



CITY of NOVI CITY COUNCIL

Agenda Item I
January 23, 2017

SUBJECT:

Approval to award easement acquisition assistance services to Spalding DeDecker Associates (SDA) on an hourly basis with a not to exceed fee of \$48,990 for 13 permanent drain easements and 5 temporary access easements for the Bishop Creek and Ingersol Creek Streambank Restoration project.

SUBMITTING DEPARTMENT: Department of Public Services, Engineering Division [GDM](#)

CITY MANAGER APPROVAL:

EXPENDITURE REQUIRED	\$ 48,990
AMOUNT BUDGETED	\$ 895,720
APPROPRIATION REQUIRED	\$ 0
LINE ITEM NUMBER	210-211.00-865.130

BACKGROUND INFORMATION:

The Bishop Creek and Ingersol Creek Streambank Restoration project involves the restoration and stabilization of multiple locations along Bishop Creek south of Ten Mile, and along Ingersol Creek between Bishop Creek and Meadowbrook Road where streambank erosion has occurred. The 2013 Storm Water Master Plan identified these areas as needing repair.

Currently, drain easements are not clearly defined over the Bishop and Ingersol Creeks. As part of the streambank restoration project, 13 permanent easements have been prepared to ensure the preservation of the area and to allow maintenance accessibility in the future. Additionally, 5 temporary access easements have been prepared to gain access to the construction project area.

The Engineering Division typically procures easements for infrastructure improvement projects. With the recent downsizing of the Engineering Division, outsourcing of easement acquisition is necessary in order to maintain the schedule of the project. Engineering staff will oversee the acquisition efforts.

The proposal for easement acquisition assistance (SDA letter dated January 10, 2017) indicates that the services will be billed hourly with a not-to-exceed amount of \$48,990 in accordance with the standard rate and fee schedule included in the general services agreement. Efficient easement acquisition is a function of how cooperative the property owners are and therefore, additional fees may be necessary if the property owners are uncooperative or unresponsive. The easement acquisition assistance fees do not include legal review fees, title searches, or easement just compensation.

RECOMMENDED ACTION:

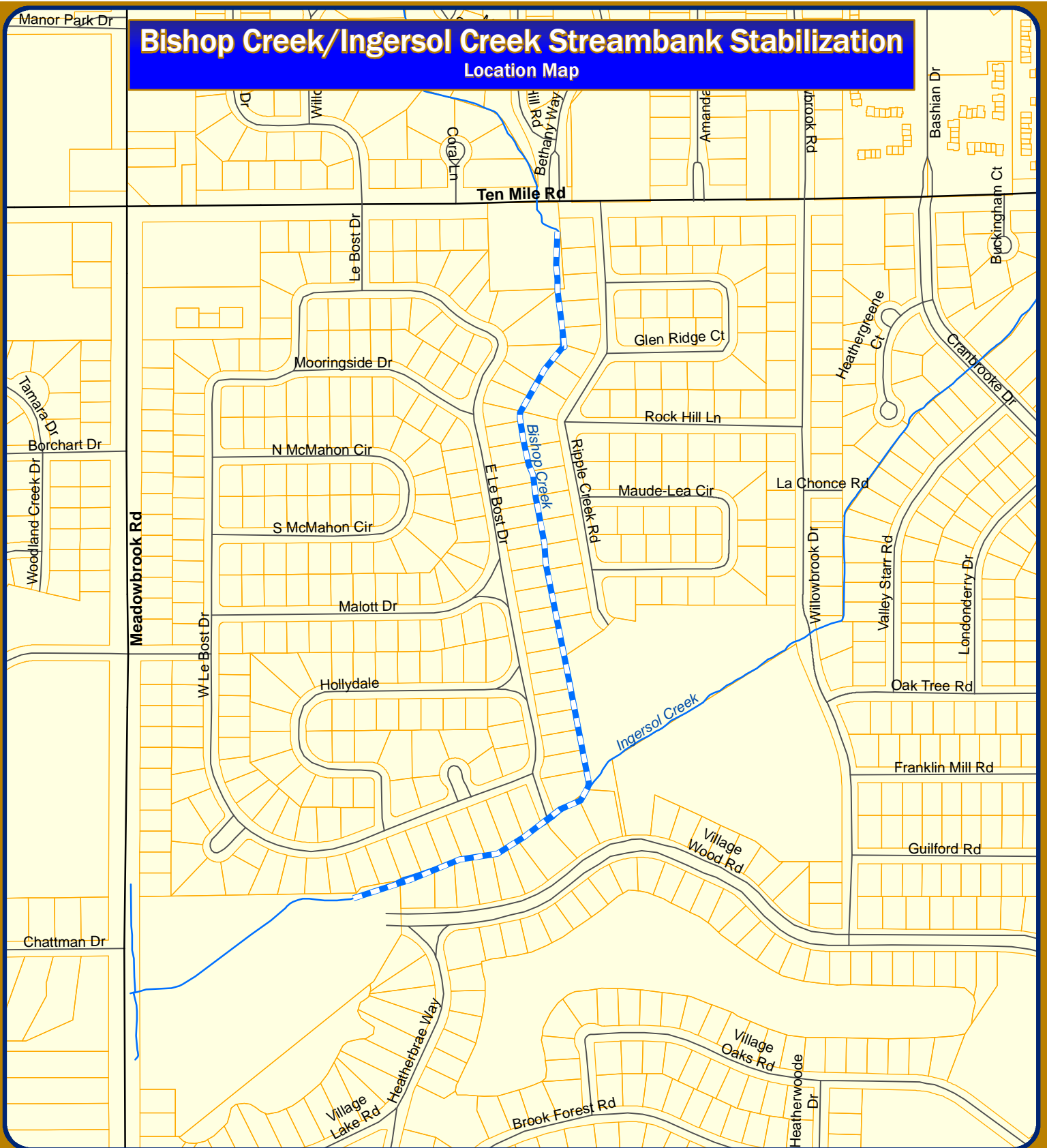
Approval to award easement acquisition assistance services to Spalding DeDecker Associates (SDA) on an hourly basis with a not to exceed fee of \$48,990 for 13 permanent drain easements and 5 temporary access easements for the Bishop Creek and Ingersol Creek Streambank Restoration project and approval of an additional appropriation in the amount of \$48,990 for this budget line item.

	1	2	Y	N
Mayor Gatt				
Mayor Pro Tem Staudt				
Council Member Burke				
Council Member Casey				

	1	2	Y	N
Council Member Markham				
Council Member Mutch				
Council Member Wrobel				

Bishop Creek/Ingersol Creek Streambank Stabilization

Location Map



Map Author: Croy
 Date: 4/30/15
 Project: Bishop/Ingersol Streambank
 Version #: v1.0



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

Map Legend

- Study Area (Streambank Stabilization)
- Waterways



1 inch = 500 feet

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.

January 10, 2017

Ms. Theresa Bridges
Engineering Division
City of Novi
26300 Lee BeGole Drive
Novi, MI 48375

Email: tbridges@cityofnovi.org

Re: Bishop Creek and Ingersoll Creek – Drain Easements
Proposal for Civil Engineering Services

Ms. Bridges:

Spalding DeDecker (SD) is very pleased to have this opportunity to present this proposal for drain easement and temporary access easement acquisition assistance for the Bishop Creek and Ingersoll Creek Streambank Restoration project.

SCOPE OF WORK

We understand that the City would like assistance with obtaining permanent drain easements along Bishop Creek and Ingersoll Creek and temporary construction access easements on certain parcels in the area of the Streambank Restoration project.

The assistance with easement acquisitions will include the following tasks:

- Contact and negotiate with residence regarding easement acquisition.
- Work with the City and the residence to obtain needed easements.
- Provide previously prepared easement exhibits for recording.
- Complete City standard easement documents for recording.

FEE

We propose to provide the above noted tasks on an hourly basis with a not to exceed fee of **\$48,990.00**. We will bill in accordance with the standard rate and fee schedule included in our general services agreement.

If this proposal is acceptable to you, please send a purchase order for the work. Should you have any questions, don't hesitate to contact me.

Sincerely,

SPALDING DEDECKER



David E. Richmond, P.E.
Project Manager