



CITY OF NOVI CITY COUNCIL
MAY 5, 2025

SUBJECT: Approval to award engineering design services to AECOM for the design of Villa Barr Pathway Paving and Extension, in the amount of \$23,629.

SUBMITTING DEPARTMENT: Department of Public Works, Engineering Division
Parks, Recreation and Cultural Services

KEY HIGHLIGHTS:

- \$23,629 requested for engineering design
- Scope includes the placement of concrete over the existing aggregate pathway and extension of the pathway around the pond.
- The budget for this project is being addressed on the quarterly budget amendment.

FINANCIAL IMPACT

	FY 2024/25
EXPENDITURE REQUIRED	\$ 23,629.00
BUDGET	
PRCS Fund 208-752.00-977.091	\$ 300,000.00
APPROPRIATION REQUIRED	\$ 0
FUND BALANCE IMPACT	\$ 0
Budget includes current estimated total project costs (geotechnical investigation, construction, construction engineering, crew days, material testing, contingency, etc.), which are \$292,711.78.	

BACKGROUND INFORMATION:

At the January 27th City Council meeting, Mayor Fischer introduced the idea of paving the pathways at Villa Barr to increase accessibility. Concrete is recommended over asphalt due to the physical attributes of the site, longer lifespan, and to match the

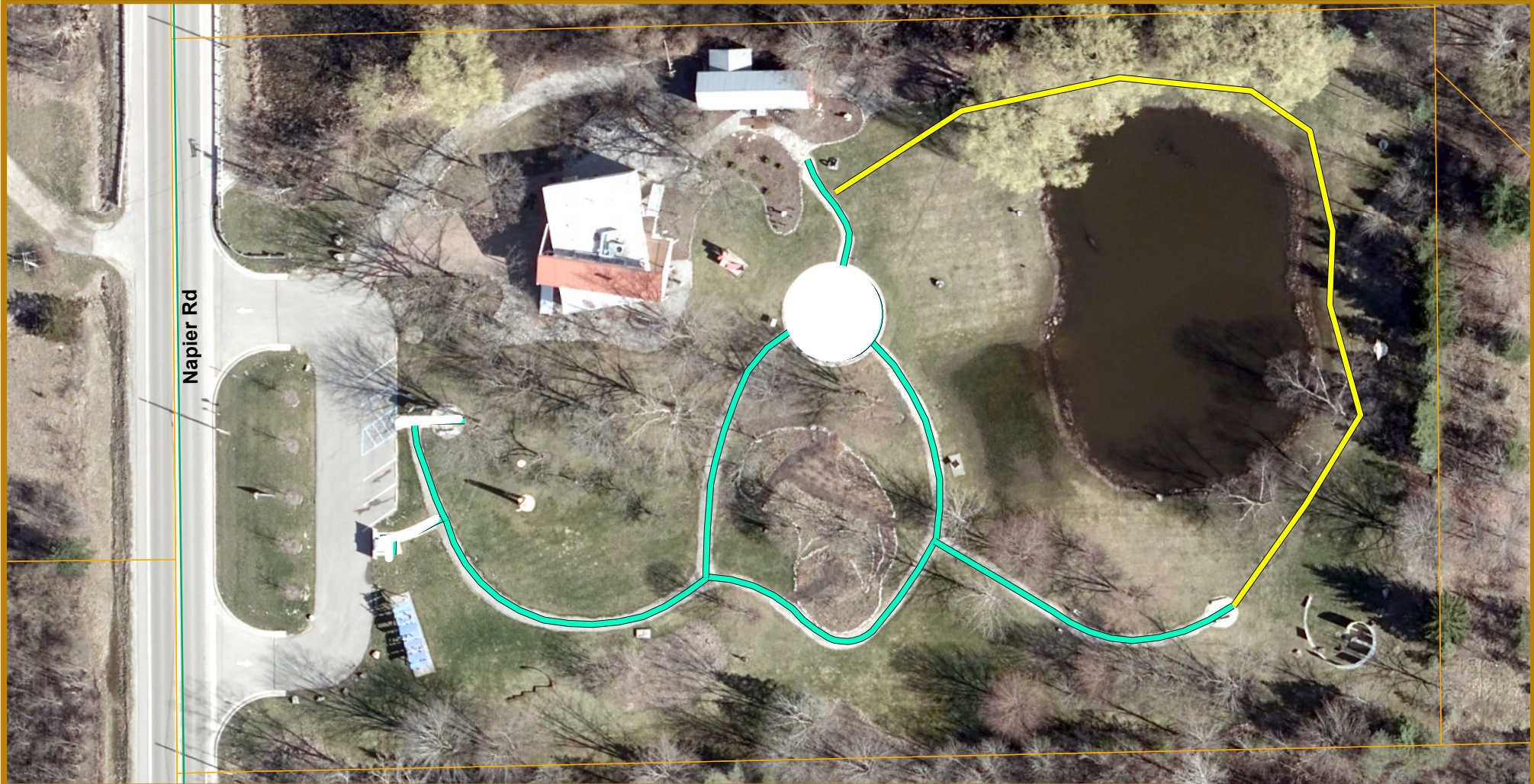
existing paved circles/paths. Extension of the existing pathway was explored with the preferred option being a loop around the pond. Two of the four willow trees on the north side of the pond are expected to require removal. The latest estimate included with the design proposal includes a 'Miscellaneous' line item, which is meant to cover any issues with poor soils and drainage around the pond.

AECOM prepared a scope of design services for the placement of concrete over the existing aggregate path and the extension of pathway around the pond at Villa Barr Art Park, also stamped concrete. The attached proposal outlines the detailed scope of services. The design fee will be \$23,628.94 (12.5% of the estimated construction cost of \$189,031.50). Design of the project would begin following the award, with construction expected to begin late summer/fall 2025.

RECOMMENDED ACTION: Approval to award engineering design services to AECOM for the design of Villa Barr Pathway Paving and Extension in the amount of \$23,629.

Villa Barr Pathway Extension

Location Map



Map Author: Runkel
Date: 4-28-25
Project: Villa Barr
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.

— Proposed Pathway Extension
(Concrete)

— Existing Aggregate Path
to be Replaced with Concrete



City of Novi

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



April 28, 2025

Mr. Jeff Muck
City of Novi
Novi Civic Center
45175 W 10 Mile Rd
Novi, MI 48375

Reference: Scope and Fee Letter for
Villa Barr Concrete and Pathway Extension

Dear Mr. Muck,

AECOM is pleased to submit this proposal for the above referenced project. The work to be completed in this project is the placement of concrete throughout the existing aggregate pathway at Villa Barr Park. In addition, a new pathway loop will be added around the pond. Some additional grading and earthwork will be required to match the pathway to the existing concrete areas.

The following tasks will be completed for the projects:

Initial Meeting and Scope Verification

The intent of this task is to meet with the City and verify the limits and scope of work for the project. The city will establish the desired work to be completed. AECOM will then perform a field review of the site to determine the best approach and any other elements of work that would be required.

Survey and Base Plans

The intent of this task is to provide topographic survey and base mapping as needed for the proposed design work. We anticipate that a full topographic survey will be required for the entirety of the project. AECOM will prepare plans and project manual in accordance with MDOT methods and timeline.

AECOM will prepare base plans (30% - 40% complete) to identify the major design features. Base plans will include the results of the survey information, utility information received in response to our solicitations for information, and a preliminary estimate.

Preliminary Plans

Incorporating the information obtained from the above tasks, we will prepare the preliminary plan sets (90%) in accordance with City requirements. Soil boring/pavement core information will be included in the plans. This submittal will include items such as the typical cross sections, materials/quantities, and details. A Project Manual and preliminary updated cost estimate will also be prepared and submitted for each contract.

Final Plans and Proposal

Incorporating comments from the City, AECOM will develop the final plans submittal, including the plan sets, Project Manual, and cost estimates.

Schedule

Concept Plans (To Novi)	Jun 1, 2025
Final Plans (Ready to be submitted for advertisement)	June 20, 2025
Out to bid	June 27, 2025
Construction	Late summer / Fall, 2025



Mr. Jeff Muck
April, 2025
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Construction

AECOM will provide full time inspection, contract administration, and staking as required for the projects. Materials Testing during construction will be performed by a geotechnical engineering firm hired directly by the City under the direction of AECOM.

Estimated Fees:

AECOM will provide Design Engineering services and Contract Administration services per the 2022-2027 Engineering Fees Table.

The estimated cost of work for this project was determined by approximate quantities established through field visits as well as satellite imagery. The estimated unit prices used were developed from average unit prices from recently bid MDOT projects.

Villa Barr Path Design Fee: \$189,031.50 (Construction Cost) x 12.50% = \$23,628.94

We understand that fees for construction phase services will be determined after a construction contract is awarded and that the City will pay the geotechnical firm for soil borings/cores, and materials testing during construction directly.

Please contact me if you have any questions or wish to discuss this submittal.

Sincerely,

AECOM Great Lakes, Inc.

A handwritten signature in blue ink, reading "Sean Kelsch".

Sean Kelsch, PE
Vice-President

City of Novi
Villa Barr
Concrete (Existing Path + Loop Around Pond)
Preliminary Estimate of Cost
4/28/2025

Item No.	Item Description	Unit	Quantity	Unit Price	Total Cost
1	Mobilization (10%)	LS	1	\$ 14,115.50	\$ 14,115.50
2	Pre-Construction Audio-Visual	LS	1	\$ 1,500.00	\$ 1,500.00
3	Sidewalk, Conc, 4 inch	Sft	6560	\$ 10.00	\$ 65,600.00
4	Aggregate Base, Conditioning	Syd	475	\$ 10.00	\$ 4,750.00
5	Surface Restoration	LS	1	\$ 20,000.00	\$ 20,000.00
6	Maintaining Traffic	LS	1	\$ 4,000.00	\$ 4,000.00
7	Shared use Path, Grading	Ft	547	\$ 35.00	\$ 19,145.00
8	Aggregate Base, 21AA Limestone, 6 inch	Syd	355	\$ 22.00	\$ 7,810.00
9	Tree, Rem, 19 inch to 36 inch	Ea	2	\$ 2,000.00	\$ 4,000.00
10	Underdrain, Subgrade, Open-Graded, 6 inch	Ft	480	\$ 20.00	\$ 9,600.00
11	Sewer Tap, 6 inch	Ea	1	\$ 750.00	\$ 750.00
12	Sewer, PVC, 8 inch	Ft	20	\$ 200.00	\$ 4,000.00
13	Geogrid, Triaxial	Syd	178	\$ 10.00	\$ 1,780.00
14	Subgrade, Undercut, 1 x 3	Cyd	50	\$ 75.00	\$ 3,750.00
15	Miscellaneous (20%)	LS	1	\$ 28,231.00	\$ 28,231.00
	Rehabilitation Construction Subtotal				\$ 189,031.50
	Design Engineering	12.50%			\$ 23,628.94
	Design Contingency	10%			\$ 2,362.89
					\$ 25,991.83
	Construction Engineering	9.00%			\$ 17,012.84
	Crew Days	\$ 800	15		\$ 12,000.00
	Materials Testing	3%			\$ 5,670.95
	Construction Contingency	10%			\$ 1,701.28
					\$ 36,385.06
	Total Construction Cost				\$ 251,408.39

Estimate Assumptions:

Assuming existing aggregate path is at least 5' wide and placing a new 5' wide concrete path on top with no accounting of agg base extending outside the limits.
Assumed placing 4" concrete on top of existing 6" of Aggregate
Aggregate Base Conditioning for all existing agg pathway
New topsoil will be needed to match to top of new stamped concrete. Feathered out to approximately 3' past the edge of path
Furnishing new topsoil is included in the surface restoration item.
Should be able to avoid most established trees. May need to remove 1-3 saplings in the SE corner.
Removal of two trees per Novi forester
Should be able to grade the new pathway so it all slopes towards the pond. Assuming no equalization culverts needed.
Miscellaneous quantity of geogrid to account for 50% of the new pathway and misc. quantity of undercut if poor soils are encountered.
8" PVC added if needed anywhere for drainage equalization.
Shared use path grading for all new area as well as within 15 feet of all existing concrete to match grade.