

**CITY OF NOVI CITY COUNCIL  
MAY 4, 2026**

**SUBJECT:** Consideration of approval to award a construction contract to CSM Mechanical for the Bellagio Sanitary Lift Station Improvements project for \$309,258.

**SUBMITTING DEPARTMENT:** Department of Public Works, Engineering Division

**KEY HIGHLIGHTS:**

- The Bellagio Sanitary Lift Station needs capacity upgrades.
- The project includes upsizing pump station components to meet current and future demands.
- Construction is expected to start this spring contingent on equipment lead times

**FINANCIAL IMPACT**

	<b>FY 2025/26</b>
<b>EXPENDITURE REQUIRED</b>	<b>\$ 309,258.00 Construction Contract</b> <b>\$ 53,274.92 Engineering Services</b> <b>\$362,532.92 Total</b>
<b>BUDGET</b>	
<b>Water &amp; Sewer Fund 592-536.00-976.220</b>	<b>\$ 856,753.00</b>
<b>APPROPRIATION REQUIRED</b>	<b>\$ 0</b>
<b>FUND BALANCE IMPACT</b>	<b>\$ 0</b>
<b>Budget includes current estimated total project costs for construction (construction engineering, crew days, contingency, etc.), which is \$398K.</b>	

**BACKGROUND INFORMATION:**

The Bellagio Sanitary Lift Station was identified in the 2023 Sanitary Master Plan for capacity upgrades based on expected growth. The existing design peak flow is 67% of the pump station's firm capacity (capacity met during peak demand when the largest pumping unit is out of service), and current development will result in flows

reaching 100% of the firm capacity. This project will include upsizing select pump station components to meet current and future demands.

City engineering consultant, OHM Advisors, assisted City staff with design of the Bellagio Sanitary Lift Station Improvements project. The project was advertised for public bids on March 26, 2026. Nine (9) bids were received and opened on April 22, 2026, following the solicitation period. CSM Mechanical, LLC, is recommended in the best interest of the City as it is responsive and complies with all the requirements of the bidding instructions. The award recommendation letter, including the bid tabulation, is attached.

<b>Contractor</b>	<b>Total Bid*</b>
CSM Mechanical, LLC	\$341,658.00
Lawrence M. Clark	\$460,000.00
Sorenson Gross Company, LLC	\$460,143.00
JK of Michigan	\$556,400.00
V.I.L. Construction, Inc.	\$556,900.00

**\*Crew Days are included to compare bids but not included in the award. See bid tabulation for all bids received.**

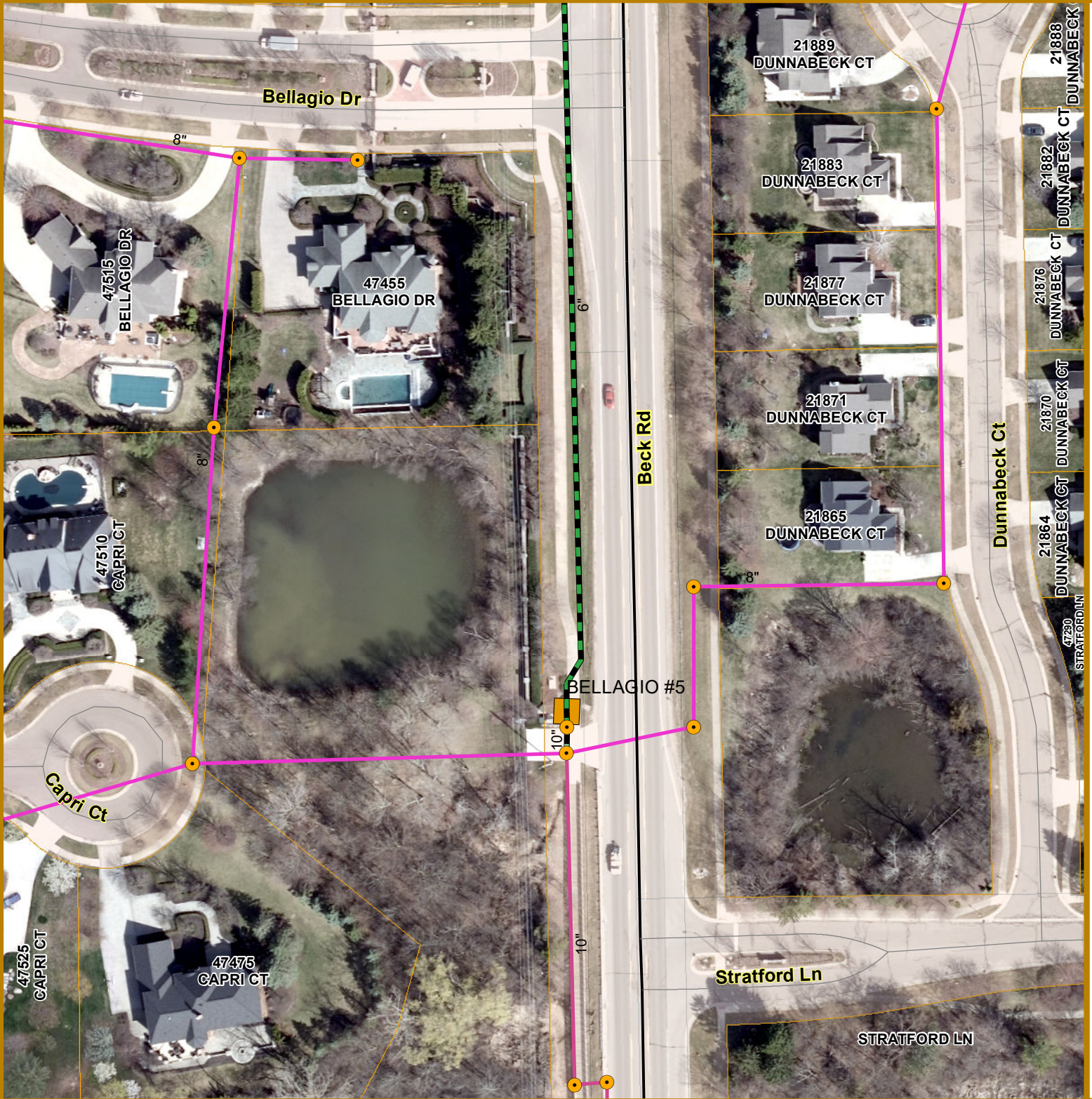
The contract administration services related to this project will be awarded to the following pre-qualified firm using the fee percentages in the Agreements for Professional Engineering Services for Public Projects.

OHM	Contract Administration	6.75% of the construction award	\$20,874.92
	Crew Days	\$800 daily inspection fee x 40.5 days	\$32,400.00
<b>TOTAL</b>			<b>\$53,274.92</b>

Construction is expected to start this spring and will take 6-7 months to complete.

**RECOMMENDED ACTION:** Approval to award a construction contract to CSM Mechanical for the Bellagio Sanitary Lift Station Improvements project for \$309,258.

# Bellagio Sanitary Lift Station Location Map



Map Author: Runkel  
Date: 8-27-24  
Version #: 1.0

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

**Legend**

- Sanitary Manhole
- Sanitary Lift Station
- 6"
- 10"
- Gravity Main 8"
- Gravity Main 10"



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





ARCHITECTS. ENGINEERS. PLANNERS.

April 24, 2026

City of Novi  
Department of Public Works  
26300 Lee BeGole Drive  
Novi, MI 48375

Attention: Mr. Ben Croy, P.E., City Engineer

**Regarding: Recommendation of Award – Bellagio Lift Station Improvements**

On April 22<sup>nd</sup>, 2026, at 10:00 am, a total of nine bids were received for the above referenced project. The list of the three (3) lowest bidders and their total bid amounts are included in the table below. We have calculated the bid amounts of all work items from the bidders in the attached bid tabulation.

Contractor	Total Bid
CSM Mechanical, LLC	\$341,928.00
Lawrence M. Clarke, Inc.	\$460,000.00
Sorensen Gross Company, LLC	\$460,143.00

The project scope consists of improvements to the existing sanitary lift station, including submersible pump replacement, valves, piping, electrical equipment, conduit and wiring, bypass pumping, and miscellaneous site restoration improvements. The work to be completed under this Contract includes the furnishing of all materials, equipment, and labor necessary to complete the proposed work, in accordance with the contract documents.

CSM Mechanical, LLC, located in Milford, Michigan, is the low bidder on this project. They have experience in similar projects for municipalities and agencies throughout the area. They have previously performed work for the City of Novi, including the Garfield Lift Station project. Based on our previous experience, and their qualifications, we recommend award of the Bellagio Lift Station Improvements project to CSM Mechanical, LLC in the estimated award amount of \$309,528.00. The amount entered in the bid for Crew Days (\$32,400) is not included in the recommended award amount as these are not part of payments made to the Contractor, but these amounts are included in the total for evaluating the bids.

If you have any questions or require additional information, please feel free to contact this office.

Sincerely,  
**OHM Advisors**

Timothy J. Juidici, P.E.  
Principal

Encl: Bid Tabulation

cc: Rebecca Runkel  
Carey Bond, OHM

**OHM Advisors®**

2365 PONTIAC RD, SUITE 201  
AUBURN HILLS, MICHIGAN 48326

T 248.751.3100  
F 248.287.4201

OHM-Advisors.com

Tabulation for Bids Received on 4/22/2026  
 Bellagio Pump Station Rehabilitation  
 City of Novi, Oakland County, State of Michigan  
 OHM Job No.: 0163-24-0070

CSM Mechanical, LLC  
 1235 Holden Avenue  
 Milford, MI 48381  
 Phone: (248) 302-2078

Lawrence M. Clarke, Inc.  
 50850 Bemis Road  
 Belleville, MI 48111  
 Phone: (734) 481-1565

Sorensen Gross Company, LLC  
 111 E Court St, Suite 1-S  
 Flint, MI 48502  
 Phone: (810) 767-4821

VIL Construction, Inc.  
 6670 Sims Drive  
 Sterling Heights, MI 48313  
 Phone: (586) 979-6020

JK of Michigan  
 3201 West Michigan Ave  
 Jackson, MI 49202  
 Phone: (517) 740-9887

Z Contractors, Inc.  
 50500 Design Lane  
 Shelby Township, MI 48315  
 Phone: (586) 625-8899

Major Contracting Group Inc.  
 12222 Greenfield Road  
 Detroit, MI 48227  
 Phone: (313) 532-3212

L. D'Agostini & Sons, Inc.  
 15801 23 Mile Road  
 Macomb Township, MI 48042  
 Phone: (586) 781-5800

LGC Global, Inc.  
 7310 Woodward Ave, Suite 500  
 Detroit, MI 48202  
 Phone: (313) 215-1669

Item No.	Description	Estimated		Unit		Unit		Unit		Unit		Unit		Unit		Unit		Unit			
		Quantity	Price	Amount	Price	Amount	Price	Amount	Price	Amount	Price	Amount	Price	Amount	Price	Amount	Price	Amount			
1)	Mobilization, Max. 5%	1	LS	\$17,083.00	\$17,083.00	\$10,000.00	\$10,000.00	\$22,189.00	\$22,189.00	\$26,000.00	\$26,000.00	\$20,000.00	\$20,000.00	\$27,000.00	\$27,000.00	\$30,000.00	\$30,000.00	\$55,000.00	\$55,000.00	\$54,531.39	\$54,531.39
2)	Audio Video Recording	1	LS	\$2,175.00	\$2,175.00	\$10,000.00	\$10,000.00	\$2,448.00	\$2,448.00	\$2,500.00	\$2,500.00	\$3,000.00	\$3,000.00	\$845.00	\$845.00	\$1,250.00	\$1,250.00	\$1,250.00	\$1,250.00	\$4,515.00	\$4,515.00
3)	Soil Erosion and Sedimentation Control	1	LS	\$5,500.00	\$5,500.00	\$5,000.00	\$5,000.00	\$4,117.00	\$4,117.00	\$6,500.00	\$6,500.00	\$5,400.00	\$5,400.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$3,000.00	\$3,000.00	\$25,131.09	\$25,131.09
4)	Traffic Maintenance and Control	1	LS	\$4,524.00	\$4,524.00 <sup>1</sup>	\$15,000.00	\$15,000.00	\$8,966.00	\$8,966.00	\$5,500.00	\$5,500.00	\$5,000.00	\$5,000.00	\$15,000.00	\$15,000.00	\$16,000.00	\$16,000.00	\$5,000.00	\$5,000.00	\$64,163.57	\$64,163.57
5)	Sanitary Pump Station	1	LS	\$246,203.00	\$246,203.00	\$375,000.00	\$375,000.00	\$354,504.00	\$354,504.00	\$432,000.00	\$432,000.00	\$475,000.00	\$475,000.00	\$421,100.00	\$421,100.00	\$468,000.00	\$468,000.00	\$490,000.00	\$490,000.00	\$622,341.93	\$622,341.93
6)	Crew Days	\$800.00	Per Day	40.5	\$32,400.00	25	\$20,000.00	30	\$24,000.00	20	\$16,000.00	28	\$22,400.00	22	\$17,600.00	50	\$40,000.00	30	\$24,000.00	84	\$67,200.00
7)	Sewage Bypass Equipment Install/Removal	1	LS	\$9,480.00	\$9,480.00	\$5,000.00	\$5,000.00	\$29,155.00	\$29,155.00	\$25,900.00	\$25,900.00	\$12,600.00	\$12,600.00	\$42,000.00	\$42,000.00	\$10,000.00	\$10,000.00	\$15,000.00	\$15,000.00	\$15,732.67	\$15,732.67
8)	Sewage Bypass Equipment Rental/Operation	4	Weeks	\$6,140.75	\$24,563.00	\$5,000.00	\$20,000.00	\$3,691.00	\$14,764.00	\$10,625.00	\$42,500.00	\$13,000.00	\$52,000.00 <sup>1</sup>	\$8,000.00	\$32,000.00	\$8,000.00	\$32,000.00	\$6,500.00	\$26,000.00	\$11,046.10	\$44,184.40
<b>TOTAL BID AMOUNT</b>				<b>\$341,928.00</b> <sup>2</sup>		<b>\$460,000.00</b>		<b>\$460,143.00</b>		<b>\$556,900.00</b>		<b>\$595,400.00</b> <sup>2</sup>		<b>\$560,545.00</b>		<b>\$602,250.00</b>		<b>\$619,250.00</b>		<b>\$897,800.05</b>	

CORRECTIONS

<sup>1</sup> Contractors Multiplication Error Corrected

<sup>2</sup> Total Adjusted due to Mathematical Complications

**BID**  
for  
**Bellagio Pump Station Rehabilitation**

Bid of CSM Mechanical, LLC hereinafter called Bidder, organized and existing under the laws of or a resident of the State of Michigan, doing business as an individual, LLC \*.

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
<u>ADDENDUM No. 1</u>	<u>04.10.26</u>

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

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

Item No.	Item Description	Qty	Unit	Unit Price	Total Price
1.	Mobilization, Max. 5%	1	LS	\$ 17,083.00	\$ 17,083.00
2.	Audio Video Recording	1	LS	\$ 2,175.00	\$ 2,175.00
3.	Soil Erosion and Sedimentation Control	1	LS	\$ 5,500.00	\$ 5,500.00
4.	Traffic Maintenance and Control	1	LS	\$ 4,254.00	\$ 4,254.00
5	Sanitary Pump Station	1	LS	\$ 246,203.00	\$ 246,203.00
6.	Crew Days	40.5	CDay	\$800	\$ 32,400.00



7.1	Sewage Bypass Equipment Install/Removal	1	LS	\$ 9,480.00	\$ 9,480.00
7.2	Sewage Bypass Equipment Rental/Operation	4	Weeks	\$	\$ 24,563.00
<b>TOTAL BASE BID PRICE (1-7.2):</b>				\$	\$ 341,658.00

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. **The undersigned shall complete the Work to Substantial Completion within 180 calendar days, and to Final Completion, including restoration and all punch list items, within 210 calendar days.**

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 Substantial Completion of the Work, within the time specified in this Bid, the OWNER will suffer a damage of SIX HUNDRED DOLLARS (\$600) per day, and said OWNER shall be compensated therefore at the rate as liquidated damages in accordance with the Agreement.



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 4-22-26  
Date\*

BY: CSM Mechanical  
Name of Bidder\*

1235 Holden Ave.  
Street\*

*Craig S. Mortz*  
Signature

Milford MI 48381  
City, State, ZIP\*

Craig S. Mortz Member  
Name and Title of Signatory\*

248-302-2078  
Telephone Number\*

\_\_\_\_\_  
Facsimile Number\*

\*Typed or printed in ink.

