



**CITY OF NOVI CITY COUNCIL  
NOVEMBER 12, 2024**

**SUBJECT:** Consideration of approval to award the DPW Salt Dome Reconstruction contract to Brenca Contractors, Inc., the low bidder, in the amount of \$1,283,556.

**SUBMITTING DEPARTMENT:** Department of Public Works, Engineering & Field Operations

**KEY HIGHLIGHTS:**

- Replacing existing dome that is approximately 40 years old.
- Adding a pit and stainless-steel conveyor system to fully utilized material storage.
- Construction would start this spring.

**FINANCIAL IMPACT**

<b>FY 2024/25</b>	
<b>EXPENDITURE REQUIRED</b>	<b>\$ 1,283,556.55</b>
<b>BUDGET</b>	
General Fund	<b>\$ 421,048.00</b>
Major Road Fund	<b>\$ 421,048.00</b>
Drain Fund	<b>\$ 842,096.00</b>
	<b>\$ 1,687,457.00 TOTAL</b>
<b>APPROPRIATION REQUIRED</b>	<b>\$ 0</b>
<b>FUND BALANCE IMPACT</b>	<b>\$ 0</b>
Budget includes current estimated total project costs for construction (construction engineering, crew days, material testing, contingency, etc.).	

**BACKGROUND INFORMATION:**

The existing salt dome at the Department of Public Works was built in the 1980s and has reached the end of its service life. The corrosive conditions have deteriorated the existing concrete base walls and structural elements (metal fasteners, shingles, wood) of the canopy. Given the age and condition of the structure, it was recommended a

new 82' diameter dome, mounted to a 10-foot high wall, be installed. Staff also recommended adding a pit and stainless-steel conveyor system to the salt storage site. A conveyor system reduces the chance of the structure being hit or damaged as the delivered salt is dumped in a pit and carried into the dome by a conveyor instead of having trucks or loaders enter the dome to dump the salt. Additionally, a conveyor allows a dome design to be fully utilized to store material; therefore, limiting the number of deliveries by suppliers. A pit conveyor system installed on an 82-foot diameter dome footprint with 10-foot walls would nearly triple the amount of material stored in the existing 82' diameter dome with 4-foot walls.

The project was advertised for public bids on September 24, 2024. Three (3) bids were received and opened on October 22, 2024, following the solicitation period. Brencal Contractors, Inc. 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>
Brencal Contractors, Inc.	\$1,283,556.55
The Summit Company, Inc.	\$1,307,642.69
Marcus Construction Co., Inc.	\$1,540,026.89

**\*Crew Days are not included with these bids due to the inspection nature of the project.**

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

AECOM	Contract Administration	5.50% of the construction award	\$70,595.61
	Inspection Time	\$800 daily inspection fee x 25 days	\$20,000.00
G2	Material testing services	1.9% of the construction award	\$24,387.57

Construction is expected to begin in early spring of 2025.

**RECOMMENDED ACTION:** Approval to award the DPW Salt Dome Reconstruction contract to Brencal Contractors, Inc., the low bidder, in the amount of \$1,283,556.55.

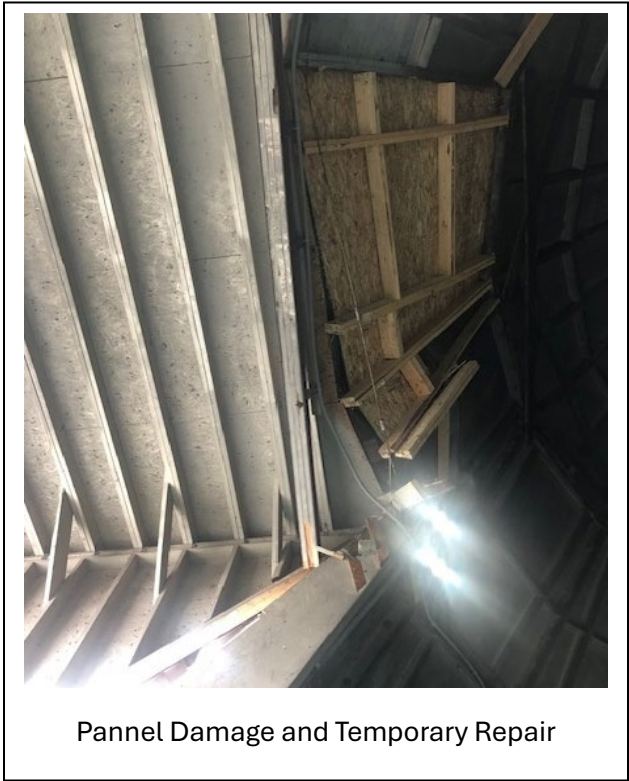
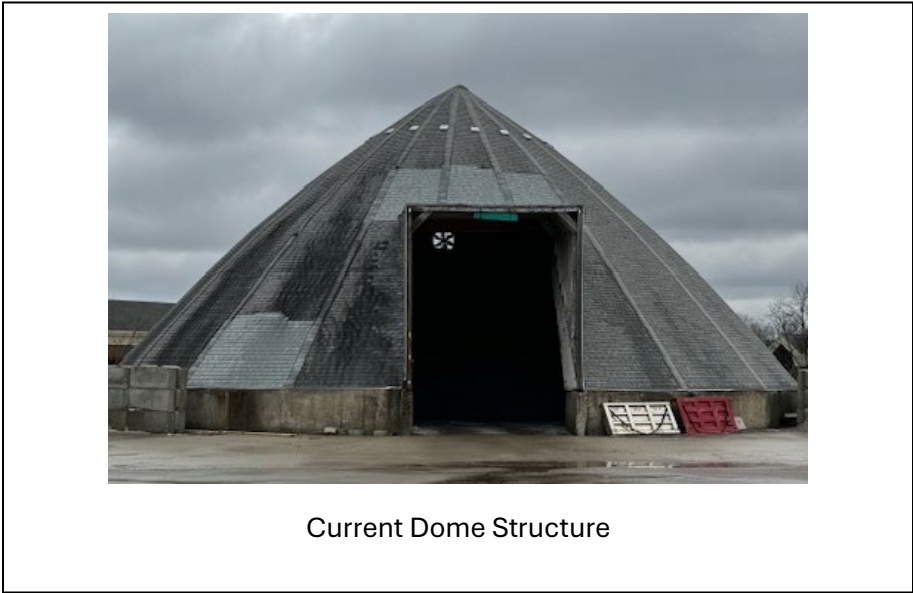


New Salt and Aggregate Bins

New Salt Conveyor & Hopper System

Remove/Replace 82' diameter Salt Dome

Department Of Public Works Existing Salt Storage Dome





Entryway Separation



Entryway Damage



October 29, 2024  
Mr. Ben Croy, PE  
City of Novi  
Engineering Department  
26300 Lee BeGole Drive  
Novi, MI 48375

Reference: Bid Analysis and Contract Award Recommendation  
Salt Dome Reconstruction  
AECOM Project Number 60728767

Dear Mr. Croy:

Attached is the Bid Tabulation for the above referenced project. Three bids were received and opened on October 22<sup>nd</sup>, 2024. Competition appears to have been good – the low bidder is far less expensive than the cost that was proposed to the City earlier this summer. Mathematical errors were noted in each of the bidders. The errors on the low bidder were clarified and they ultimately did not impact the order of the bidders. The error in the low bidder was an error in the multiplication of items as well as summation of the project total. The error in the middle bidder was in the multiplication of unit prices to total costs. The error in the highest bidder was in a summation of all items, not an individual multiplication error between a quantity and a unit price of an item.

The low bid is lower than the Engineer's Estimate for the Project.

Brenca Contractors, the low bidder for the project, has not previously performed work in the City of Novi, but references were called and we heard only positive reviews. The bonding company listed in the Statement of Qualifications has an AM Best rating that exceeds the minimum requirements.

We recommend award of contract for the contract work to Brenca Contractors for \$1,283,556.55. The amount bid for Inspection (Crew Days) is not included in the award amount.

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: Mark Koskinen, AECOM

**City of Novi**  
**Salt Dome Reconstruction**  
**Tabulation of Bids**  
**Bid Opening: 10/22/2024**

Item No.	Item Description	Unit	Total Bid Quantity	Engineers Estimate		Brencl Contractors, Inc.		The Summit Company, Inc		Marcus Construction Company, Inc.	
				Unit Price	Total Bid Cost	Unit Price	Total Bid Cost	Unit Price	Total Bid Cost	Unit Price	Total Bid Cost
1	Mobilization (10%)	LSUM	1	\$146,654.13	\$146,654.13	\$ 127,000.00	\$ 127,000.00	\$ 130,000.00	\$ 130,000.00	\$ 25,000.00	\$ 25,000.00
2	Pre-Construction Audio Visual	LSUM	1	\$ 2,000.00	\$2,000.00	\$ 2,810.83	\$ 2,810.83	\$ 4,000.00	\$ 4,000.00	\$ 1,170.40	\$ 1,170.40
3	Erosion Control, Silt Fence	Ft	200	\$ 4.00	\$800.00	\$ 3.37	\$ 674.00	\$ 4.00	\$ 800.00	\$ 30.00	\$ 6,000.00
4	Erosion Control, Inlet Protection, Fabric Drop	Ea	4	\$ 200.00	\$800.00	\$ 224.87	\$ 899.48	\$ 200.00	\$ 800.00	\$ 500.00	\$ 2,000.00
5	Pavt, Rem, Modified	Syd	388	\$ 18.00	\$6,984.00	\$ 37.93	\$ 14,716.84	\$ 180.00	\$ 69,840.00	\$ 20.62	\$ 8,000.56
6	HMA Surface, Rem, Modified	Syd	341	\$ 18.00	\$6,138.00	\$ 26.23	\$ 8,944.43	\$ 40.00	\$ 13,640.00	\$ 46.92	\$ 15,999.72
7	Curb and Gutter, Rem, Modified	Ft	89	\$ 25.00	\$2,225.00	\$ 13.20	\$ 1,174.80	\$ 54.83	\$ 4,879.87	\$ 113.49	\$ 10,100.61
8	Conc Pavt with Integral Curb, Nonreinf, 12 inch	Syd	731	\$ 75.00	\$54,825.00	\$ 117.62	\$ 85,980.22	\$ 134.34	\$ 98,202.54	\$ 122.00	\$ 89,182.00
9	Aggregate Base, 21AA Limestone, 8 inch	Syd	738	\$ 16.00	\$11,808.00	\$ 19.15	\$ 14,132.70	\$ 31.06	\$ 22,922.28	\$ 87.00	\$ 64,206.00
10	Concrete Spillway	Ft	10	\$ 100.00	\$1,000.00	\$ 53.97	\$ 539.70	\$ 165.00	\$ 1,650.00	\$ 110.00	\$ 1,100.00
11	Riprap, Plain	Syd	8	\$ 200.00	\$1,600.00	\$ 80.95	\$ 647.60	\$ 50.00	\$ 400.00	\$ 165.50	\$ 1,324.00
12	Pipe Bollard	Ea	2	\$ 1,500.00	\$3,000.00	\$ 1,011.90	\$ 2,023.80	\$ 1,000.00	\$ 2,000.00	\$ 1,012.00	\$ 2,024.00
13	Salt Dome, Rem	LSUM	1	\$ 120,000.00	\$120,000.00	\$ 46,708.17	\$ 46,708.17	\$ 35,000.00	\$ 35,000.00	\$ 42,400.00	\$ 42,400.00
14	Salt Dome, 82' Diameter w/ 10' Wall	LSUM	1	\$ 860,000.00	\$860,000.00	\$ 529,094.44	\$ 529,094.44	\$ 565,000.00	\$ 565,000.00	\$ 847,180.00	\$ 847,180.00
15	Conveyor System Furnish and Install	LSUM	1	\$ 165,000.00	\$165,000.00	\$ 239,595.38	\$ 239,595.38	\$ 205,030.00	\$ 205,030.00	\$ 165,000.00	\$ 165,000.00
16	Conduit, Schedule 80 PVC, 2 inch	Ft	300	\$ 11.00	\$3,300.00	\$ 51.82	\$ 15,546.00	\$ 40.00	\$ 12,000.00	\$ 17.51	\$ 5,253.00
17	Conduit, RGS, 1-1/4 inch	Ft	100	\$ 24.00	\$2,400.00	\$ 26.98	\$ 2,698.00	\$ 94.25	\$ 9,425.00	\$ 96.45	\$ 9,645.00
18	DB Cable, in Conduit, 600V, 1/C#3	Ft	2,025	\$ 4.00	\$8,100.00	\$ 4.83	\$ 9,780.75	\$ 7,500.00	\$ 8,250.00	\$ 10.40	\$ 21,060.00
19	Cable, Equipment Grounding Wire, 1/C#8	Ft	675	\$ 1.75	\$1,181.25	\$ 3.13	\$ 2,112.75	\$ 8,569.00	\$ 9,425.90	\$ 10.50	\$ 7,087.50
20	Combination Starter/Non-Fusible Disconnect Switch	Ea	1	\$ 11,500.00	\$11,500.00	\$ 6,790.97	\$ 6,790.97	\$ 200.00	\$ 200.00	\$ 5,750.00	\$ 5,750.00
21	Fusible Disconnect Switch	Ea	1	\$ 4,000.00	\$4,000.00	\$ 5,216.91	\$ 5,216.91	\$ 2,000.00	\$ 2,000.00	\$ 4,000.00	\$ 4,000.00
22	Conc, Grade 3500	Cyd	152	\$ 600.00	\$91,200.00	\$ 440.83	\$ 67,006.16	\$ 7,600.00	\$ 7,600.00	\$ 612.00	\$ 93,024.00
23	Reinforcement, Steel, Epoxy Coated	Lb	14,718	\$ 2.50	\$36,795.00	\$ 1.47	\$ 21,635.46	\$ 2.17	\$ 31,938.06	\$ 1.80	\$ 26,492.40
24	Excavation, Fdn	Cyd	950	\$ 30.00	\$28,500.00	\$ 26.25	\$ 24,937.50	\$ 31.58	\$ 30,001.00	\$ 39.90	\$ 37,905.00
25	Backfill, Structure, CIP	Cyd	378	\$ 45.00	\$17,010.00	\$ 50.94	\$ 19,255.32	\$ 39.68	\$ 14,999.04	\$ 60.90	\$ 23,020.20
26	Embankment Structure, CIP	Cyd	475	\$ 45.00	\$21,375.00	\$ 54.24	\$ 25,764.00	\$ 475.00	\$ 15,000.00	\$ 33.90	\$ 16,102.50
27	Maintaining Traffic	LSUM	1	\$ 2,000.00	\$2,000.00	\$ 2,248.67	\$ 2,248.67	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
28	Surface Restoration	LSUM	1	\$ 5,000.00	\$5,000.00	\$ 5,621.67	\$ 5,621.67	\$ 7,639.00	\$ 7,639.00	\$ 5,000.00	\$ 5,000.00
	<b>Total Construction Cost</b>				<b>\$1,615,195.38</b>		<b>\$1,283,556.55</b>		<b>\$1,307,642.69</b>		<b>\$1,540,026.89</b>

indicates corrected entry

indicates bid unit price was rounded to the nearest penny

Unsure of proper unit price or total price

**BID**  
**For**  
**Salt Dome Reconstruction**

Bid of Brenca Contractors, Inc. hereinafter called Bidder,  
 organized and existing under the laws of or a resident of the State of Michigan, doing business as  
a Corporation \*

\*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 or its representative has made personal investigation at the sites of the work 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>1</u>	<u>10-7-24</u>
<u>2</u>	<u>10-11-24</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:

Bid					
Item No.	Item Description	Unit	Quantity	Unit Price	Total Price
1	Mobilization (10% Max.)	LSUM	1	\$ 127,000.00	\$ 127,000.00
2	Pre-Construction Audio Visual	LSUM	1	\$ 2810.83	\$ 2810.83
3	Erosion Control, Silt Fence	Ft	200	\$ 3.37	\$ 674.60
4	Erosion Control, Inlet Protection, Fabric Drop	Ea	4	\$ 224.87	\$ 899.47
5	Pavt, Rem, Modified	Syd	388	\$ 37.93	\$ 14,716.40
6	HMA Surface, Rem, Modified	Syd	341	\$ 26.23	\$ 8,944.07



CITY OF NOVI



Bid					
Item No.	Item Description	Unit	Quantity	Unit Price	Total Price
7	Curb and Gutter, Rem, Modified	Ft	89	\$ 13.20	\$ 1,174.93
8	Conc Pavt with Integral Curb, Nonreinf, 12 inch	Syd	731	\$ 117.62	\$ 85,982.45
9	Aggregate Base, 21AA Limestone, 8 inch	Syd	738	\$ 19.15	\$ 14,130.51
10	Concrete Spillway	Ft	10	\$ 53.97	\$ 539.68
11	Riprap, Plain	Syd	8	\$ 80.95	\$ 647.62
12	Pipe Bollard	Ea	2	\$ 1,011.90	\$ 2,023.80
13	Salt Dome, Rem	LSUM	1	\$ 46,708.17	\$ 46,708.17
14	Salt Dome, 82' Diameter w/ 10' Wall	LSUM	1	\$ 581,936.06	\$ 581,936.06
15	Conveyor System Furnish and Install	LSUM	1	\$ 239,595.38	\$ 239,595.38
16	Conduit, Schedule 80 PVC, 2 inch	Ft	300	\$ 51.82	\$ 15,547.28
17	Conduit, RGS, 1-1/4 inch	Ft	100	\$ 26.98	\$ 2,698.40
18	DB Cable, in Conduit, 600V, 1/C#3	Ft	2,025	\$ 4.83	\$ 9,790.13
19	Cable, Equipment Grounding Wire, 1/C#8	Ft	675	\$ 3.13	\$ 2,109.81
20	Combination Starter/Non-Fusible Disconnect Switch	Ea	1	\$ 6,790.97	\$ 6,790.97
21	Fusible Disconnect Switch	Ea	1	\$ 5,216.91	\$ 5,216.91
22	Conc, Grade 3500	Cyd	152	\$ 440.83	\$ 67,006.11
23	Reinforcement, Steel, Epoxy Coated	Lb	14,718	\$ 1.47	\$ 21,677.79
24	Excavation, Fdn	Cyd	950	\$ 26.25	\$ 24,935.18
25	Backfill, Structure, CIP	Cyd	378	\$ 50.94	\$ 19,254.53
26	Embankment Structure, CIP	Cyd	475	\$ 54.24	\$ 25,769.30
27	Maintaining Traffic	LSUM	1	\$ 2,248.67	\$ 2,248.67
28	Surface Restoration	LSUM	1	\$ 5,621.67	\$ 5,621.67
<b>TOTAL BID PRICE:</b>					<b>\$ 1,283,556.55</b>

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 project must meet an interim substantial completion date of June 30, 2025, and a second substantial completion date of July 31, 2025. Final completion must be by August 15, 2025.



CITY OF NOVI

The interim substantial completion shall include all site work and the construction of the salt dome. The Second substantial completion includes the construction of the conveyor system and connection of all electrical elements. Final completion is final surface restoration of topsoil, grass seed, and mulch.

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 times listed above, the OWNER will suffer a damage of Eight Hundred Dollars (\$800.00) per calendar 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 10-22-24  
Date\*

26079 Schoenherr Rd  
Street\*

Warren, MI 48089  
City, State, ZIP\*

586-758-6000  
Telephone Number\*

586-758-6006  
Facsimile Number\*

BY: Brenca Contractors, Inc.  
Name of Bidder\*

Dakota Carie  
Signature

Dakota Carie Office Manager  
Name and Title of Signatory\*

\*Typed or printed in ink.



CITY OF NOVI

26079 Schoenherr Rd  
Warren, MI 48089  
Ph.: (586) 758-6000  
Fax: (586) 758-6006  
www.brencal.net



**BRENCAL  
CONTRACTORS  
INC.**

**GENERAL  
CONTRACTORS**

October 22, 2024

City of Novi

Attn: Sean Kelsch, PE

Ref: Novi Salt Dome Reconstruction Voluntary Alternates

Sean,

Brencal Contractors, Inc. is pleased to provide the following Voluntary Alternates:

*Voluntary Alternate No. 1 Directional Bore 2" PCV Conduit DEDUCT..... (\$7,925.00)*  
*Voluntary Alternate No. 2. Provide Fabric Dome Structure in Lieu of Wood Dome DEDUCT....*  
*(\$15,000.00)*

If you have any questions, please contact me.

Sincerely yours,  
BRENCAL CONTRACTORS, INC.

Michael Basta  
Senior Project Estimator