



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM



Date: June 3, 2025

To: Frank A. Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager
Chris Wilson, Assistant City Manager
Rob Maleszyk, Chief Financial Officer
Kyle Vieth, Controller
Kurt Bovensiep, Public Works Director
Dennis Trantham, Deputy Public Works Director
Emily Frontera, Purchasing Manager

Subject: Bid Waiver: Troy Downtown Development Authority Landscape Improvements to Big Beaver and I-75 Upper Embankments (Introduced by Kurt Bovensiep, Public Works Director)

History

In January of 2022 the Troy Downtown Development Authority approved a contract with OHM Advisors to begin efforts to redesign the landscaping in the district. The process began by studying the necessary improvements to the Troy Downtown Development Authority District specifically to publicly owned property in efforts to improve placemaking, beautification, enhanced mobility and connectivity, and the associated components.

The concluded conceptual design and theme provided by OHM Advisors was presented to the Troy Downtown Development Authority Board for discussion on September 26, 2022. The discussion provided consensus to move forward with the official adoption of the conceptual design at the October 19, 2022, regularly scheduled meeting.

On October 19, 2022, the Troy Downtown Development Authority approved a contract with OHM Advisors to complete preliminary design and engineering, final design and engineering, and bidding assistance.

On January 17, 2024, The Troy Downtown Development Authority approved a contract award for the I-75/Big Beaver landscape improvements to Warren Contractors & Development, Inc., of Shelby Township, MI, for an amount not to exceed \$3,467,058.02 with an additional contingency amount of \$150,000 but not to exceed budgetary limitations. The board also approved a contract with *OHM Advisors, of Livonia, MI*, for Construction Administration, Construction Observation, Construction Layout, and Field Testing for an estimated total cost of \$375,500 but not to exceed budgetary limitations. At the April 16, 2025, regularly scheduled DDA meeting the board approved an additional \$55,000 to OHM's existing agreement to fulfill their responsibilities for Construction Administration until project completion. This was a result of unexpected permitting issues through MDOT and the FHWA. Additionally, there was significant staff time used to determine solutions for the contaminated groundwater under the viaduct.



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The January 17, 2024, construction contract approval included a reduced scope of work that eliminated the improvements to the upper embankments through a value engineering process. Funds have now become available to add these improvements back into the original project.

Since Warren Contractors & Development, Inc. and OHM are most familiar with the project and can seamlessly continue with the items that were originally valued engineered out of the project it would be in the City of Troy's best interest to waive the bid process and continue with both organizations.

Purchasing

Pricing for the Upper Embankments was included in the original bid and Warren Contractors & Development, Inc. was the low bidder meeting specifications. Unit pricing to add the Upper Embankments back to the project has been evaluated by the City of Troy and OHM Advisors and determined that the pricing appropriately reflects industry increases over the last year from the original bid. Additionally, OHM provided an opinion substantiating that waiving the bid process and awarding to Warren Contractors & Development, Inc.;

1. Work can be amended to the existing MDOT permit, avoiding potentially lengthy re-permitting.
2. Warren has been working at the location this past year and has a good relationship with MDOT and RCOC, accommodating requests to adjust lane closures as needed.
3. Re-bidding this work now would delay the start of work until late 2025 or 2026 which may result in higher pricing, as now is not the optimal time to bid work.
4. Warren has committed to starting the work in August 2025, to have a majority of the work completed in the 2025 calendar year, with final completion by May 2026.

Warren Contractors & Development, Inc., is proposing a total cost of \$1,799,720.33 as detailed in the attached proposal.

The current contract for engineering and design services with OHM Advisors was renewed by City Council on May 23, 2022 (Resolution #2022-05-071-J-4b). Under the current contract pricing, OHM proposes a fee for Construction Administration, Construction Observation, Layout/Staking, and Materials Testing for a total cost of \$225,000 as detailed in the attached proposal.

Financial

The approved 2026 budget for the Troy Downtown Development Authority includes \$3 million for corridor improvements and will be charged to the DDA's account #248.728.974.130- Land Improvements Various under Project Number 2026DDA001.

Recommendation

City Administration recommends approving a contract award for the I-75/Big Beaver landscape improvements Upper Embankments to *Warren Contractors & Development, Inc., of Shelby Township, MI*, for an amount not to exceed \$1,799,720.33 but not to exceed budgetary limitations. City Administration also recommends approving a contract with *OHM Advisors, of Livonia, MI*, for Construction Administration, Construction Observation, Construction Layout, and Field Testing for an estimated total cost of \$225,000 but not to exceed budgetary limitations. City administration also requests authority to expense an additional \$300,000 as a contingency for the project.

May 27, 2025

Mr. Kurt Bovensiep
City of Troy
Public Works Director
4693 Rochester Road
Troy, MI 48085

RE: Big Beaver / DDI Upper Embankment Improvements
Pricing from Warren Contracting

Dear Mr. Bovensiep:

The landscape improvements proposed for the I-75 and Big Beaver interchange were originally put to bid in the Spring of 2024. Pricing from the first round of bidding was not favorable, so the City bid the project again in the Fall of 2024 and included alternates in the bidding process to provide some value engineering options. After the second round of bids, the City awarded a contract to Warren Contractors and Development Co. from Shelby Township, MI. To fit the budget in 2024, this contract did not include the alternate identified as the “Upper Embankment” work, which creates landscape areas along the northbound and southbound exit ramps as they approach Big Beaver.

The City and DDA have now identified funding available in 2025 and desire to proceed with this work. With Warren Contracting still on site completing the first contract and previously bidding on this work, the City requested OHM work to negotiate 2025 pricing with Warren Contracting.

Attached, you will find a cost proposal in the amount of \$1,799,720.33 from Warren Contracting. We have reviewed the pricing and would recommend the City consider awarding this work to Warren Contracting. We believe this is in the City’s best interest for the following reasons:

1. Work can be amended to the existing MDOT permit, avoiding potentially lengthy re-permitting.
2. Warren has been working at the location this past year and has a good relationship with MDOT and RCOC, accommodating requests to adjust lane closures as needed.
3. Re-bidding this work now would delay the start of work until late 2025 or 2026 which may result in higher pricing, as now is not the optimal time to bid work.
4. Warren has committed to starting the work in August 2025, to have a majority of the work completed in the 2025 calendar year, with final completion by May 2026.

We have include a copy of Warren’s pricing and schedule. If you have any additional questions or concerns, please contact us.

Sincerely,
OHM Advisors



Rhett Gronevelt, PE
Principal

Cc: Alex Parent, PE Project Manager, OHM Advisors

Line	Description	Quantity	Unit	Unit Price	Amount
1	Mobilization	1.00	LS	\$ 89,000.00	\$ 89,000.00
2	Bonding	1.00	LS	\$ 20,000.00	\$ 20,000.00
3	Traffic Control/Minor Traffic Devices	1.00	LS	\$ 30,000.00	\$ 30,000.00
Subtotal:					\$ 139,000.00
<u>ALTERNATE #1 UPPER EMBANKMENT LANDSCAPING</u>					
4	Temporary Tree Protection	1,500.00	FT	\$ 5.50	\$ 8,250.00
5	Tree, Rem, 2 inch and smaller	111.00	EA	\$ 60.00	\$ 6,660.00
6	Earthwork Landscaping Areas (Strip 12")	4,770.00	SYD	\$ 20.00	\$ 95,400.00
7	Earthwork Restoration Areas (Strip 4")	9,260.00	SYD	\$ 5.00	\$ 46,300.00
8	Topsoil Surface, Furnish, 4" Depth	1,060.00	CYD	\$ 47.50	\$ 50,350.00
9	Seeding, Type 1	9,260.00	SYD	\$ 3.80	\$ 35,188.00
10	Planting Mix, 12" Depth	1,590.00	CYD	\$ 71.50	\$ 113,685.00
11	Double Shredded Hardwood Mulch, 4" Depth	4,770.00	SYD	\$ 5.35	\$ 25,519.50
12	Mulch Anchoring	9,260.00	SYD	\$ 0.60	\$ 5,556.00
13	Mulch Blanket	9,260.00	SYD	\$ 1.50	\$ 13,890.00
14	Juniper Hetzi 8' to 10' ht. (*2)	42.00	EA	\$ 560.00	\$ 23,520.00
15	Added Picea abies, 10' ht.	51.00	EA	\$ 670.00	\$ 34,170.00
16	Added Picea glauca var. densata, 10' ht.	22.00	EA	\$ 670.00	\$ 14,740.00
17	Added Pinus strobus, 10' ht.	41.00	EA	\$ 670.00	\$ 27,470.00
18	Added Cornus alba 'Ivory Halo', #2 cont.	354.00	EA	\$ 33.00	\$ 11,682.00
19	Added Physocarpus opulifolius 'Center Glow', #1 cont.	165.00	EA	\$ 22.00	\$ 3,630.00
20	Added Pennisetum alopecuroides 'Hameln', #1 cont.	353.00	EA	\$ 22.00	\$ 7,766.00
21	Added Allium 'Summer Beauty', #1 cont.	917.00	EA	\$ 22.00	\$ 20,174.00
22	Added Echinacea purpurea 'Sombrero Lemon Yellow, #1 cont.	780.00	EA	\$ 22.00	\$ 17,160.00
23	Added Narcissus sp., Bulbs	1,934.00	EA	\$ 3.50	\$ 6,769.00
24	Added Automatic Underground Irrigation System (*3)	1.00	LS	\$ 80,300.00	\$ 80,300.00
25	Added Landscape Maintenance and Warranty	1.00	LS	\$ 55,000.00	\$ 55,000.00
Subtotal:					\$ 703,179.50

Line	Description	Quantity	Unit	Unit Price	Amount
<u>ALTERNATE #2 - UPPER EMBANKMENT STONE FEATURE</u>					
26	Earthwork NW West Embankment (*1)	1.00	LS	\$ 83,000.00	\$ 83,000.00
27	Earthwork NW East Embankment	1.00	LS	\$ 73,000.00	\$ 73,000.00
28	Earthwork SE West Embankment	1.00	LS	\$ 70,000.00	\$ 70,000.00
29	Earthwork SE East Embankment	1.00	LS	\$ 83,000.00	\$ 83,000.00
30	Stone Embankment, Type 2	9,870.00	SFF	\$ 36.00	\$ 355,320.00
31	Added Concrete Header, Type 3	1,095.00	LF	\$ 190.00	\$ 208,050.00
32	Underdrain Outlet, 4 inch	-	LF	\$ 39.00	\$ -
33	Underdrain, Outlet Ending, 4 inch	-	EA	\$ 120.00	\$ -
Subtotal:					\$ 872,370.00
<u>ALTERNATE #3 - UPPER EMBANKMENT ELECTRICAL</u>					
34	Conduit, Directional Bore, 4 inch	0.01	LF	\$ 83.00	\$ 0.83
35	Conduit, Schedule 40, 1 1/2 inch	1,460.00	FT	\$ 13.50	\$ 19,710.00
36	DB Cable, in Conduit, 600V, 1/C#4	1,975.00	FT	\$ 4.00	\$ 7,900.00
37	DB Cable, in Conduit, 600V, 1/C#6	2,560.00	FT	\$ 4.00	\$ 10,240.00
38	Cable, Equipment Grounding Wire, 1/C#4	1,975.00	FT	\$ 4.00	\$ 7,900.00
39	Cable, Equipment Grounding Wire, 1/C#6	840.00	FT	\$ 3.00	\$ 2,520.00
40	Hh, Polymer Conc	3.00	EA	\$ 2,500.00	\$ 7,500.00
41	Receptacle w/ foundation	14.00	EA	\$ 2,100.00	\$ 29,400.00
Subtotal:					\$ 85,170.83

COST TOTAL: \$ 1,799,720.33

- (*1) Item #26 assumes layout can be changed and there are no major earthwork cuts or haul offs (<500 cyd)
- (*2) Item #14 are Juniper Hetzi 8-10' tall
- (*3) Irrigation Price based on attached VE Design

PHASE 2 UPPER EMBANKMENTS SCHEDULE
 CITY OF TROY I-75/Big Beaver Landscape Improvments

By: Nick Cerullo
 Date: 5/27/2025

WBS	Task Description	Start Date	End Date	Work Days	Calendar Days	4-Aug		11-Aug		18-Aug		25-Aug		1-Sep		8-Sep		15-Sep		22-Sep		29-Sep																																	
						M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M
	EAST SIDE - SOUTH EMBANKMENT AREAS																																																						
1.0	Earthwork	8/4/25	8/29/25	20	26																																																		
2.0	Underground Electrical and Irrigation Main	8/18/25	8/29/25	10	12																																																		
3.0	Concrete Header	8/25/25	10/3/25	30	40																																																		
4.0	Stone Pavers	9/26/25	10/23/25	20	28																																																		
5.0	Irrigation/Restoration/Landscape	10/16/25	11/12/25	20	28																																																		
6.0	WEST SIDE - NORTH EMBANKMENT AREAS																																																						
7.0	Earthwork	10/6/25	10/31/25	20	26																																																		
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9.0	Concrete Header	10/27/25	12/5/25	30	40																																																		
10.0	Stone Pavers	12/8/25	1/2/26	20	26																																																		
11.0	Seasonal Limitations / Winter Shutdown	1/3/26	4/3/26	66	91																																																		
12.0	Irrigation/Restoration/Landscape	4/6/26	5/1/26	20	26																																																		
13.0	Project Cleanup / Punchlist	5/4/26	5/8/26	5	5																																																		
14.0																																																							
				160																																																			

PHASE 2 UPPER EMBANKMENTS SCHEDULE
 CITY OF TROY I-75/Big Beaver Landscape Improvments

By: Nick Cerullo
 Date: 5/27/2025

WBS	Task Description	Start Date	End Date	Work Days	Calendar Days	6-Oct		13-Oct		20-Oct		27-Oct		3-Nov		10-Nov		17-Nov		24-Nov		1-Dec																																	
						M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M
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PHASE 2 UPPER EMBANKMENTS SCHEDULE
 CITY OF TROY I-75/Big Beaver Landscape Improvments

By: Nick Cerullo
 Date: 5/27/2025

WBS	Task Description	Start Date	End Date	Work Days	Calendar Days	9-Feb					16-Feb					23-Feb					2-Mar					9-Mar					16-Mar					23-Mar					30-Mar					6-Apr																
						M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M
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May 27, 2025

Mr. Kurt Bovensiep
City of Troy
Public Works Director
4693 Rochester Rd.
Troy, MI 48085

RE: Proposal for Construction Phase Services
Big Beaver / DDI Upper Embankment Improvements

Dear Mr. Bovensiep:

Starting back in 2022, OHM Advisors worked closely with a Steering Committee to develop landscape improvement concepts for the 3.5 mile stretch of Big Beaver Road. After receiving bids for Phase 1 of the improvements, the “Upper Embankment” portions of the DDI improvements listed as an Alternate were not included for 2024 construction. With the initial contract nearing completion the City/DDA identified 2025 funding and is considering contracting with Warren Excavating for the Upper Embankment. OHM has worked with the contractor to negotiate price and final scope of work. We understand the City of Troy will consider this price and if awarded, desires to have OHM Advisors assist with the construction oversight of this Upper Embankment work. This letter presents our proposed scope of services for contract administration, construction field services, and testing.

SCOPE OF SERVICES

Task 1: Contract Administration

Contract administration services will begin immediately following the award of a contract to a contractor. OHM will provide organized information to outline the progress of the project from contractor initiation to completion of final punch list items and project closeout.

- ▶ Organize and schedule abbreviated Pre-Construction meeting with contractor, sub-contractor(s) and Owner representative(s) and other project stakeholders to coordinate project delivery, schedules, and meetings.
- ▶ Confirm Shop Drawings, Product Data and Samples align with the continued intent of the project.
- ▶ Review and monitor Contractor’s construction schedule.
- ▶ Provide responses to field questions and Request for Information (RFIs).
- ▶ Organize and schedule bi-weekly progress meetings with contractor, sub-contractor and owner’s representative to review project, coordinate open issues and construction schedule. (estimated 8 progress meetings for project)
- ▶ Prepare Proposal Requests and Construction Change Directives and authorize minor changes that do not affect the Contract Sum and/or Contract Time.
- ▶ Prepare and process Change Orders for City review and approval.
- ▶ Reconcile field estimated quantities between OHM inspectors and Contractor and Certify the contractor’s Application for Payment, monthly.
- ▶ Prepare and perform a final punch list walk through with the Contractor and an Owner representative(s).
- ▶ Coordinate with Contractor to determine the dates of Substantial Completion and Final Completion.
- ▶ Confirm the completion of the final punch list.



Task 2: Construction Observation Services

This task includes on-site construction observation by an OHM Construction Technician and design team technical leaders performed during the construction phase of the project.

- ▼ OHM construction technician to generally provide full-time observation during excavation, grading, utility installation, paving, landscape and irrigation installation (based on the Contractor's 4 month working schedule).
- ▼ Design team members to perform regular as needed site visits to evaluate the contractor's progress and review progress of building construction and prepare field observation reports for documentation of conditions and follow up requirements. Design team members to provide part-time observation during installation of plantings, site features, site hardscapes, and specialty lighting installation and adjustments.
- ▼ OHM representative will communicate observed deficiencies to the Contractor and Owner.
- ▼ Prepare daily construction observation reports documenting work completed each day when on site noting field installed conditions and any variance to the design.
- ▼ Earthwork Operations: observe subgrade preparation, including installation and compaction of engineered fill, subbase, and aggregate base material. Observe trench excavation operations, preparation of trench bottom and placement of bedding layers, and placement and compaction of trench backfill. Sample and evaluate fill soils and determine moisture content/compaction, and gradation.
- ▼ Observe concrete placement, perform appropriate field testing (temperature, slump, air content, unit weight and yield), mold compression test cylinders, and observe concrete finishing and curing operations.

Task 3: Construction Layout

This task includes layout of stakes for construction by OHM's surveyors and field technicians to ensure precise and accurate layout of constructed improvements in accordance with the construction documents. OHM Advisors has included staking at the following milestones.

- ▼ Rough grading, including limits of excavation and fill.
- ▼ Hardscape and site features, including concrete header, limits of stone embankment, limits of pavers and location of light fixture foundations.
- ▼ Landscape areas, including limits of landscape beds and seeding areas.

In accordance with the construction documents, the City / OHM Advisors will provide initial staking. Should the Contractor fail to protect stakes, re-staking will be completed as an additional service.

Task 4: Field Testing

This task includes testing services performed during the construction phase of the project.

- ▼ Project engineer to coordinate field testing with contractor while on-site and schedule accordingly to perform the following:
 - Sampling and testing granular and aggregate fill materials.
 - Foundation soil classification and field bearing verification tests.
 - Density testing during reinforced zone material placement and compaction.



COMPENSATION & SCHEDULE

OHM Advisors will perform the outlined services above based on hourly basis not to exceed, in accordance with our current contract with the City. The following are the estimated costs for the project:

TASK	FEE
Task 1: Contract Administration Services	\$46,500
Task 2: Construction Observation Services	\$132,000
Task 3: Construction Layout	\$22,500
Task 4: Field Testing	\$24,000
TOTAL	\$225,000

ASSUMPTIONS, EXCLUSIONS & OWNER RESPONSIBILITIES

OHM Advisors is prepared to complete the work as outlined above per our understanding of the project, which includes the following assumptions, exclusions and identified Owner responsibilities.

- OHM Advisors point of contact for this project is Kurt Bovensiep.

ACCEPTANCE

Work will be done in accordance with the terms and conditions of the Continuing Services Agreement between OHM and the City. If this proposal is acceptable to you, please provide signature below or e-mail confirming us to proceed on the project.

Thank you for giving us the opportunity to be of service. We look forward to working with you on this project. This proposal is valid for 60 days from the date of this letter.

Orchard, Hiltz, & McCliment, Inc.
CONSULTANT

City of Troy
OWNER



(Signature)

(Signature)

Rhett Gronevelt

(Name)

(Name)

Principal

(Title)

(Title)

May 27, 2025

(Date)

(Date)

Cc: Alex Parent, Project Manager, OHM Advisors