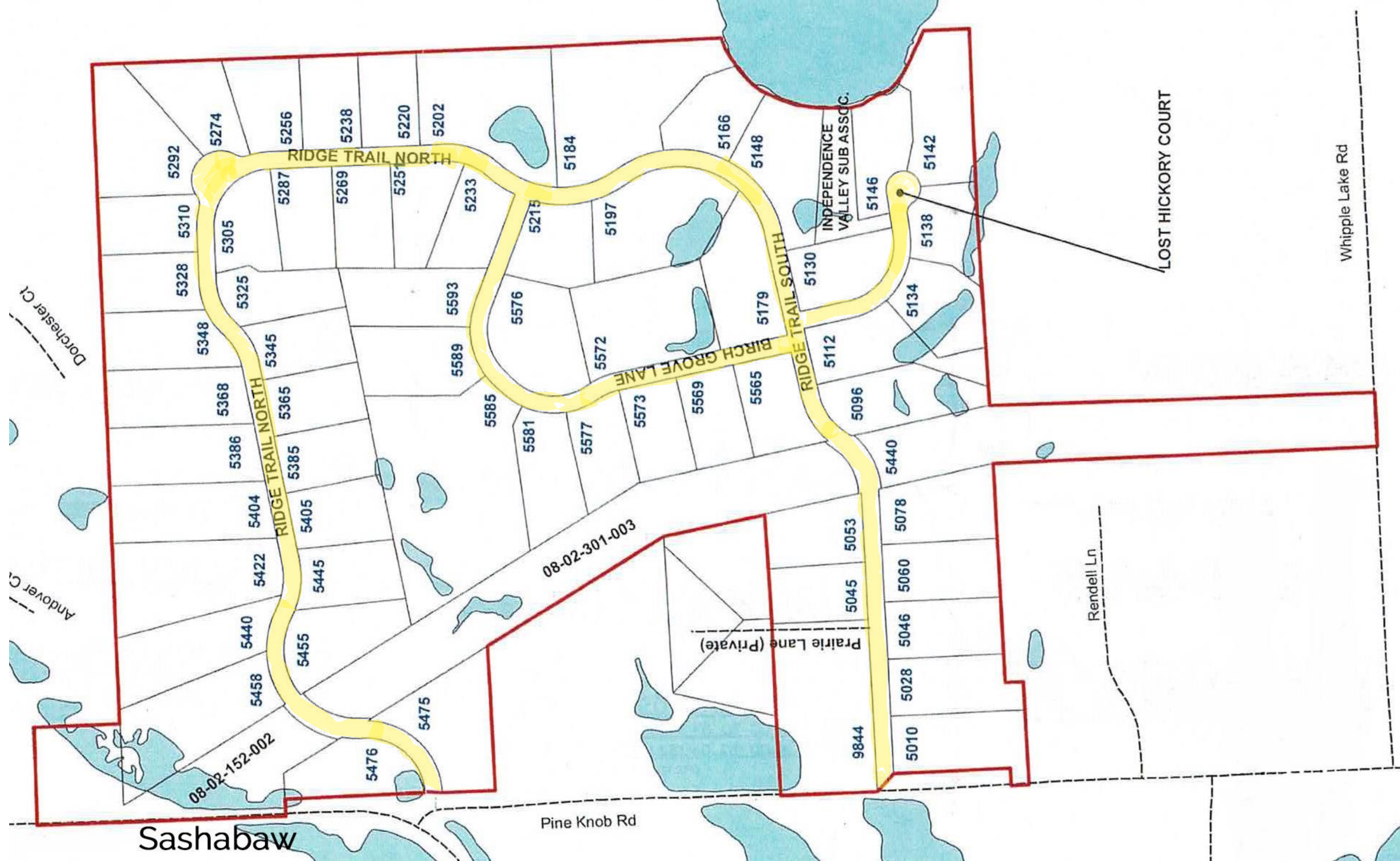
- Roads assessed as very poor/end of life
- Replacement recommended by all contractors

Initial installation of roads (30+ years ago) was poor quality. Over the years:

- No preventative maintenance
- Multiple trash contractors contribute to deterioration (1:4000)

2015-16 Road replacement project did not receive homeowner approval (\$17K per household)





Do Not Fix the Roads & Fix the Culverts



PROS

CONS

PROS:

- Least expensive option
- Drainage problems averted

CONS:

- Roads become a hazard
- Lower property values
- Unwalkable
- Will still need maintenance

Fix the Roads & Culverts



PROS:

- No longer hazardous
- Increase appeal of community
- Increase property values
- Safe for driving, walking, running, and biking
- Payments spread out over 10 years

CONS: Expensive option.



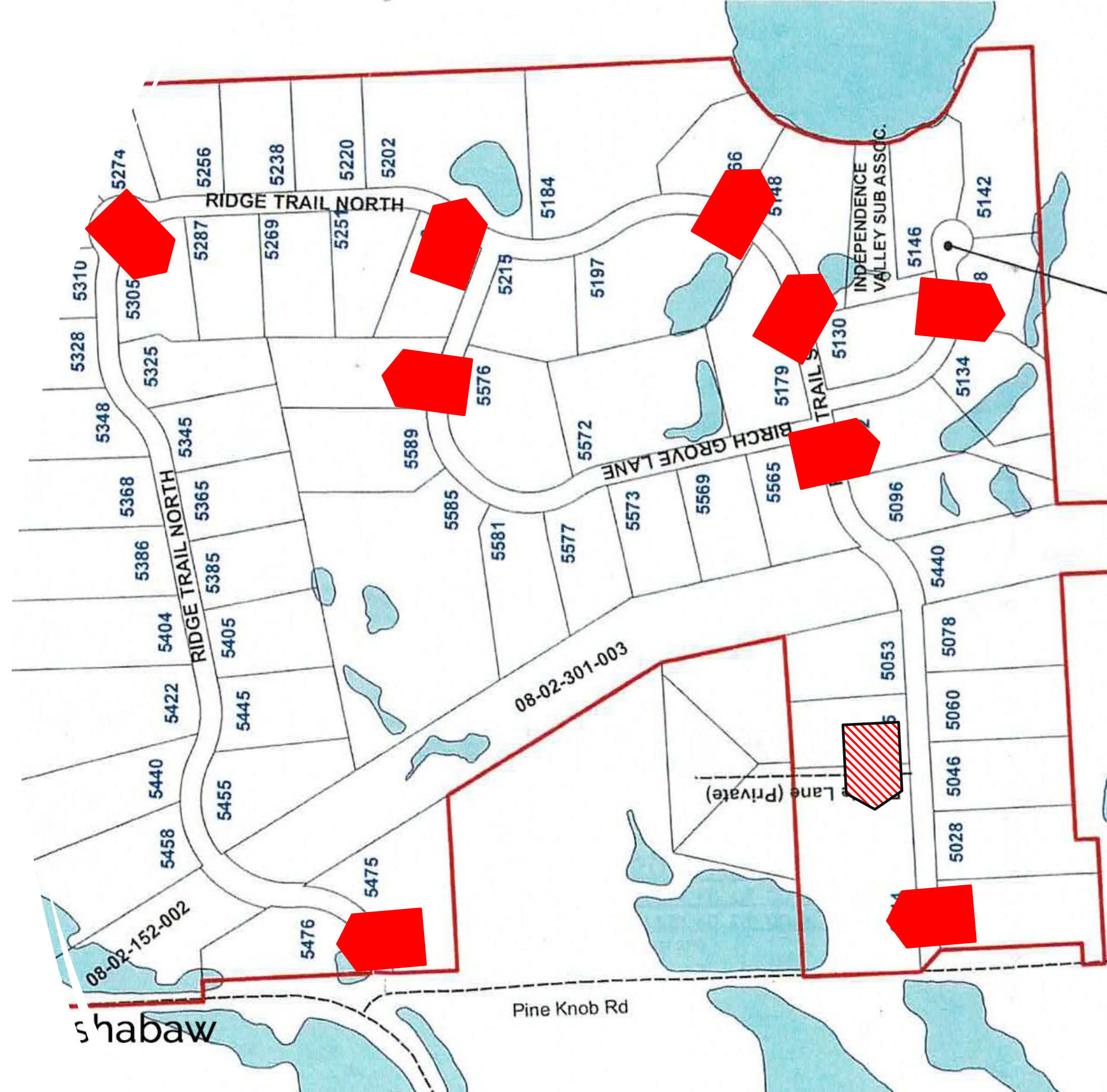
Community Drainage Infrastructure

Culvert maintenance should be included!

IVSA Culvert Locations

Culverts are structures that move water under roads, driveways, railroads, and other obstructions, allowing water to flow naturally and keeping roads passable:

- **Prevent flooding** by moving water away from roads and into other areas.
- **Protect properties** and natural surroundings by keeping roads passable.
- **Maintain water flow** by allowing water to flow freely under driveways, rather than over them.



IVSA Deed Restrictions – Drainage Facilities

12. In the event that the Association shall at any time fail to maintain the drainage facilities, easements or retention or detention areas of the Subdivision in reasonable order and condition, the Township may serve written notice upon the Association setting forth the manner in which the Association has failed to maintain these easements in a reasonable condition and said notice shall include a demand that deficiencies of maintenance be cured within thirty (30) days thereof, and further, shall state the date and place of a hearing thereon before the Township Board or other such card, body or official, to whom the Township Board shall delegate such responsibility, which shall be held within fourteen (14) days of the notice. At such hearing, the Township may modify the terms of the original notice as to the deficiencies and may give an extension of time within which they shall be cured. If the deficiencies set forth in the original notice or in the modifications thereof shall not be cured within said thirty (30) days of any extension thereof, the Township, in order to maintain the easement areas may enter upon said areas and maintain the same as needed. Said maintenance by the Township shall not constitute a taking of the easements nor vest in the public any right to use the same. The cost of maintenance by the Township plus a 25% administrative charge shall be assessed against the Association on a per lot basis in equal amounts and added to the tax rolls, collected and enforced. The Township shall be, at its option, subrogated to the right of the Association against its members to the extent of that cost, if the Township shall, by any official resolution, give thirty (30) days written notice to each member of the Township's election to be subrogated.

Galvanized Metal Culverts



Ridge Trail N Entry



Ridge Trail N



Ridge Trail S Entry

Galvanized Metal & Poly Culverts



Ridge Trail S



Ridge Trail S

Concrete Culverts



Lost Hickory Court



Lost Hickory Court

Roads Project Decisions



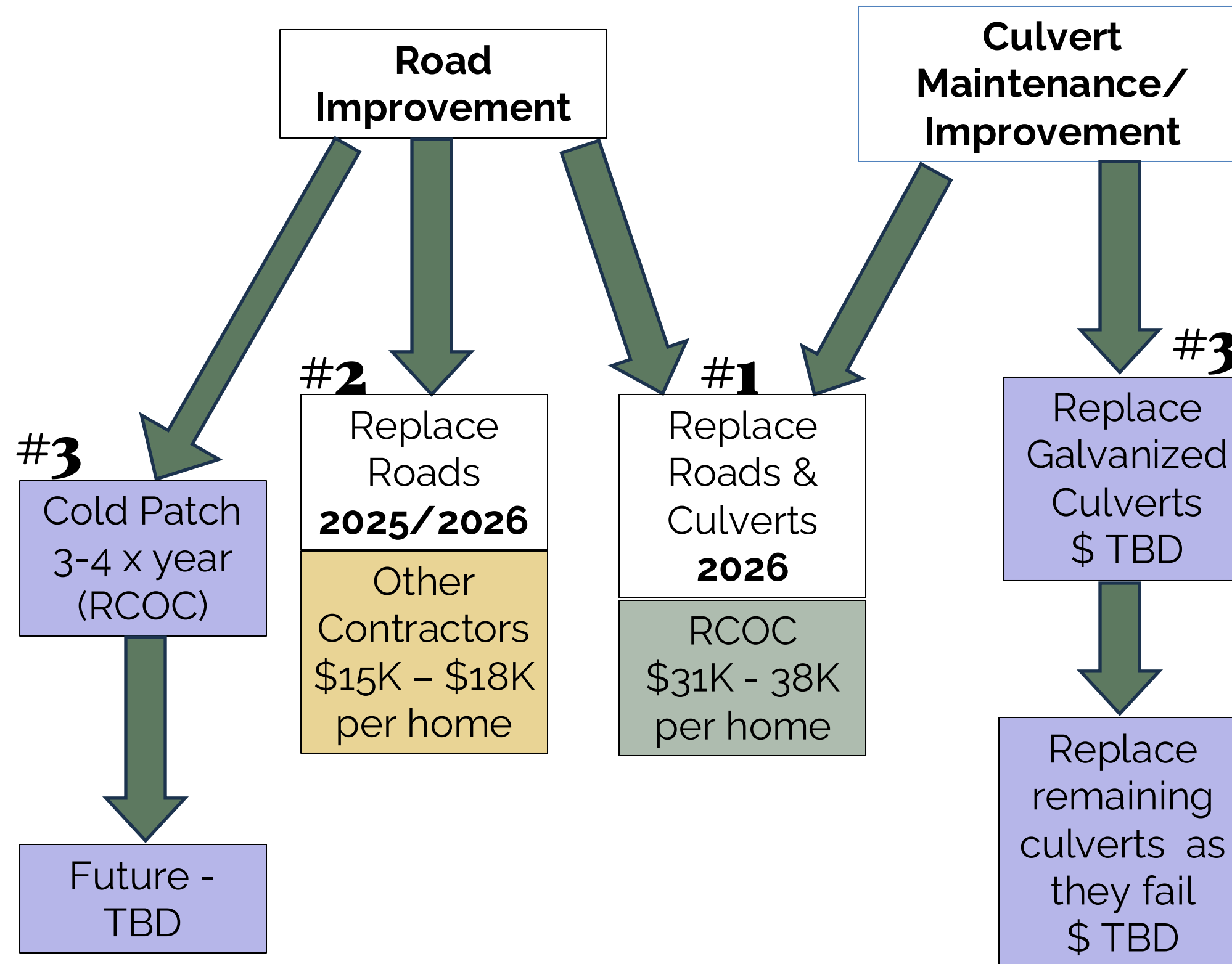
Oakland County Special Assessment District - 2026

- Preliminary Petition required > 50%: *completed*
- Final Approval Petition Required > 50%: *not started*
- All engineering included
- Oakland County chooses and approves contractor
- Onsite Project Management included
- All testing included
- Warranty: 15 years
- Work scope: road base, asphalt surface, and all road drains replaced
- Cost Sharing: RCOC pays for ½ of administrative fees
- Cost allocation is based on road frontage; paid upfront or annual bill for 10 years at 6% interest

Independence Township Special Assessment District - 2025

- Preliminary petition required > 50%: *starts now*
- Final Approval Petition Required > 50%: *not started*
- IVSA must contract outside engineering support
- IVSA chooses and approves contractor
- IVSA must contract outside project management support; RCOC provides limited oversight
- IVSA must seek testing resources
- Warranty: very limited
- Work scope: varies by contractor (no drainage)
- Cost Sharing: Independence Twp may provide some funding assistance
- Cost allocation is divided equally; paid upfront or annual tax bill for 10 years at 6% interest
- Upfront costs to identify engineering requirements

Choices



Independence Township Preliminary Petition for Special Assessment District (SAD)



This is preliminary petition to qualify for possible Independence Township funding which is awarded the year of project completion.

Preliminary petition requires no financial obligation!

- Approval of **51%** of all homeowners required
- A final approval petition may follow (financial project approval)
- All names on deed must sign to be eligible
- Petitioners must witness homeowner signature
- Petitioners must sign last

Road Project Options

- 1. Road Commission of Oakland County**
- 2A. Allied Construction**
- 2B. Ottman's Advance Asphalt**
- 3. Continue patching road. Replace only galvanized pipes**





- **SAD:** Cost allocation based on road frontage
- **Cost Options:** upon completion **or** annual bill for 10 yrs. with 6% interest
- **Road Base:** Complete restoration including road shoulder
- **Pavement:** 4" thick by 20' wide asphalt (no center seam)
- **Drainage:** 9 under-road culverts replaced
- **Environment:** Provisions to prevent erosion & sedimentation from occurring
- **Restoration:** Sod and sprinkler systems restored
- **Driveway Approaches:** replaced up to 10 ft back
- **Warranty/Maintenance:** 15 years warranty + maintenance
- **Lifespan:** 15 to 25 years
- **Timing:** 2026

COST ESTIMATE: \$1,884,449.16

***PER HOUSEHOLD: \$31,196.23 - \$38,811.55**



- **SAD:** Possible cost sharing. Cost allocation divided equally among homeowners
- **Cost Options:** pay upfront or Independence Twp. winter tax for 10 yrs. at 6%
- **Engineering, Project Mgmt., Testing:** Subcontracted by IVSA
- **Road Base:** relevel with milled fill, undercutting is expected at extra cost
- **Pavement:** Mill and fill 4" thick asphalt (2" base, 2" finish) (3EML, 5EML)
- **Drainage:** Culvert pipes not included
- **Environment:** N/A
- **Restoration:** Clean up. Liability limited to utilities marked by MissDig
- **Driveway Approaches:** TBD
- **Warranty/Maintenance:** N/A
- **Lifespan:** 10 to 15 years
- **Contingency:** \$50K project management, \$50K contingency added
- **Timing:** 2025 + 6%

COST ESTIMATE: \$846,775.00 + permits, etc.

***PER HOUSEHOLD: approx. \$14,352.00 +**



- **SAD:** Possible cost sharing. Cost allocation divided equally among homeowners
- **Cost Options:** pay upfront or Independence Twp. winter tax for 10 yrs. at 6%
- **Engineering, Project Mgmt., Testing:** Subcontracted by IVSA
- **Road Base:** No base work or undercutting planned
- **Pavement:** Mill & fill 4" asphalt w/ center seam (2.5" base, 1.5" finish)(3EML, 5EML)
- **Drainage:** Repointing only. Culvert pipes not included
- **Environment:** As required by law
- **Restoration:** N/A
- **Driveway Approaches:** N/A
- **Warranty/Maintenance:** 1 year on labor & materials
- **Lifespan:** 10 to 15 years
- **Contingency:** \$50K project management, \$50K contingency added
- **Timing:** 2025 + 6%

COST ESTIMATE: \$899,390.00

***PER HOUSEHOLD: approx. \$15,243.00**

Summary

		1	2A	2B	3
		Complete Solution	Mill & Fill	Mill & Fill	Delay Roads, Galv Culvert replacement
Special Assessment District cost allocation Upfront payment option Delayed payment option Delayed Payment method Engineering Project Management Testing Contractor Cost Sharing Work scope - base Work scope - asphalt Work scope - road culverts Environment Restoration Driveway approach Warranty Life Expectancy Upfront costs Road Cost Drainage Cost Total Cost					
	Special Assessment District cost allocation	Oakland RCOC based on road frontage	Independence Twp equally distributed	Independence Twp equally distributed	N/A equally distributed
	Upfront payment option	yes	yes	yes	yes
	Delayed payment option	10 yrs at 6%	10 yrs at 6%	10 yrs at 6%	TBD
	Delayed Payment method	annual bill	annual winter tax	annual winter tax	TBD
	Engineering	Included	Not Included \$	Not Included \$	Not Included
	Project Management	Included	Not Included \$	Not Included \$	Not Included
	Testing	Included	Not Included \$	Not Included \$	N/A
	Contractor	RCOC selected	Ottman	Allied	IVSA selected
	Cost Sharing	RCOC absorbs 50% admin	Ind Twp TBD	Ind Twp TBD	none
	Work scope - base	complete restoration	undercut visible failure	undercut visible failure	N/A
	Work scope - asphalt	2 layer 4 inch thick	2 layer 4 inch thick	2 layer 4 inch thick	N/A
	Work scope - road culverts	complete replacement	not included - extra	not included - extra	Replace end of life culverts
	Environment	erosion/sediment control	required by code	required by code	required by code
	Restoration	home utilities tested/repaired	not included - extra		
	Driveway approach	up to 10 ft setback	not included	not included	N/A
	Warranty	15 yr warranty	1 yr parts / labor	not included	N/A
	Life Expectancy	15 - 25 yrs	10 -15 yrs	10 - 15 yrs	end of life
	Upfront costs	none - RCOC provided	engineering	engineering	engineering
	Road Cost		\$900K	\$850K	TBD
	Drainage Cost		TBD\$	TBD\$	TBD\$
	Total Cost	\$1.884M	TBD	TBD	TBD

Share Feedback



- ✓ Participate Constructively
- ✓ Observe Basic Meeting Manners
- ✓ Be Concise - **5 Minutes**

Choices Phase 1

PROVIDE INPUT:



YAY

or



NAY

RCOC

- Proceed to Phase 2
- Begin final petition

Abandon Roads Project

- Proceed with replacing galvanized metal culvert pipes

or

SAD CONTRACTORS

- Preliminary petition
- Engineer project
- Finalize costs
- More meetings

Next Steps

