



CITY of NOVI CITY COUNCIL

Agenda Item 7
July 27, 2015

SUBJECT: Approval to award a construction contract for 11 Mile Road Pathways (Town Center to Meadowbrook) project to Anglin Civil, the low bidder, in the amount of \$495,225.12, subject to final review and approval of form of agreement by City Manager's office and the City Attorney; and approval of a resolution authorizing the rollover of FY14-15 funds in the amount of \$380,000 and appropriation of an additional \$116,000 for this budget line item.

SUBMITTING DEPARTMENT: Department of Public Services, Engineering Division *BTC RA*

CITY MANAGER APPROVAL:

EXPENDITURE REQUIRED	\$495,225.12
AMOUNT BUDGETED	\$0 FY15-16 (\$380,000 allocated for 11 Mile Pathways in FY14-15)
APPROPRIATION REQUIRED	\$380,000 (rollover from FY14-15) \$116,000 (from Municipal Street Fund—Fund Balance)
LINE ITEM NUMBER	202-202.00-865.672

BACKGROUND INFORMATION:

This project involves the construction of pathways on the north and south side of Eleven Mile, resulting in continuous paths between Town Center Drive and Meadowbrook Road. The path on the north side will be a 10-foot wide, asphalt path acting as an extension of the recently completed, Metro Connector Pathway that included a crossing of I-96 on Meadowbrook Road. The path on the south side will be a 6-foot wide, concrete path.

One permanent Pathway Easement and three Temporary Grading Permits were acquired for this project. The remainder of the project is being constructed within existing right-of-way, or Highway Easements that have been acquired previously.

An alternate was included with this project involving the removal and replacement of the existing 8-foot wide path on the north side of Eleven mile extending approximately 600 feet west from Meadowbrook Road. This path is in good condition, however if left in place, would be the narrower than the 10-foot wide non-motorized path being constructed along the remainder of the north side. Prices for the alternate were solicited to provide the opportunity to improve this section to a consistent 10-foot width should City Council wish to do so. Per the contractor's bid, the alternate would cost \$52,385 for construction, plus \$7,885 for construction engineering.

Construction prices came in significantly higher than anticipated for this project. Recently, bids have been coming in 20-30% above estimate, which has been confirmed with other local units of government. Staff believes that the cost increases can be attributed to fewer contractors bidding on work (following the economic downturn that many contractors did not survive), and the increasing demand for construction at this time with

a limited number of contractors. The attached memo provides additional background in this regard.

Four bids were received and opened on July 14, 2015 following a public bid solicitation period. The lowest responsible bidder is Anglin Civil. Anglin Civil's bid is recommended as being in the best interest of the City as it is responsive (i.e., Anglin Civil has complied with all requirements of the bidding instructions) and it is the lowest price. Anglin Civil successfully completed the 2014 and 2009 sidewalk programs for the City of Novi.

(URS's award recommendation letter including the bid tabulation dated July 20, 2015 is attached). A summary of the four bids is as follows:

Contractor	Bid Price + Alternate (including Crew Days)*
Anglin Civil	\$521,465.12
Merlo Construction	\$549,379.00
Audia Concrete	\$601,570.05
Fonson Company	\$762,266.40

* Crew Days are included to compare bids, but are not included in the award.

This project was funded in FY14-15 for construction in 2015; therefore, a rollover budget amendment is required to allocate the remaining FY14-15 funds to the budget line item for FY15-16. Additionally, the project requires additional funds since the bids came in about 30% higher than anticipated. The resolution for the budget amendment is included for City Council consideration. The fund balance in Municipal Street Fund would be reduced by 51.2% to \$800,991, or 10% of budgeted expenditures as a result of all budget amendment requests on this agenda and proposed future budget amendment requests (see attached budget summary).

Staff is recommending award of the alternate (replacing 600 feet of existing 8-foot pathway with 10-foot pathway) to provide a consistent 10-foot wide pathway on the north side of 11 Mile between Town Center and Meadowbrook. However removing the alternate from the award would reduce the appropriation of fund balance by half, or \$52,385.

The construction engineering services award is proposed for consideration elsewhere on this agenda. It is anticipated that this project will be completed by fall 2015.

RECOMMENDED ACTION: Approval to award a construction contract for 11 Mile Road Pathways (Town Center to Meadowbrook) project to Anglin Civil, the low bidder, in the amount of \$495,225.12, subject to final review and approval of form of agreement by City Manager's office and the City Attorney; and approval of a resolution authorizing the rollover of FY14-15 funds in the amount of \$380,000 and appropriation of an additional \$116,000 for this budget line item.

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

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

RESOLUTION

NOW, THEREFORE BE IT RESOLVED that the following Budget Amendment for construction for the 11 Mile Road Pathways (Town Center to Meadowbrook) Project is authorized:

	INCREASE (DECREASE)
MAJOR STREET FUND	
REVENUES	
Transfers In	116,000
TOTAL REVENUES	<u>\$ 116,000</u>
APPROPRIATIONS	
Capital Outlay	496,000
TOTAL APPROPRIATIONS	<u>\$ 496,000</u>
Net Increase (Decrease) to Fund Balance	<u><u>\$ (380,000)</u></u>
MUNICIPAL STREET FUND	
APPROPRIATIONS	
Transfers Out	116,000
TOTAL APPROPRIATIONS	<u>\$ 116,000</u>
Net Increase (Decrease) to Fund Balance	<u><u>\$ (116,000)</u></u>

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Council of the City of Novi at a regular meeting held on July 27, 2015

Maryanne Cornelius
City Clerk

MAJOR STREET FUND

Projected Ending Fund Balance, June 30, 2014		\$	420,353
Favorable variance, including rollover items			<u>176,149</u>
Beginning Fund Balance, July 1, 2014		\$	596,502
2015-4 Amended Revenue as of Council Meeting 06/08/2015	3,261,900		
4th QTR Budget Amendment	<u>155,700</u>		
Amended Revenue as of Council Meeting 06/22/2015			3,417,600
2015-4 Amended Expenditures as of Council Meeting 06/08/2015	3,252,533		
4th QTR Budget Amendment	<u>155,700</u>		
Amended Expenditures as of Council Meeting 06/22/2015			<u>3,408,233</u>
Revenues over (under) Expenditures			<u>9,367</u>
Estimated Ending Fund Balance, June 30, 2015		\$	<u>605,869</u>

Estimated Ending Fund Balance, June 30, 2015, as a % of budgeted expenditures :	17.8%
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Estimated Ending Fund Balance, June 30, 2015		\$	605,869
Revenues			
Adopted FY 2015-16 Revenues			5,883,300
Proposed Amendment - Contingency (Transfer In from Municipal Street Fund)			750,000
Expenditures			
Adopted FY 2015-16 Expenditures			5,882,927
Proposed Amendment - Contingency			<u>663,130</u>
Revenues over (under) Expenditures			<u>87,243</u>
Estimated Ending Fund Balance, June 30, 2016		\$	<u>693,112</u>

Estimated Ending Fund Balance, June 30, 2016, as a % of budgeted expenditures :	10.6%
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Reduction to Fund Balance	7.2%
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MUNICIPAL STREET FUND

Projected Ending Fund Balance, June 30, 2014		\$ 728,680
Favorable variance, including rollover items		<u>3,200,429</u>
Beginning Fund Balance, July 1, 2014		\$ 3,929,109
2015-4 Amended Revenue as of Council Meeting 06/08/2015	5,583,367	
2015-4 4th QTR Budget Amendment	<u>5,700</u>	
Amended Revenue as of Council Meeting 06/22/2015		5,589,067
2015-4 Amended Expenditures as of Council Meeting 06/08/2015	5,610,978	
2015-4 4th QTR Budget Amendment	<u>291,820</u>	
Amended Expenditures as of Council Meeting 06/22/2015		<u>5,902,798</u>
Revenues over (under) Expenditures		<u>(313,731)</u>
Estimated Ending Fund Balance, June 30, 2015		<u>\$ 3,615,378</u>

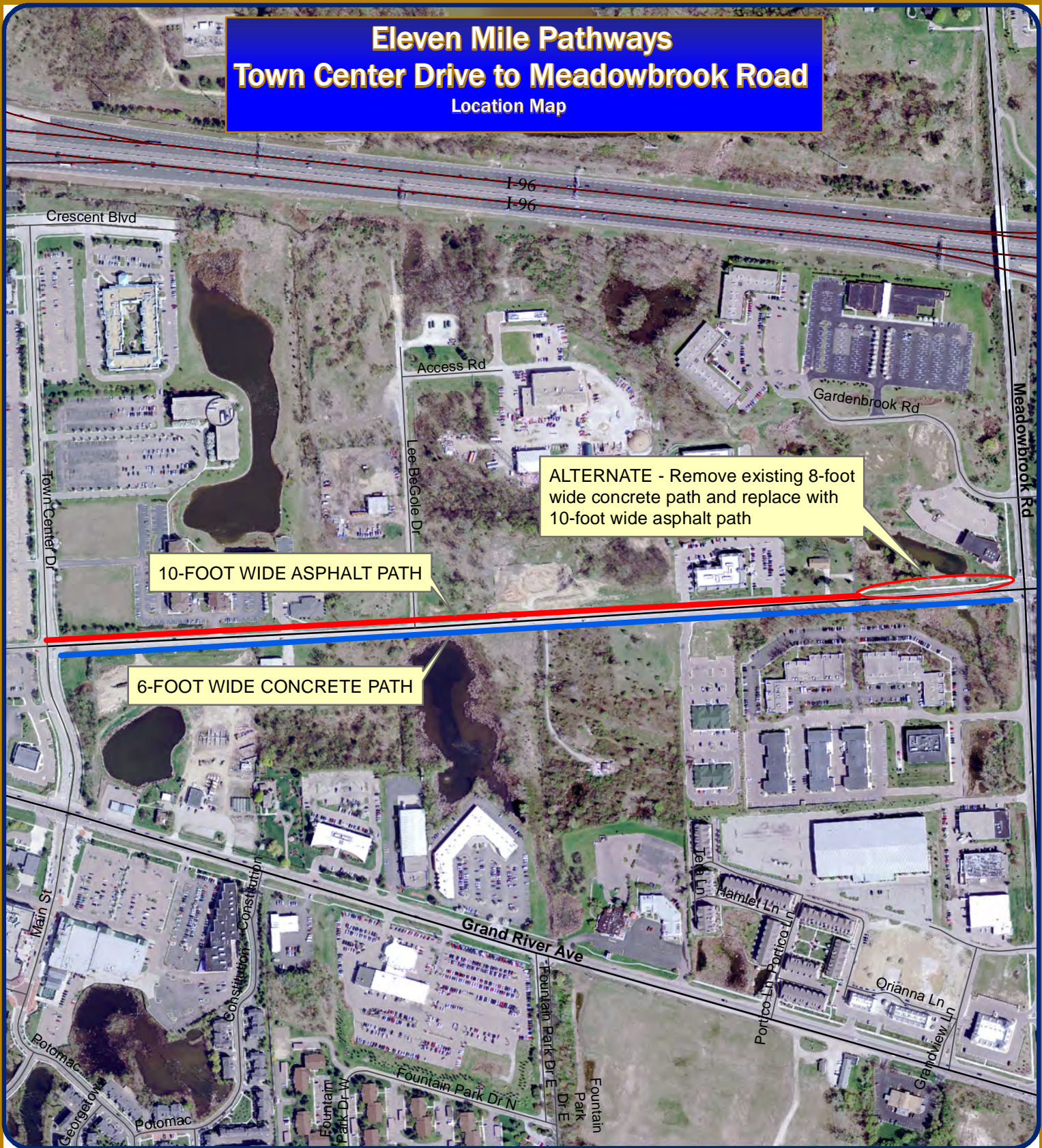
Estimated Ending Fund Balance, June 30, 2015, as a % of budgeted expenditures :	61.2%
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Estimated Ending Fund Balance, June 30, 2015		\$ 3,615,378
Revenues		
Adopted FY 2015-16 Revenues		5,167,755
Expenditures		
Adopted FY 2015-16 Expenditures		6,884,687
11 Mile Road Pathways (Town Center to Meadowbrook) Project - construction		116,000
11 Mile Road Pathways (Town Center to Meadowbrook) Project - engineering		18,000
Haggerty Road Lane Gap Project		33,000
Proposed Amendment - Contingency		180,455
Proposed Amendment - Contingency (Transfer to Major Street Fund)		<u>750,000</u>
Revenues over (under) Expenditures		<u>(2,814,387)</u>
Estimated Ending Fund Balance, June 30, 2016		<u>\$ 800,991</u>

Estimated Ending Fund Balance, June 30, 2016, as a % of budgeted expenditures :	10.0%
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Reduction to Fund Balance	51.2%
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Eleven Mile Pathways Town Center Drive to Meadowbrook Road Location Map

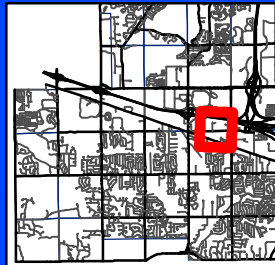


Map Author: Croy
Date: 7/17/15
Project: 11 Mile Pathways
Version #: v1.0



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 232 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.



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



July 20, 2015

Mr. Ben Croy, PE
City of Novi
Engineering Department
26300 Lee BeGole Drive
Novi, MI 48375

Reference: Bid Analysis and Contract Award Recommendation
11 Mile Road Pathways Project
URS Project Number 12944292B

Dear Mr. Croy:

Attached is the Bid Tabulation for the above referenced project. Four bids were received and opened. The following irregularities were noted in the bids:

The low bidder, Anglin Civil, LLC exceeded 5% of the bid total for the pay items "Mobilization, (5% Max)" and "Mobilization, Bid Alt 1 (5% Max)". We have discussed the situation with Anglin and they do not wish to withdraw their bid and understand that the mobilization items will be held to 5% of the Bid Total and their bid amounts reduced as a result. The Statement of Qualifications received from Anglin Civil also was not signed or notarized.

There was one mathematical error in the second low As Read Bid from Audia Concrete Construction. After correction of the error, Audia becomes the third lowest bidder.

The third and fourth lowest bidders entered different unit prices for the same item in some instances. As noted in the bid form, the bids were corrected in the Bid Tab to use the lowest unit price entered. The highest bidder also did not obtain bid documents from our office and apparently used copies obtained from a plan room.

Anglin Civil, LLC has completed similar projects for the City and we understand that they have performed satisfactorily. The bonding company listed in the Statement of Qualifications has an AM Best rating that exceeds the minimum requirements.

All of the bids are substantially over the Engineer's Estimate. We don't see any way that the design details could be revised to reduce the cost. As a result, rejecting all bids and rebidding the project would likely not result in a lower cost.

We recommend award of the contract to Anglin Civil, LLC for the corrected Bid Amount, excluding crew day costs, of \$495,225.12 which includes both the Base and the Alternate 1 work.



Please feel free to contact me if you need anything else or wish to discuss the project.

Sincerely,

A handwritten signature in blue ink that reads "Sean Kelsch".

Sean Kelsch, P.E.
Project Manager

cc: Brian Coburn, City of Novi
Mark Koskinen, URS

**City of Novi
11 Mile Road Pathways Project
Tabulation of Bids
July 14, 2015**

Item	Item Description	Unit	Quantities	Engineers Estimate				Anglin Civil					
				TOTAL BASE BID	Bid Alternate 1	Unit Price	Base Bid Cost	Alternate 1 Cost	Total Cost	Unit Price	Base Bid Cost	Alternate 1 Cost	Total Cost Base + Alt 1
1	Mobilization (5% Max.)	LS	1			\$ 15,449.18	\$ 15,449.18		\$ 15,449.18	\$ 23,230.00	\$ 23,230.00	\$ -	\$ 23,230.00
2	Maintaining Traffic	LS	1			\$ 2,000.00	\$ 2,000.00		\$ 2,000.00	\$ 13,225.00	\$ 13,225.00	\$ -	\$ 13,225.00
3	Pre-Construction Audio-Visual	LS	1			\$ 2,000.00	\$ 2,000.00		\$ 2,000.00	\$ 3,450.00	\$ 3,450.00	\$ -	\$ 3,450.00
4	Tree, Rem, 6 inch to 18 inch dia	Ea	4			\$ 800.00	\$ 3,200.00		\$ 3,200.00	\$ 862.50	\$ 3,450.00	\$ -	\$ 3,450.00
5	Pavt, Rem	Syd	50			\$ 8.00	\$ 400.00		\$ 400.00	\$ 17.25	\$ 862.50	\$ -	\$ 862.50
6	Sidewalk, Rem	Syd	368	516		\$ 3.50	\$ 1,288.00	\$ 1,806.00	\$ 3,094.00	\$ 11.50	\$ 4,232.00	\$ 5,934.00	\$ 10,166.00
7	HMA Surface, Rem	Syd	257			\$ 4.50	\$ 1,156.50		\$ 1,156.50	\$ 11.50	\$ 2,955.50	\$ -	\$ 2,955.50
8	Curb and Gutter, Rem	Ft	238			\$ 8.00	\$ 1,904.00		\$ 1,904.00	\$ 13.80	\$ 3,284.40	\$ -	\$ 3,284.40
9	Sewer, Rem, Less than 24 inch	Ft	16			\$ 10.00	\$ 160.00		\$ 160.00	\$ 28.75	\$ 460.00	\$ -	\$ 460.00
10	Pathway Grading	Ft	6550	580		\$ 7.50	\$ 49,125.00	\$ 4,350.00	\$ 53,475.00	\$ 5.75	\$ 37,662.50	\$ 3,335.00	\$ 40,997.50
11	Subgrade Undercutting, Type II	Cyd	100	10		\$ 30.00	\$ 3,000.00	\$ 300.00	\$ 3,300.00	\$ 46.00	\$ 4,600.00	\$ 460.00	\$ 5,060.00
12	Silt Fence	Ft	4000	600		\$ 1.50	\$ 6,000.00	\$ 900.00	\$ 6,900.00	\$ 2.30	\$ 9,200.00	\$ 1,380.00	\$ 10,580.00
13	Curb and Gutter Inlet Filter	Ea	20	1		\$ 100.00	\$ 2,000.00	\$ 100.00	\$ 2,100.00	\$ 115.00	\$ 2,300.00	\$ 115.00	\$ 2,415.00
14	Aggregate Base, 21AA Limestone, 6 inch	Syd	6370	709		\$ 9.00	\$ 57,330.00	\$ 6,381.00	\$ 63,711.00	\$ 10.35	\$ 65,929.50	\$ 7,338.15	\$ 73,267.65
15	Aggregate Base, 21AA Limestone, 12 inch	Syd	65			\$ 20.00	\$ 1,300.00		\$ 1,300.00	\$ 18.40	\$ 1,196.00	\$ -	\$ 1,196.00
16	Approach, CI III, 6 inch	Syd	30			\$ 15.00	\$ 450.00		\$ 450.00	\$ 28.75	\$ 862.50	\$ -	\$ 862.50
17	Culv End Sect, Conc, 12 inch	Ea	1			\$ 500.00	\$ 500.00		\$ 500.00	\$ 632.50	\$ 632.50	\$ -	\$ 632.50
18	Sewer, CI E, 12 inch, Tr Det A	Ft	36			\$ 45.00	\$ 1,620.00		\$ 1,620.00	\$ 103.50	\$ 3,726.00	\$ -	\$ 3,726.00
19	Dr Structure, 48 inch dia	Ea	1			\$ 1,500.00	\$ 1,500.00		\$ 1,500.00	\$ 4,887.50	\$ 4,887.50	\$ -	\$ 4,887.50
20	Dr Structure Cover, Type E	Ea	1			\$ 400.00	\$ 400.00		\$ 400.00	\$ 805.00	\$ 805.00	\$ -	\$ 805.00
21	Dr Structure Cover, ADA Compliant	Ea	1			\$ 600.00	\$ 600.00		\$ 600.00	\$ 805.00	\$ 805.00	\$ -	\$ 805.00
22	Dr Structure Cover, Adj, Case 1	Ea	9			\$ 300.00	\$ 2,700.00		\$ 2,700.00	\$ 517.50	\$ 4,657.50	\$ -	\$ 4,657.50
23	Dr Structure, Tap, 12 inch	Ea	2			\$ 400.00	\$ 800.00		\$ 800.00	\$ 747.50	\$ 1,495.00	\$ -	\$ 1,495.00
24	Sanitary Manhole Cover, Adj, Case 1	Ea	2			\$ 350.00	\$ 700.00		\$ 700.00	\$ 690.00	\$ 1,380.00	\$ -	\$ 1,380.00
25	Gate Well Cover, Adj, Case 1	Ea	6			\$ 350.00	\$ 2,100.00		\$ 2,100.00	\$ 517.50	\$ 3,105.00	\$ -	\$ 3,105.00
26	Gate Well Cover, Adj, Case 2	Ea	2			\$ 300.00	\$ 600.00		\$ 600.00	\$ 517.50	\$ 1,035.00	\$ -	\$ 1,035.00
27	Gate Box, Adj, Case 1	Ea	4			\$ 200.00	\$ 800.00		\$ 800.00	\$ 690.00	\$ 2,760.00	\$ -	\$ 2,760.00
28	HMA, 5E3	Ton	5			\$ 250.00	\$ 1,250.00		\$ 1,250.00	\$ 191.86	\$ 959.30	\$ -	\$ 959.30
29	HMA, 3E3	Ton	7			\$ 250.00	\$ 1,750.00		\$ 1,750.00	\$ 191.86	\$ 1,343.02	\$ -	\$ 1,343.02
30	Tensar TX5 Geogrid	Syd	65			\$ 10.00	\$ 650.00		\$ 650.00	\$ 6.90	\$ 448.50	\$ -	\$ 448.50
31	HMA,36A	Ton	282	56		\$ 85.00	\$ 23,970.00	\$ 4,760.00	\$ 28,730.00	\$ 95.40	\$ 26,902.80	\$ 5,342.40	\$ 32,245.20
32	HMA, 3C	Ton	473	95		\$ 80.00	\$ 37,840.00	\$ 7,600.00	\$ 45,440.00	\$ 94.34	\$ 44,622.82	\$ 8,962.30	\$ 53,585.12
33	HMA Approach	Ton	36			\$ 100.00	\$ 3,600.00		\$ 3,600.00	\$ 191.86	\$ 6,906.96	\$ -	\$ 6,906.96
34	Driveway, Nonreinf Conc, 6 inch	Syd	21			\$ 65.00	\$ 1,365.00		\$ 1,365.00	\$ 63.60	\$ 1,335.60	\$ -	\$ 1,335.60
35	Sidewalk, Conc, 4 inch	Sft	20108			\$ 3.00	\$ 60,324.00		\$ 60,324.00	\$ 4.24	\$ 85,257.92	\$ -	\$ 85,257.92

City of Novi
11 Mile Road Pathways Project
Tabulation of Bids
July 14, 2015

			TOTAL BASE BID	Bid Alternate 1	Engineers Estimate				Anglin Civil			
					Unit Price	Base Bid Cost	Alternate 1 Cost	Total Cost	Unit Price	Base Bid Cost	Alternate 1 Cost	Total Cost Base + Alt 1
36	Sidewalk, Conc, 6 inch	Sft	1026		\$ 3.50	\$ 3,591.00		\$ 3,591.00	\$ 5.30	\$ 5,437.80	\$ -	\$ 5,437.80
37	Sidewalk Ramp, Conc, 6 inch	Sft	525		\$ 4.00	\$ 2,100.00		\$ 2,100.00	\$ 8.48	\$ 4,452.00	\$ -	\$ 4,452.00
38	Detectable Warning Surface	Ft	58		\$ 40.00	\$ 2,320.00		\$ 2,320.00	\$ 42.40	\$ 2,459.20	\$ -	\$ 2,459.20
39	Curb and Gutter, Conc, Det F4	Ft	142		\$ 20.00	\$ 2,840.00		\$ 2,840.00	\$ 37.10	\$ 5,268.20	\$ -	\$ 5,268.20
40	Sign, Type III, Rem	Ea	3		\$ 50.00	\$ 150.00		\$ 150.00	\$ 402.50	\$ 1,207.50	\$ -	\$ 1,207.50
41	Surface Restoration	LS	1		\$ 20,000.00	\$ 20,000.00		\$ 20,000.00	\$ 24,150.00	\$ 24,150.00	\$ -	\$ 24,150.00
42	Hydrant, Adjust	Ea	2		\$ 800.00	\$ 1,600.00		\$ 1,600.00	\$ 2,875.00	\$ 5,750.00	\$ -	\$ 5,750.00
43	Hydrant, Relocate, Case 1	Ea	1		\$ 2,000.00	\$ 2,000.00		\$ 2,000.00	\$ 5,750.00	\$ 5,750.00	\$ -	\$ 5,750.00
44	Hydrant, Relocate, Case 2	Ea	2		\$ 4,500.00	\$ 9,000.00		\$ 9,000.00	\$ 9,200.00	\$ 18,400.00	\$ -	\$ 18,400.00
45	Mobilization, Bid Alt 1 (Max 5%)	LS		1	\$ 2,458.58		\$ 2,458.58	\$ 2,458.58	\$ 2,843.25	\$ -	\$ 2,843.25	\$ 2,843.25
46	Maintaining Traffic, Bid Alt 1	LS		1	\$ 500.00		\$ 500.00	\$ 500.00	\$ 4,600.00	\$ -	\$ 4,600.00	\$ 4,600.00
47	Preconstruction Audio Visual, Bid Alt 1	LS		1	\$ 500.00		\$ 500.00	\$ 500.00	\$ 1,725.00	\$ -	\$ 1,725.00	\$ 1,725.00
48	Surface Restoration, Bid Alt 1	LS		1	\$ 1,000.00		\$ 1,000.00	\$ 1,000.00	\$ 10,350.00	\$ -	\$ 10,350.00	\$ 10,350.00
49	Crew Days (Base)	Day	640		\$ 25.00	\$ 16,000.00	\$ -	\$ 16,000.00	\$ 34.00	\$ 21,760.00	\$ -	\$ 21,760.00
49	Crew Days (Bid Alt 1)	Day		640	\$ 5.00		\$ 3,200.00	\$ 3,200.00	\$ 7.00		\$ 4,480.00	\$ 4,480.00
								\$ -				
	Design Contingency (5%)	LS				\$ 16,671.63	\$ 1,532.78	\$ 18,204.41				
								\$ -				
	TOTAL					\$ 366,104.31	\$ 35,388.36	\$ 401,492.67		\$ 464,600.02	\$ 56,865.10	\$ 521,465.12
										\$ 442,840.02	\$ 52,385.10	\$ 495,225.12

Award Amount (Excludes Crew Days)

\$ X,XXX.XX Indicates Corrected Entry

City of Novi
11 Mile Road Pathways Project
Tabulation of Bids
July 14, 2015

Item	Item Description	Unit	Quantities		Merlo Construction Co.				Audia Concrete Construction, Inc			
			TOTAL BASE BID	Bid Alternate 1	Unit Price	Base Bid Cost	Alternate 1 Cost	Total Cost Base + Alt 1	Unit Price	Base Bid Cost	Alternate 1 Cost	Total Cost Base + Alt 1
1	Mobilization (5% Max.)	LS	1		\$ 20,000.00	\$ 20,000.00		\$ 20,000.00	\$ 4,500.00	\$ 4,500.00		\$ 4,500.00
2	Maintaining Traffic	LS	1		\$ 3,800.00	\$ 3,800.00		\$ 3,800.00	\$ 4,000.00	\$ 4,000.00		\$ 4,000.00
3	Pre-Construction Audio-Visual	LS	1		\$ 1,600.00	\$ 1,600.00		\$ 1,600.00	\$ 2,000.00	\$ 2,000.00		\$ 2,000.00
4	Tree, Rem, 6 inch to 18 inch dia	Ea	4		\$ 750.00	\$ 3,000.00		\$ 3,000.00	\$ 1,250.00	\$ 5,000.00		\$ 5,000.00
5	Pavt, Rem	Syd	50		\$ 20.00	\$ 1,000.00		\$ 1,000.00	\$ 26.00	\$ 1,300.00		\$ 1,300.00
6	Sidewalk, Rem	Syd	368	516	\$ 10.00	\$ 3,680.00	\$ 5,160.00	\$ 8,840.00	\$ 18.00	\$ 6,624.00	\$ 9,288.00	\$ 15,912.00
7	HMA Surface, Rem	Syd	257		\$ 9.00	\$ 2,313.00		\$ 2,313.00	\$ 30.00	\$ 7,710.00		\$ 7,710.00
8	Curb and Gutter, Rem	Ft	238		\$ 20.00	\$ 4,760.00		\$ 4,760.00	\$ 15.00	\$ 3,570.00		\$ 3,570.00
9	Sewer, Rem, Less than 24 inch	Ft	16		\$ 30.00	\$ 480.00		\$ 480.00	\$ 40.00	\$ 640.00		\$ 640.00
10	Pathway Grading	Ft	6550	580	\$ 17.00	\$ 111,350.00	\$ 9,860.00	\$ 121,210.00	\$ 6.60	\$ 43,230.00	\$ 3,828.00	\$ 47,058.00
11	Subgrade Undercutting, Type II	Cyd	100	10	\$ 35.00	\$ 3,500.00	\$ 350.00	\$ 3,850.00	\$ 30.00	\$ 3,000.00	\$ 300.00	\$ 3,300.00
12	Silt Fence	Ft	4000	600	\$ 1.50	\$ 6,000.00	\$ 900.00	\$ 6,900.00	\$ 6.00	\$ 24,000.00	\$ 3,600.00	\$ 27,600.00
13	Curb and Gutter Inlet Filter	Ea	20	1	\$ 125.00	\$ 2,500.00	\$ 125.00	\$ 2,625.00	\$ 165.00	\$ 3,300.00	\$ 165.00	\$ 3,465.00
14	Aggregate Base, 21AA Limestone, 6 inch	Syd	6370	709	\$ 11.00	\$ 70,070.00	\$ 7,799.00	\$ 77,869.00	\$ 11.00	\$ 70,070.00	\$ 7,799.00	\$ 77,869.00
15	Aggregate Base, 21AA Limestone, 12 inch	Syd	65		\$ 15.00	\$ 975.00		\$ 975.00	\$ 20.00	\$ 1,300.00		\$ 1,300.00
16	Approach, CI III, 6 inch	Syd	30		\$ 12.00	\$ 360.00		\$ 360.00	\$ 40.00	\$ 1,200.00		\$ 1,200.00
17	Culv End Sect, Conc, 12 inch	Ea	1		\$ 450.00	\$ 450.00		\$ 450.00	\$ 900.00	\$ 900.00		\$ 900.00
18	Sewer, CI E, 12 inch, Tr Det A	Ft	36		\$ 60.00	\$ 2,160.00		\$ 2,160.00	\$ 90.00	\$ 3,240.00		\$ 3,240.00
19	Dr Structure, 48 inch dia	Ea	1		\$ 2,000.00	\$ 2,000.00		\$ 2,000.00	\$ 3,200.00	\$ 3,200.00		\$ 3,200.00
20	Dr Structure Cover, Type E	Ea	1		\$ 700.00	\$ 700.00		\$ 700.00	\$ 800.00	\$ 800.00		\$ 800.00
21	Dr Structure Cover, ADA Compliant	Ea	1		\$ 750.00	\$ 750.00		\$ 750.00	\$ 800.00	\$ 800.00		\$ 800.00
22	Dr Structure Cover, Adj, Case 1	Ea	9		\$ 850.00	\$ 7,650.00		\$ 7,650.00	\$ 600.00	\$ 5,400.00		\$ 5,400.00
23	Dr Structure, Tap, 12 inch	Ea	2		\$ 250.00	\$ 500.00		\$ 500.00	\$ 600.00	\$ 1,200.00		\$ 1,200.00
24	Sanitary Manhole Cover, Adj, Case 1	Ea	2		\$ 975.00	\$ 1,950.00		\$ 1,950.00	\$ 700.00	\$ 1,400.00		\$ 1,400.00
25	Gate Well Cover, Adj, Case 1	Ea	6		\$ 875.00	\$ 5,250.00		\$ 5,250.00	\$ 600.00	\$ 3,600.00		\$ 3,600.00
26	Gate Well Cover, Adj, Case 2	Ea	2		\$ 875.00	\$ 1,750.00		\$ 1,750.00	\$ 600.00	\$ 1,200.00		\$ 1,200.00
27	Gate Box, Adj, Case 1	Ea	4		\$ 875.00	\$ 3,500.00		\$ 3,500.00	\$ 400.00	\$ 1,600.00		\$ 1,600.00
28	HMA, 5E3	Ton	5		\$ 130.00	\$ 650.00		\$ 650.00	\$ 400.00	\$ 2,000.00		\$ 2,000.00
29	HMA, 3E3	Ton	7		\$ 160.00	\$ 1,120.00		\$ 1,120.00	\$ 400.00	\$ 2,800.00		\$ 2,800.00
30	Tensar TX5 Geogrid	Syd	65		\$ 10.00	\$ 650.00		\$ 650.00	\$ 12.00	\$ 780.00		\$ 780.00
31	HMA,36A	Ton	282	56	\$ 97.00	\$ 27,354.00	\$ 5,432.00	\$ 32,786.00	\$ 150.00	\$ 42,300.00	\$ 8,400.00	\$ 50,700.00
32	HMA, 3C	Ton	473	95	\$ 97.00	\$ 45,881.00	\$ 9,215.00	\$ 55,096.00	\$ 140.00	\$ 66,220.00	\$ 13,300.00	\$ 79,520.00
33	HMA Approach	Ton	36		\$ 138.00	\$ 4,968.00		\$ 4,968.00	\$ 190.00	\$ 6,840.00		\$ 6,840.00
34	Driveway, Nonreinf Conc, 6 inch	Syd	21		\$ 50.00	\$ 1,050.00		\$ 1,050.00	\$ 53.00	\$ 1,113.00		\$ 1,113.00
35	Sidewalk, Conc, 4 inch	Sft	20108		\$ 4.00	\$ 80,432.00		\$ 80,432.00	\$ 4.85	\$ 97,523.80		\$ 97,523.80

City of Novi
11 Mile Road Pathways Project
Tabulation of Bids
July 14, 2015

			Merlo Construction Co.				Audia Concrete Construction, Inc					
			TOTAL BASE BID	Bid Alternate 1	Unit Price	Base Bid Cost	Alternate 1 Cost	Total Cost Base + Alt 1	Unit Price	Base Bid Cost	Alternate 1 Cost	Total Cost Base + Alt 1
36	Sidewalk, Conc, 6 inch	Sft	1026		\$ 5.00	\$ 5,130.00		\$ 5,130.00	\$ 5.25	\$ 5,386.50		\$ 5,386.50
37	Sidewalk Ramp. Conc, 6 inch	Sft	525		\$ 6.00	\$ 3,150.00		\$ 3,150.00	\$ 8.95	\$ 4,698.75		\$ 4,698.75
38	Detectable Warning Surface	Ft	58		\$ 40.00	\$ 2,320.00		\$ 2,320.00	\$ 175.00	\$ 10,150.00		\$ 10,150.00
39	Curb and Gutter, Conc, Det F4	Ft	142		\$ 25.00	\$ 3,550.00		\$ 3,550.00	\$ 32.00	\$ 4,544.00		\$ 4,544.00
40	Sign, Type III, Rem	Ea	3		\$ 85.00	\$ 255.00		\$ 255.00	\$ 450.00	\$ 1,350.00		\$ 1,350.00
41	Surface Restoration	LS	1		\$ 24,000.00	\$ 24,000.00		\$ 24,000.00	\$ 23,000.00	\$ 23,000.00		\$ 23,000.00
42	Hydrant, Adjust	Ea	2		\$ 3,200.00	\$ 6,400.00		\$ 6,400.00	\$ 3,500.00	\$ 7,000.00		\$ 7,000.00
43	Hydrant, Relocate, Case 1	Ea	1		\$ 3,200.00	\$ 3,200.00		\$ 3,200.00	\$ 8,500.00	\$ 8,500.00		\$ 8,500.00
44	Hydrant, Relocate, Case 2	Ea	2		\$ 2,600.00	\$ 5,200.00		\$ 5,200.00	\$ 7,500.00	\$ 15,000.00		\$ 15,000.00
45	Mobilization, Bid Alt 1 (Max 5%)	LS		1	\$ 2,000.00		\$ 2,000.00	\$ 2,000.00	\$ 1,500.00		\$ 1,500.00	\$ 1,500.00
46	Maintaining Traffic, Bid Alt 1	LS		1	\$ 2,000.00		\$ 2,000.00	\$ 2,000.00	\$ 3,200.00		\$ 3,200.00	\$ 3,200.00
47	Preconstruction Audio Visual, Bid Alt 1	LS		1	\$ 500.00		\$ 500.00	\$ 500.00	\$ 1,800.00		\$ 1,800.00	\$ 1,800.00
48	Surface Restoration, Bid Alt 1	LS		1	\$ 5,000.00		\$ 5,000.00	\$ 5,000.00	\$ 22,000.00		\$ 22,000.00	\$ 22,000.00
49	Crew Days (Base)	Day	640		\$ 32.00	\$ 20,480.00		\$ 20,480.00	\$ 20.00	\$ 12,800.00		\$ 12,800.00
49	Crew Days (Bid Alt 1)	Day		640	\$ 5.00		\$ 3,200.00	\$ 3,200.00	\$ 15.00		\$ 9,600.00	\$ 9,600.00
	Design Contingency (5%)	LS										
	TOTAL					\$ 497,838.00	\$ 51,541.00	\$ 549,379.00		\$ 516,790.05	\$ 84,780.00	\$ 601,570.05

\$ X,XXX.XX Indicates Corrected Entry

City of Novi
11 Mile Road Pathways Project
Tabulation of Bids
July 14, 2015

				Fonson Company, Inc.				
			TOTAL BASE BID	Bid Alternate 1	Unit Price	Base Bid Cost	Alternate 1 Cost	Total Cost Base + Alt 1
Item	Item Description	Unit	Quantities					
1	Mobilization (5% Max.)	LS	1		\$ 34,000.00	\$ 34,000.00	\$ -	\$ 34,000.00
2	Maintaining Traffic	LS	1		\$ 12,800.00	\$ 12,800.00	\$ -	\$ 12,800.00
3	Pre-Construction Audio-Visual	LS	1		\$ 2,000.00	\$ 2,000.00	\$ -	\$ 2,000.00
4	Tree, Rem, 6 inch to 18 inch dia	Ea	4		\$ 395.00	\$ 1,580.00	\$ -	\$ 1,580.00
5	Pavt, Rem	Syd	50		\$ 9.95	\$ 497.50	\$ -	\$ 497.50
6	Sidewalk, Rem	Syd	368	516	\$ 9.00	\$ 3,312.00	\$ 4,644.00	\$ 7,956.00
7	HMA Surface, Rem	Syd	257		\$ 5.80	\$ 1,490.60	\$ -	\$ 1,490.60
8	Curb and Gutter, Rem	Ft	238		\$ 9.60	\$ 2,284.80	\$ -	\$ 2,284.80
9	Sewer, Rem, Less than 24 inch	Ft	16		\$ 25.00	\$ 400.00	\$ -	\$ 400.00
10	Pathway Grading	Ft	6550	580	\$ 30.50	\$ 199,775.00	\$ 17,690.00	\$ 217,465.00
11	Subgrade Undercutting, Type II	Cyd	100	10	\$ 62.00	\$ 6,200.00	\$ 620.00	\$ 6,820.00
12	Silt Fence	Ft	4000	600	\$ 3.00	\$ 12,000.00	\$ 1,800.00	\$ 13,800.00
13	Curb and Gutter Inlet Filter	Ea	20	1	\$ 170.00	\$ 3,400.00	\$ 170.00	\$ 3,570.00
14	Aggregate Base, 21AA Limestone, 6 inch	Syd	6370	709	\$ 20.00	\$ 127,400.00	\$ 14,180.00	\$ 141,580.00
15	Aggregate Base, 21AA Limestone, 12 inch	Syd	65		\$ 40.00	\$ 2,600.00	\$ -	\$ 2,600.00
16	Approach, CI III, 6 inch	Syd	30		\$ 30.00	\$ 900.00	\$ -	\$ 900.00
17	Culv End Sect, Conc, 12 inch	Ea	1		\$ 815.00	\$ 815.00	\$ -	\$ 815.00
18	Sewer, CI E, 12 inch, Tr Det A	Ft	36		\$ 88.00	\$ 3,168.00	\$ -	\$ 3,168.00
19	Dr Structure, 48 inch dia	Ea	1		\$ 2,650.00	\$ 2,650.00	\$ -	\$ 2,650.00
20	Dr Structure Cover, Type E	Ea	1		\$ 570.00	\$ 570.00	\$ -	\$ 570.00
21	Dr Structure Cover, ADA Compliant	Ea	1		\$ 700.00	\$ 700.00	\$ -	\$ 700.00
22	Dr Structure Cover, Adj, Case 1	Ea	9		\$ 635.00	\$ 5,715.00	\$ -	\$ 5,715.00
23	Dr Structure, Tap, 12 inch	Ea	2		\$ 940.00	\$ 1,880.00	\$ -	\$ 1,880.00
24	Sanitary Manhole Cover, Adj, Case 1	Ea	2		\$ 1,040.00	\$ 2,080.00	\$ -	\$ 2,080.00
25	Gate Well Cover, Adj, Case 1	Ea	6		\$ 635.00	\$ 3,810.00	\$ -	\$ 3,810.00
26	Gate Well Cover, Adj, Case 2	Ea	2		\$ 580.00	\$ 1,160.00	\$ -	\$ 1,160.00
27	Gate Box, Adj, Case 1	Ea	4		\$ 200.00	\$ 800.00	\$ -	\$ 800.00
28	HMA, 5E3	Ton	5		\$ 135.00	\$ 675.00	\$ -	\$ 675.00
29	HMA, 3E3	Ton	7		\$ 135.00	\$ 945.00	\$ -	\$ 945.00
30	Tensar TX5 Geogrid	Syd	65		\$ 6.10	\$ 396.50	\$ -	\$ 396.50
31	HMA, 36A	Ton	282	56	\$ 89.00	\$ 25,098.00	\$ 4,984.00	\$ 30,082.00
32	HMA, 3C	Ton	473	95	\$ 88.00	\$ 41,624.00	\$ 8,360.00	\$ 49,984.00
33	HMA Approach	Ton	36		\$ 135.00	\$ 4,860.00	\$ -	\$ 4,860.00
34	Driveway, Nonreinf Conc, 6 inch	Syd	21		\$ 55.00	\$ 1,155.00	\$ -	\$ 1,155.00
35	Sidewalk, Conc, 4 inch	Sft	20108		\$ 3.50	\$ 70,378.00	\$ -	\$ 70,378.00

City of Novi
11 Mile Road Pathways Project
Tabulation of Bids
July 14, 2015

				Fonson Company, Inc.				
			TOTAL BASE BID	Bid Alternate 1	Unit Price	Base Bid Cost	Alternate 1 Cost	Total Cost Base + Alt 1
36	Sidewalk, Conc, 6 inch	Sft	1026		\$ 5.00	\$ 5,130.00	\$ -	\$ 5,130.00
37	Sidewalk Ramp, Conc, 6 inch	Sft	525		\$ 6.00	\$ 3,150.00	\$ -	\$ 3,150.00
38	Detectable Warning Surface	Ft	58		\$ 45.00	\$ 2,610.00	\$ -	\$ 2,610.00
39	Curb and Gutter, Conc, Det F4	Ft	142		\$ 27.00	\$ 3,834.00	\$ -	\$ 3,834.00
40	Sign, Type III, Rem	Ea	3		\$ 145.00	\$ 435.00	\$ -	\$ 435.00
41	Surface Restoration	LS	1		\$ 60,000.00	\$ 60,000.00	\$ -	\$ 60,000.00
42	Hydrant, Adjust	Ea	2		\$ 1,420.00	\$ 2,840.00	\$ -	\$ 2,840.00
43	Hydrant, Relocate, Case 1	Ea	1		\$ 2,900.00	\$ 2,900.00	\$ -	\$ 2,900.00
44	Hydrant, Relocate, Case 2	Ea	2		\$ 4,400.00	\$ 8,800.00	\$ -	\$ 8,800.00
45	Mobilization, Bid Alt 1 (Max 5%)	LS		1	\$ 800.00	\$ -	\$ 800.00	\$ 800.00
46	Maintaining Traffic, Bid Alt 1	LS		1	\$ 5,500.00	\$ -	\$ 5,500.00	\$ 5,500.00
47	Preconstruction Audio Visual, Bid Alt 1	LS		1	\$ 400.00	\$ -	\$ 400.00	\$ 400.00
48	Surface Restoration, Bid Alt 1	LS		1	\$ 5,500.00	\$ -	\$ 5,500.00	\$ 5,500.00
49	Crew Days (Base)	Day	640		\$ 40.00	\$ 25,600.00	\$ -	\$ 25,600.00
49	Crew Days (Bid Alt 1)	Day		640	\$ 5.00	\$ -	\$ 3,200.00	\$ 3,200.00
	Design Contingency (5%)	LS						
	TOTAL					\$ 694,418.40	\$ 67,848.00	\$ 762,266.40

\$ X,XXX.XX Indicates Corrected Entry

MEMORANDUM



TO: ROB HAYES, DIRECTOR OF PUBLIC SERVICES/CITY ENGINEER
FROM: BRIAN COBURN, ENGINEERING SENIOR MANAGER *BTC*
SUBJECT: RECENT CONSTRUCTION BID PRICES
DATE: JULY 23, 2015

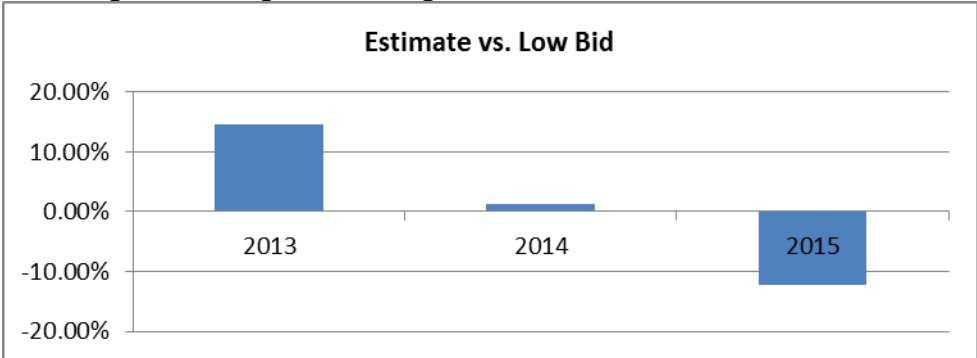
Several cost estimates are prepared throughout the life of each capital improvement project. Engineering staff prepares a budgetary estimate at the time the project is scoped for inclusion in the Capital Improvement Plan and the budget document. Two more construction estimates are prepared during the design process. The first occurs at 30% design completion to ensure that the scope still meets the budget. The second, called the engineer's estimate, is prepared after the detailed design is complete and prior to bidding. The engineer's estimate is prepared by the consultant at the time of final design to provide staff with an assurance that the scope of the project will be within budget when let out for bids. The estimate allows for scope changes to bring the project back within budget or to initiate discussion about budget amendments when necessary. The estimate is typically prepared using a statewide database of bid prices for each item in the unit price contract. The engineer's estimate has historically been around 10-15% above the low bid.

Since May 2015 construction bid prices for road and sidewalk projects have been coming in an average of 21% higher than the engineer's estimate.

Analysis

We looked back at the past three years of bids to view trends and commonalities that would help us understand what has happened recently. In 2013, the engineer's estimate averaged 15% above the low bid, but decreased to 1.3% above low bid in 2014. So far in 2015, the engineer's estimate is averaging 12% below the low bid; but when looking at the six bids since May 2015, the engineer's estimate is averaging 21% below low bid.

Figure 1. Weighted Average of Variance (Estimate vs. Low Bid)



We also looked to see if the number of bidders or the consultant preparing the estimate appeared to be a factor in the variance between engineer's estimate and low bid, but the average number of bidders is consistent over the past three years and the variance between estimate and low bid is consistent amongst all three consultants (see attached data in Table 1).

In reviewing the individual pay items in recently bid contracts, there are substantial increases in unit costs for aggregate base, joint repair, restoration, and soil erosion items. Aggregate bid prices are 50-100% higher than estimate in recent bids, joint repairs and restoration are two to three times higher, and soil erosion is four to six times higher. In order to better understand these increases, we had some discussions with contractors. They shared that while there have been some increases in material costs, the bids that are coming in may be reflecting a higher profit margin for the contractor. One contractor shared that they have held labor prices constant since the Great Recession and have now started to raise prices to meet rising labor and material costs.

Another factor that is likely causing an increase in bid prices is related to the law of supply and demand. There are fewer contractors available to do the work because so many went out of business, consolidated during the recession, or left Michigan altogether. Combine the limited supply of contractors and suppliers with the increased demand for not only public infrastructure construction but also private development construction now that the economy is doing better, and it will result in an increased in price of construction overall. We have contacted our colleagues at other local units of governments and confirmed that this is a regional phenomenon. The attached recent news articles provide additional support of the impact that low supply/high demand has had on construction pricing.

Not only are the bid prices high, but managing the contractors once they are under contract has recently been very challenging. Contractors have been very slow to start projects, and maintaining their attention on our projects has also proven difficult, which is likely caused by the relatively large amount of work that they currently have under contract.

Recommendations

The bid process is market driven and it is unclear when pricing will approach equilibrium. Additionally, the tools that engineers use to estimate bid prices are going to continue to understate pricing until we reach equilibrium. Staff will begin adding a 20% contingency to construction estimates to account for this price variability.

Additionally, staff recommends that the next budget amendment include a 20% increase to the attached list of projects that are already budgeted in the Major Street Fund and Municipal Street Fund to account for these market conditions. If this recommendation were implemented, the fund balance in Major Street Fund would be \$693,112 or 10.6% of budgeted expenditures, and the fund balance for Municipal Street Fund would be \$800,991 or 10.0% of budgeted expenditures (including all budget amendments approved on July 13 and proposed for July 27), as shown in the attached analysis.

cc: Carl Johnson, Chief Financial Officer
Matt Wiktorowski, Field Operations Senior Manager
DPS Engineering Division Staff

TABLE 1. COMPARISON OF ENGINEER'S ESTIMATE TO LOW BID 2013-PRESENT

Bid Date	Consultant	Project	Estimate	Low Bid	Variance	No. of Bidders
4/11/2013	URS	2013 Neighborhood Road Contract 1	\$492,400.00	\$338,476.60	31%	12
5/14/2013	SDA	Civic Center Parking Expansion	\$97,190.00	\$94,059.00	3%	5
5/22/2013	URS	2013 Neighborhood Road Contract 2	\$696,429.50	\$598,330.00	14%	6
6/5/2013	URS	Reconstruct Novi/Old Novi Signal	\$221,733.77	\$209,858.00	5%	4
6/24/2013	SDA	2013 CPM - Meadowbrook	\$105,100.00	\$121,000.00	-15%	4
8/14/2013	SDA	2013 Pathways	\$197,957.50	\$179,186.87	9%	4
8/14/2013	OHM	Police Parking Lot	\$56,787.00	\$51,403.00	9%	5
2013 WEIGHTED AVERAGE					14.7%	5.7
2/26/2014	OHM	Novi Dog Park	\$214,100.00	\$210,797.28	2%	8
3/26/2014	OHM	2014 Signals	\$530,957.50	\$535,874.61	-1%	3
4/9/2014	URS	11 Mile Reconstruction	\$868,634.50	\$825,064.00	5%	5
6/4/2014	SDA	2014 Neighborhood Roads Contract 2	\$539,166.31	\$661,859.15	-23%	5
6/4/2014	SDA	2014 Neighborhood Roads Contract 1	\$1,310,003.36	\$1,166,944.70	11%	6
6/25/2014	OHM	2014 Pathways	\$293,228.63	\$263,743.99	10%	3
7/9/2014	URS	Heslip Drive Rehabilitation	\$257,229.50	\$270,509.40	-5%	3
7/30/2014	SDA	Town Center Phase 1	\$926,151.11	\$955,526.30	-3%	5
9/26/2014	URS	Haggerty Road Lane Gap	\$141,419.00	\$141,049.84	0%	3
11/13/2014	SDA	Generators at Knightsbridge and Regency	\$143,337.50	\$121,980.00	15%	3
2014 WEIGHTED AVERAGE					1.36%	4.4
1/14/2015	SDA	2015 Manhole Rehab	\$229,563.63	\$228,390.00	1%	4
1/28/2015	SDA	2014 Neighborhood Roads Contract 1A	\$415,586.73	\$436,235.25	-5%	5
2/10/2015	SDA	Town Center Phase 2	\$657,503.30	\$625,269.68	5%	10
2/25/2015	SDA	West Road Repaving	\$125,906.21	\$153,511.05	-22%	6
4/8/2015	OHM	Fire Station #3 Parking Lot	\$85,645.00	\$92,010.00	-7%	7
4/26/2015	URS	Civic Center Parking Lot	\$92,334.00	\$96,006.00	-4%	5
5/6/2015	URS	Beck-Cheltenham Mid-Block Crossing	\$219,258.00	\$249,980.00	-14%	3
5/27/2015	SDA	White Pines Rehabilitation	\$794,494.00	\$871,628.70	-10%	4
6/24/2015	OHM	Catherine Industrial Cul-de-Sac	\$161,020.00	\$187,697.50	-17%	4
6/24/2015	OHM	NC-1 Pathway	\$269,955.00	\$321,183.40	-19%	4
6/26/2015	URS	2015 Pathways	\$134,246.93	\$224,417.00	-67%	4
7/14/2015	URS	11 Mile Road Pathways (Base + Alt 1)	\$364,121.12	\$495,225.12	-36%	4
2015 WEIGHTED AVERAGE					-12.2%	5
WEIGHTED AVERAGE SINCE MAY 2015					-20.9%	3.8

Table 2. Comparison by Consultant of Engineer's Estimate to Low Bid Price (2013-Present)

<u>Firm</u>	<u>Estimate vs. Low Bid (weighted average)</u>
OHM	-3.04%
SDA	-1.33%
URS	1.12%
Overall	1.47%

Figure 2. Engineer's Estimate vs. Bid Price Compared Over Time

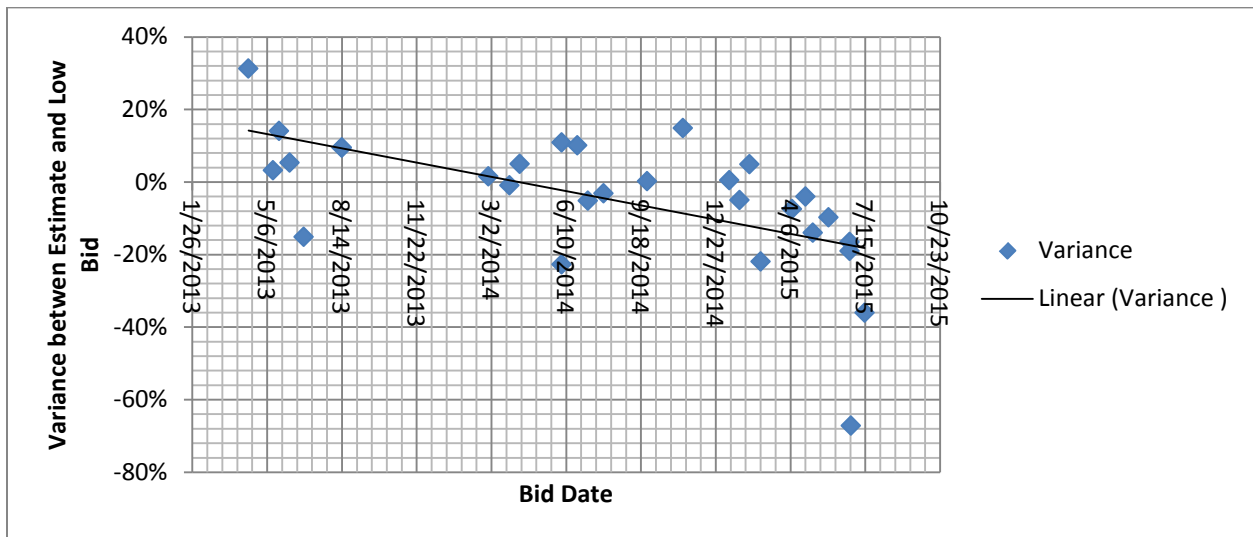


Figure 3. Scatterplot showing Number of Bidders and Estimate/Bid Variance

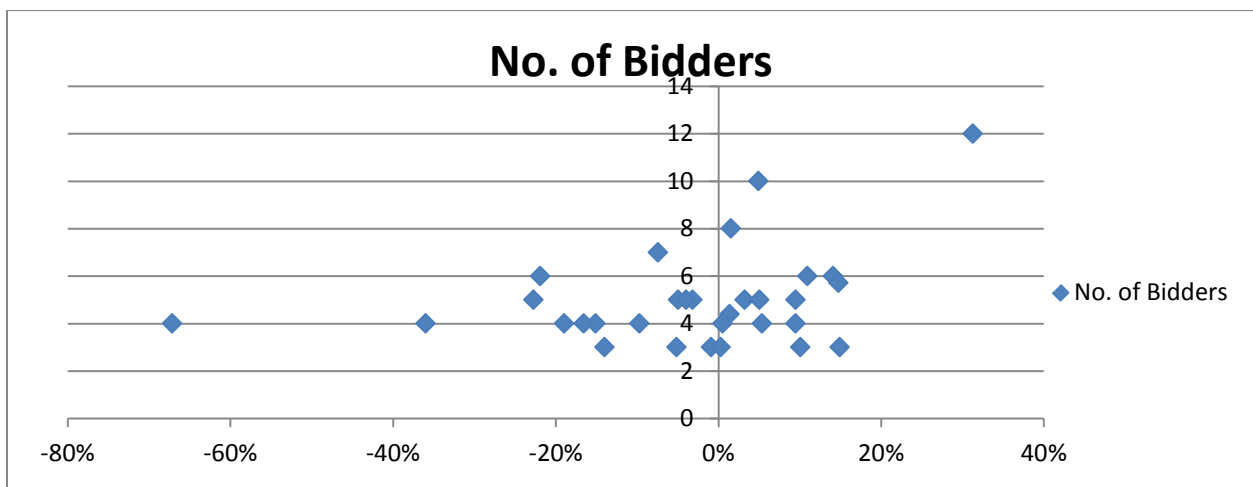


TABLE 3. PROPOSED BUDGET INCREASES TO ACCOUNT FOR INCREASED MARKET PRICES

		Current Budget	Proposed Budget	Increase	%
202-202.00-865.161	Construction-Novi Rd (12 to 13 Rehab)	496,000	595,200	99,200	20%
202-202.00-865.162	Construction-9 mile (Meadowbr to Novi)	370,000	444,000	74,000	20%
202-202.00-865.163	Construction-Karim Blvd Rehab	961,000	1,153,200	192,200	20%
202-202.00-865.164	Construction-Crescent (Novi to Twn Ctr)	1,488,650	1,786,380	297,730	20%
		3,315,650	3,978,780	663,130	20%
204-204.00-974.423	8 Mile Pathway	558,347	670,016	111,669	20%
204-204.00-974.430	ITC Corridor - Beck Rd to Medilodge site	51,315	61,578	10,263	20%
204-204.00-974.446	Sidewalks-Seg#9 Pont Tr, Bk to W Park Dr	46,410	55,692	9,282	20%
204-204.00-974.447	Nonmotorized crossing-Taft at Jacob Dr	34,212	41,054	6,842	20%
204-204.00-974.448	Sidewalk-Seg#1B 14 mile(Haverhill to M5)	156,060	187,272	31,212	20%
204-204.00-974.449	Sidewalk-Seg#10 Beck,E side,S of Pont Tr	55,930	67,116	11,186	20%
		902,274	1,082,729	180,455	20%
		4,217,924	5,061,509	843,585	20%

MAJOR STREET FUND

Projected Ending Fund Balance, June 30, 2014		\$	420,353
Favorable variance, including rollover items			<u>176,149</u>
Beginning Fund Balance, July 1, 2014		\$	596,502
2015-4 Amended Revenue as of Council Meeting 06/08/2015	3,261,900		
4th QTR Budget Amendment	<u>155,700</u>		
Amended Revenue as of Council Meeting 06/22/2015			3,417,600
2015-4 Amended Expenditures as of Council Meeting 06/08/2015	3,252,533		
4th QTR Budget Amendment	<u>155,700</u>		
Amended Expenditures as of Council Meeting 06/22/2015			<u>3,408,233</u>
Revenues over (under) Expenditures			<u>9,367</u>
Estimated Ending Fund Balance, June 30, 2015		\$	<u>605,869</u>

Estimated Ending Fund Balance, June 30, 2015, as a % of budgeted expenditures :	17.8%
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Estimated Ending Fund Balance, June 30, 2015		\$	605,869
Revenues			
Adopted FY 2015-16 Revenues			5,883,300
Proposed Amendment - Contingency (Transfer In from Muncipal Street Fund)			750,000
Expenditures			
Adopted FY 2015-16 Expenditures			5,882,927
Proposed Amendment - Contingency			<u>663,130</u>
Revenues over (under) Expenditures			<u>87,243</u>
Estimated Ending Fund Balance, June 30, 2016		\$	<u>693,112</u>

Estimated Ending Fund Balance, June 30, 2016, as a % of budgeted expenditures :	10.6%
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Reduction to Fund Balance	7.2%
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MUNICIPAL STREET FUND

Projected Ending Fund Balance, June 30, 2014		\$ 728,680
Favorable variance, including rollover items		<u>3,200,429</u>
Beginning Fund Balance, July 1, 2014		\$ 3,929,109
2015-4 Amended Revenue as of Council Meeting 06/08/2015	5,583,367	
4th QTR Budget Amendment	<u>5,700</u>	
Amended Revenue as of Council Meeting 06/22/2015		5,589,067
2015-4 Amended Expenditures as of Council Meeting 06/08/2015	5,610,978	
4th QTR Budget Amendment	<u>291,820</u>	
Amended Expenditures as of Council Meeting 06/22/2015		<u>5,902,798</u>
Revenues over (under) Expenditures		<u>(313,731)</u>
Estimated Ending Fund Balance, June 30, 2015		<u>\$ 3,615,378</u>

Estimated Ending Fund Balance, June 30, 2015, as a % of budgeted expenditures :	61.2%
--	--------------

Estimated Ending Fund Balance, June 30, 2015		\$ 3,615,378
Revenues		
Adopted FY 2015-16 Revenues		5,167,755
Expenditures		
Adopted FY 2015-16 Expenditures		6,884,687
11 Mile Road Pathways (Town Center to Meadowbrook) Project - construction		116,000
11 Mile Road Pathways (Town Center to Meadowbrook) Project - engineering		18,000
Haggerty Road Lane Gap Project		33,000
Proposed Amendment - Contingency		180,455
Proposed Amendment - Contingency (Transfer to Major Street Fund)		<u>750,000</u>
Revenues over (under) Expenditures		<u>(2,814,387)</u>
Estimated Ending Fund Balance, June 30, 2016		<u>\$ 800,991</u>

Estimated Ending Fund Balance, June 30, 2016, as a % of budgeted expenditures :	10.0%
--	--------------

Reduction to Fund Balance	51.2%
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Soaring bid prices for road construction stretching government budgets thin

BY: Jonathan Carlson (mailto:jonathan.carlson@wxyz.com)

POSTED: 4:58 PM, Jul 15, 2015

UPDATED: 7:14 PM, Jul 15, 2015

SOUTHFIELD, Mich. (WXYZ) - As lawmakers in Lansing continue to tangle over road funding plans, those who actually plan and fix the roads, are struggling to stretch their dollars.

“Absolutely, we are seeing prices go up,” for road construction, says Tom Blust with the Road Commission for Oakland County.

Oakland County joins other counties, as well as MDOT, in reporting the bids for projects has left them at times with jaws dropped.

“Some of them, 20-25 percent higher,” than first estimated, Blust adds.

There is a reason he says, beyond simply an increase in material prices.

“There are just fewer contractors around, to do the projects.”

He adds, With the uncertain road funding future, they have been unable to expand their businesses.”

MDOT gave us an example.

Recent work on M-53 was expected to cost \$35 million, but was awarded at \$40 million.

Of course there isn't more money in the pot. So that means, “We can re-bid it or re-design it.”

Don't expect things to improve until lawmakers come up with a plan voters approve.

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Road construction costs rising in Macomb, Oakland counties



Construction equipment and orange barrels have been a mainstay on Van Dyke Avenue in Sterling Heights since a major construction project began this spring. SEAN DELANEY--FOR THE MACOMB DAILY

By [Frank DeFrank](#), The Macomb Daily

Posted: 07/14/15, 3:28 PM EDT | Updated: 5 days ago

[17 Comments](#)

While lawmakers in Lansing try to find more money for road repairs, those charged with planning the projects keep trying to stretch the money they do have.

Lately, that's become a significant challenge.

"(Road construction) prices have gone through the roof," said Robert Hoepfner, director of the Macomb County Department of Roads. "I can't understand why."

When the county road department prepares to launch a construction project, engineers prepare an estimate in advance of the bid process. With few exceptions, the bids that come in from construction firms are pretty close to what county employees estimated.



But recently, Hoepfner said, he and his staff were jolted when even the lowest bids offered were 20 percent or more higher than engineers' estimates.

Hoepfner cited two specific examples to illustrate his point: Bids for a project to rebuild Executive Drive, a road in an industrial subdivision in Harrison Township, came in 23 percent over estimates.

The second: Replacement of a small bridge over a canal on Archer Street, probably no more than 25 feet long, carried a price tag of about \$1.3 million, also nearly 25 percent over estimates.

Both projects will be re-bid, Hoepfner said, and in the case of the Archer Street construction, Harrison Township will feel part of the pinch. The local community contributes to the cost.

"It's going to create a hardship," Hoepfner said.

The rising cost of road building is not restricted to Macomb County. Craig Bryson, spokesman for the Road Commission of Oakland County, said his office, too, has seen at least a few bids come in about 20 percent higher than anticipated.

“We get the same companies (as Macomb County) bidding on the projects,” Bryson said.

Bryson speculated on a possible reason.

Fewer firms and no shortage of work has created a “seller’s market.”

“The industry contracted quite a bit during the great recession,” he said. “That’s kind of what we’re thinking,” Bryson said.

Yet another road-building entity, the Michigan Department of Transportation, also has seen higher-than-expected prices. The price tag for work on Van Dyke in Sterling Heights came in about \$5 million over the expected \$35 million estimate, said Diane Cross, MDOT spokeswoman.

“It looks as though we are seeing some higher prices in the bids versus the engineers’ estimates depending on the job and the amount of mobility required,” Cross said. “For jobs requiring a lot of movement through multiple locations or working around requirements for areas which must remain open or limited hours for work, those come in at much higher prices.”

“When bids come in higher than expected from multiple companies, we go back and look at specs of the bids and see what are the factors that might cause higher-than-expected costs,” Cross continued. “It is often tied to what we call ‘mobility.’”

Still, construction continues. Bryson said several projects are under way in Oakland County, and Hoepfner reported a similar situation in Macomb.

One major project, the widening of Metro Parkway between Groesbeck Highway and Gratiot Avenue, is set to begin in about two weeks. The cost of that work: \$8.3 million.

“We hope to have it open by November,” Hoepfner said.

Meanwhile, after a three-week break, the state House returned Tuesday to discuss how best to come up with funding to repair Michigan roads.

The House passed a road funding plan in June, but the state Senate OK’d a different plan about two weeks ago that included a gas tax hike of 15 cents per gallon.

The two bodies have yet to come up with a plan to reconcile the differences. Democrats proposed a \$530 million business tax hike as part of a road-repair plan announced Tuesday, while House Republicans huddled privately for the first time to consider a Senate-passed proposal that includes a 15-cents-a-gallon gasoline tax increase.

The House Democrats’ plan, which majority Republicans dismissed as a “non-starter,” would raise the corporate income tax from 6 percent to 9 percent, lower maximum truck weights and boost truck fees and fines. Democrats also said amending existing business incentive deals and re-regulating the electricity market would free up \$425 million for transportation.

Their \$1.2 billion plan does not include fuel tax hikes, which would be raised slightly or significantly under dueling plans approved in the past five weeks in the GOP-led Senate and House.

The House, which did not take action Tuesday, is back in session Wednesday.

The Associated Press contributed to this report.

11 Mile Road Pathways Project

BID
11 Mile Road Pathways Project

Bid of Anglin Civil hereinafter called Bidder, organized and existing under the laws of or a resident of the State of Michigan, doing business as *

Insert as applicable: "a corporation", "a partnership" or "an individual".

TO THE CITY OF NOVI, MICHIGAN, hereinafter called OWNER:

The undersigned as Bidder hereby declares: that this Bid is made in good faith without fraud or collusion with any person or persons bidding on the same Contract; that the Bidder has read and examined the Advertisement for Bids, Instructions to Bidders, Bid, General Conditions, Supplementary Conditions, Agreement, Forms of Bond, Specifications and Drawings, as prepared by the ENGINEER, and understands all of the same; that the Bidder of its representative has made personal investigation at the site and has become fully familiar with regard to the conditions to be met in the execution of this Contract, and the undersigned proposes to furnish all labor, materials, tools, power, transportation, and construction equipment necessary for the construction of the Project and performing related work in full accordance with the aforesaid Contract Documents, including any and all Addenda officially issued, their receipt of which is hereby acknowledged:

Addendum No.	Addendum Date
_____	_____
_____	_____
_____	_____

The Contract will be awarded to the lowest responsive, responsible Bidder based on the unit prices for all Work specified.

The bidder shall provide the SAME UNIT PRICE FOR ITEMS WHICH EXIST IN BOTH THE BASE BID AND IN BID ALTERNATE 1 on the Bid form, with the exception of the lump sum (LS) items and Crew Days. The bidder shall provide the estimated quantity of Crew Days required, in the appropriate fields. In the case of discrepancy the lowest unit price bid for the same item will be used to calculate the total bid.

The Bidder agrees to complete the Project for the following unit prices:

BASE BID

Item	Item Description	Unit	Quantity	Unit Price	Total Price
1	Mobilization (5% Max.)	LS	1	\$ 28750	\$ 28750
2	Maintaining Traffic	LS	1	\$ 13225	\$ 13225
3	Pre-Construction Audio-Visual	LS	1	\$ 3450	\$ 3450
4	Tree, Rem, 6 inch to 18 inch dia	Ea	4	\$ 862.50	\$ 3450
5	Pavt, Rem	Syd	50	\$ 17.25	\$ 862.50



CITY OF NOVI
 Rev 2/18/15

11 Mile Road Pathways Project

Item	Item Description	Unit	Quantity	Unit Price	Total Price
6	Sidewalk, Rem	Syd	368	\$ 11.50	\$ 4232
7	HMA Surface, Rem	Syd	257	\$ 11.50	\$2955.5
8	Curb and Gutter, Rem	Ft	238	\$ 13.80	\$ 3284.4
9	Sewer, Rem, Less than 24 inch	Ft	16	\$ 28.75	\$ 460
10	Pathway Grading	Ft	6550	\$ 5.75	\$ 37662.50
11	Subgrade Undercutting, Type II	Cyd	100	\$ 46.00	\$ 4600
12	Silt Fence	Ft	4,000	\$ 2.30	\$ 9200
13	Curb and Gutter Inlet Filter	Ea	20	\$ 115	\$ 2300
14	Aggregate Base, 21AA Limestone, 6 inch	Syd	6,370	\$ 10.35	\$ 65929.5
15	Aggregate Base, 21AA Limestone, 12 inch	Syd	65	\$ 18.40	\$ 1196
16	Approach, CI III, 6 inch	Syd	30	\$ 28.75	\$ 862.5
17	Culv End Sect, Conc, 12 inch	Ea	1	\$ 632.50	\$ 632.5
18	Sewer, CI E, 12 inch, Tr Det A	Ft	36	\$ 103.50	\$ 3726.00
19	Dr Structure, 48 inch dia	Ea	1	\$4887.5	\$ 4887.50
20	Dr Structure Cover, Type E	Ea	1	\$805	\$ 805
21	Dr Structure Cover, ADA Compliant	Ea	1	\$ 805	\$ 805
22	Dr Structure Cover, Adj, Case 1	Ea	9	\$ 517.5	\$ 4657.50
23	Dr Structure, Tap, 12 inch	Ea	2	\$ 747.5	\$ 1495
24	Sanitary Manhole Cover, Adj, Case 1	Ea	2	\$690	\$ 1380
25	Gate Well Cover, Adj, Case 1	Ea	6	\$ 517.5	\$ 3105
26	Gate Well Cover, Adj, Case 2	Ea	2	\$ 517.5	\$ 1035
27	Gate Box, Adj, Case 1	Ea	4	\$ 690	\$ 2760
28	HMA, 5E3	Ton	5	\$191.86	\$ 959.30
29	HMA, 3E3	Ton	7	\$ 191.86	\$ 1343.02
30	Tensar TX5 Geogrid	Syd	65	\$ 6.90	\$ 448.50
31	HMA,36A	Ton	282	\$95.4	\$ 26902.80
32	HMA, 3C	Ton	473	\$ 94.34	\$ 44622.82
33	HMA Approach	Ton	36	\$ 191.86	\$ 6909.96
34	Driveway, Nonreinf Conc, 6 inch	Syd	21	\$ 63.6	\$ 1335.60
35	Sidewalk, Conc, 4 inch	Sft	20,108	\$4.24	\$ 85257.92



11 Mile Road Pathways Project

Item	Item Description	Unit	Quantity	Unit Price	Total Price
36	Sidewalk, Conc, 6 inch	Sft	1,026	\$ 5.3	\$ 5437.80
37	Sidewalk Ramp, Conc, 6 inch	Sft	525	\$ 8.48	\$ 4452
38	Detectable Warning Surface	Ft	58	\$ 42.4	\$ 2459.20
39	Curb and Gutter, Conc, Det F4	Ft	142	\$ 37.1	\$ 5268.20
40	Sign, Type III, Rem	Ea	3	\$ 402.50	\$ 1207.5
41	Surface Restoration	LS	1	\$ 24150	\$ 24150
42	Hydrant, Adjust	Ea	2	\$ 2875	\$ 5750
43	Hydrant, Relocate, Case 1	Ea	1	\$ 5750	\$ 5750
44	Hydrant, Relocate, Case 2	Ea	2	\$ 9200	\$ 18400
49	Crew Days	Day	34	\$ 640.00	\$ 21760
TOTAL BASE BID:					\$ 470,120.02

BID ALTERNATE 1

Item	Item Description	Unit	Quantity	Unit Price	Total Price
45	Mobilization, Bid Alt 1 (Max 5%)	LS	1	\$ 6325	\$ 6325
46	Maintaining Traffic, Bid Alt 1	LS	1	\$ 4600	\$ 4600
47	Preconstruction Audio Visual, Bid Alt 1	LS	1	\$ 1725	\$ 1725
48	Surface Restoration, Bid Alt 1	LS	1	\$ 10350	\$ 10350
6	Sidewalk, Rem	Syd	516	\$ 11.5	\$ 5934
10	Pathway Grading	Ft	580	\$ 5.75	\$ 3335
11	Subgrade Undercutting, Type II	Cyd	10	\$ 46	\$ 460
12	Silt Fence	Ft	600	\$ 2.3	\$ 1380
13	Curb and Gutter Inlet Filter	Ea	1	\$ 115	\$ 115
14	Aggregate Base, 21AA Limestone, 6 inch	Syd	709	\$ 10.35	\$ 7338.15
31	HMA, 36A	Ton	56	\$ 95.4	\$ 5342.4
32	HMA, 3C	Ton	95	\$ 94.34	\$ 8962.3
49	Crew Days	Day	7	\$ 640.00	\$ 4480
BID ALTERNATE 1 TOTAL					\$ 60346.85



BID SUMMARY

BASE BID	\$ 470,120.02
BID ALTERNATE 1	\$ 60,346.85
TOTAL BID	\$ 530,466.87

If the foregoing Bid shall be accepted by the OWNER, the undersigned agrees to enter into the attached form of Agreement within ten (10) days after receiving notice of such acceptance, will furnish the OWNER satisfactory bonds and certificates of insurance coverage, and will complete the Project, at the price and within the time stated in this Bid.

The undersigned further agrees that if the foregoing Bid shall be accepted, work will commence immediately after the Contract has been awarded, the Agreement executed, and a Notice to Proceed received.

Substantial Completion shall be within 45 Calendar Days of Notice To Proceed.
Final Completion shall be within 60 Calendar Days of Notice To Proceed.

The undersigned attaches hereto its Bid security, as required by the Advertisement for Bids and Instructions to Bidders. The undersigned agrees that in case it shall fail to fulfill its obligations under the foregoing Bid, and/or shall fail to furnish bonds, as specified, the OWNER may, at its option determine that the undersigned has abandoned its rights and interests in such Contract and that its Bid security accompanying its Bid; has been forfeited to the said OWNER, but otherwise the Bid security shall be returned to the undersigned upon the execution of the Contract and the acceptance of the bonds.

The undersigned also agrees that for each and every calendar day that he may be in default of any of the completion dates listed above, the OWNER will suffer a damage of Six Hundred Dollars (\$600.00) per day, and said OWNER shall be compensated therefore at the rate as liquidated damages in accordance with the Agreement.



11 Mile Road Pathways Project

In submitting this Bid, it is understood that the right is reserved by the OWNER to accept any bid, to reject any or all Bids, and to waive irregularities in bidding in the interest of the OWNER.

SUBMITTED on 7/15/2015

13000 Newburgh Date*
Street*

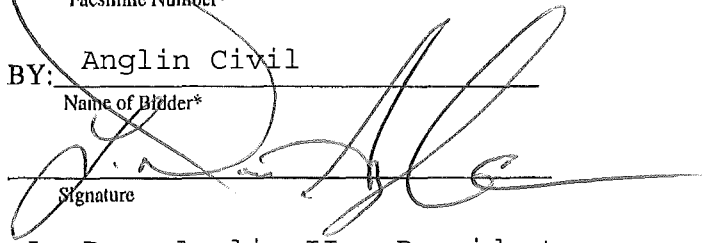
Livonia, MI 48150

City, State, ZIP*
734.464.2600

Telephone Number*
888.642.2030

Facsimile Number*

BY: Anglin Civil
Name of Bidder*



Signature

L. Doug Anglin II - President

Name and Title of Signatory*

*Typed or printed in ink.



BIDDER'S QUALIFICATION AND EXPERIENCE STATEMENT

The OWNER will require supporting evidence regarding Bidder's Qualifications and competency. The Bidder will be required to furnish all of the applicable information listed below, which must be submitted with the sealed Bid at the time of Bid Opening. The Qualifications and Experience Statement must be typewritten and signed in ink.

A fill-in-the blank version of this form is available for your convenience on the City of Novi's website (www.cityofnovi.org) under Forms & Permits/Engineering.

QUALIFICATIONS AND EXPERIENCE STATEMENT

The undersigned certifies under oath that the information provided herein is true and sufficiently complete so as not to be misleading.

Submitted to: City of Novi

Address: _____

Submitted by: Anglin Civil, LLC

Name: Doug Anglin II

Address: 13000 Newburgh

City, State, ZIP Livonia, MI 48150

Telephone Number: 248.397.4200

Fax Number: 888.642.2030

Principal Office: 13000 Newburgh

Corporation:

Joint Venture: _____

Partnership: _____

Other: _____

Individual: _____

Name of Project: ~~Neighborhood Connector No. 1~~ 11 mile Pathways

Type of Work (file separate form for each classification of work):

General: _____

Plumbing: _____

HVAC: _____

Electrical: _____

Other: Site Work

(Please Specify)

[Engineer to modify list of applicable trades experience, tailored to requirements of the project.]



Organization

How many years has your organization been in business as a CONTRACTOR?

30

How many years has your organization been in business under its present business name?

8

Under what other business names has your organization operated?

Anglin Civil Constructors

If your organization is a corporation, answer the following:

Date of Incorporation: 2/2008

State of Incorporation: MI

President's Name: Doug Anglin

Vice President's Name: _____

Secretary's Name: _____

Treasurer's Name: _____

If your organization is a partnership, answer the following:

Date of Organization: _____

Type of Partnership: _____

Names of General Partners: _____

If your organization is individually owned, answer the following:

Date of Organization: _____

Name of OWNER: _____

If the form of your organization is other than those listed above, describe it and name the principals:



Licensing

List jurisdictional and trade categories in which your organization is legally qualified to do business, and indicate registration or license numbers, if applicable:

MDOT EA rating

List jurisdiction in which your organization's partnership or trade name is filed:

Experience

List the categories of work that your organization normally performs with its own forces:

Sitework & Underground Utilities

On a separate sheet, list major construction projects your organization has in progress. List the name of project, owner, architect/engineer, contract amount, percent complete, and scheduled completion date.

On a separate sheet, list the major construction projects your organization has completed in the past five (5) years. List the name of the project, owner, architect/engineer, contract amount, date of completion, and percentage of the cost of the work performed with your own forces.

On a separate sheet, list the construction experience and present commitments of the key individuals of your organization who would be employed in the Work.

Claims and Suits

If the answer to any of the questions below is yes, please attach details.

Has your organizations ever failed to complete any work awarded to it? NO

Are there any judgments, claims, arbitration proceedings or suits pending or outstanding against your organization or officers? NO



Has the City of Novi filed a claim on any contract within the prior three years which asserted that your organization:

1) failed to perform as required by the contract?

YES NO

2) completed contracted work in an untimely manner causing delays and interference;

YES NO

3) lacked financial resources and the ability to satisfactorily perform the contract or provide the services or supplies;

YES NO

4) exhibited poor quality of performance or completed work under the contract;

YES NO

5) failed to comply with laws and ordinances relating to the contract performance;

YES NO

6) defaulted on its quotations or prices;

YES NO

References

Entity	Contact Name	Phone
<i>Trade References</i>		
1. Michigan Caterpillar	Whirley, Steve	2484.349.4800
2. Corrigan Oil	Faust, Nic	(313) 299-6232
3.		
<i>Bank References</i>		
1. Hantz Bank	Lowman, Matt	(248) 304-3500
2.		
3.		
<i>Surety</i>		
Zervos Agency, RLI	Zervos, Angelo	(248) 355-4406



Name of Bonding Company: RLI

Name of Bonding Agent: Zervos Group

Address of Bonding Agent: 24724 Farmbrook Rd, Southfield, MI 48034

SUBMITTED on _____
Date*

BY: _____
Name of Bidder*

Signature

Name and Title of Signatory*

*Typed or printed in ink.

_____ being duly sworn deposes and says that the information provided herein is true and sufficiently complete so as not to be misleading.

Subscribed and sworn before me this _____ day of _____ 20__.

Notary Public: _____

My Commission Expires: _____

IF THIS INFORMATION IS NOT SUBMITTED WITH THE SEALED BID AT THE TIME OF BID, THE BID WILL BE CONSIDERED INCOMPLETE.

