



City of Rochester Hills
AGENDA SUMMARY
FINANCIAL ITEMS

1000 Rochester Hills Dr.
Rochester Hills, MI 48309
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Legislative File No: 2026-0333

TO: Mayor and City Council Members

FROM: Ken Elwert, CPRE, Director Parks and Natural Resources
Dennis Andrews, CPRP, Deputy Director, Parks and Natural Resources

DATE: July 27, 2026

SUBJECT: Avon Nature Area Improvements - Construction

REQUEST:

City Council is requested to authorize a contract/blanket purchase order for the Avon Nature Area Improvements in the amount of \$475,980.00 with a 10% project contingency in the amount of \$47,598.00 for a total not-to-exceed amount of \$523,578.00 to Warren Contractors & Development, Inc., Shelby Township, Michigan and further authorizes the Procurement Manager to execute an agreement on behalf of the City.

REASON FOR PURCHASE:

The City's Purchasing Division issued an Invitation to Bid utilizing the MITN system, with five (5) bid responses received. At the bid opening, one (1) submission was disqualified and not read because the bidder failed to submit any of the City's required bid forms or bonds, submitting only a one-page resume sheet. This left four (4) active bid responses for evaluation.

During a detailed technical and administrative review of the remaining bids, the apparent low bidder, Catskill Remedial Contracting Services, Inc., was deemed non-responsive due to material exceptions taken to the bid specifications. While Catskill submitted a lower base bid on paper, their proposal included a mandatory "Clarifications" sheet containing multiple exclusions that constitute significant material deviations from the City's contract specifications. Specifically, Catskill removed contractually required costs from their base pricing by excluding mandatory project engineering, field measurement controls, and specialized material handling required as part of the City's Special Provisions. Furthermore, they excluded professional surveying, as-built drawings, and field quality control measures required by the City's General Conditions, which dictate that these elements are standard, contractor-absorbed incidental costs. By removing these mandatory costs and identifying helical pile extensions as post-award additional charges, Catskill's base bid was artificially lowered, transferring substantial financial risk back to the City and providing Catskill with an unfair pricing advantage over compliant bidders who bid strictly to the City's specifications with no exceptions or deviations.

Based on these material deviations, Catskill's bid has been deemed non-responsive. The City recommends awarding the contract to the lowest responsive and responsible bidder, Warren Contractors & Development, Inc. The City has worked with Warren Contractors & Development, Inc. and has been highly satisfied with their services, noting that their work was completed on time and within budget.

Consistent with the City's Parks & Recreation Plan (2023–2027), enhancing existing parks with accessible walking trails that provide access to natural areas is a key objective in improving opportunities for natural

resource-based recreation. The Avon Nature Area Improvements project includes essential infrastructure upgrades, pedestrian safety enhancements, and structural replacements within the City’s 102-acre nature preserve. The primary scope of work involves the removal of aging, failing wooden amenities along the trail system—specifically the existing wooden staircases, boardwalks, and overlook structure. These will be replaced with brand-new, structurally sound wooden staircases, a universally accessible 6-foot-wide boardwalk anchored by a long-lasting helical pile deep-foundation system, and a durable new block wall overlook. Additionally, the project requires the careful salvage and preservation of existing composite decking boards to be repurposed by the City, professional surveying and field alignment controls, and comprehensive environmental protection measures to safeguard the surrounding natural habitats during construction.

Construction is anticipated to begin in Fall/Winter 2026 to minimize impacts on trail users and is expected to be completed by Spring 2027.

PROCESS:

Vendor Name and Address:

Warren Contractors & Development, Inc.
14979 Technology Drive
Shelby Township, MI 48315

Reason for Selection:

Lowest, Responsive, Responsible Bidder

Method of Purchase:

Contract/Blanket Purchase Order

BUDGET:

Funding is included in the FY 2026 Adopted Budget and the FY 2027 Projected Budget

Fund Name	Department Account No	Account No. Description	2-Year Budget Amount	2-Year Cost	Remaining Budget
Facilities	631.974000	PK-09: Avon Nature Area Improvements	\$611,000	\$611,000	\$87,422

RECOMMENDATION:

It is recommended that City Council authorize a contract/blanket purchase order for the Avon Nature Area Improvements in the amount of \$475,980.00 with a 10% project contingency in the amount of \$47,598.00 for a total not-to-exceed amount of \$523,578.00 to Warren Contractors & Development, Inc., Shelby Township, Michigan and further authorizes the Procurement Manager to execute an agreement on behalf of the City.

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Budget Content: Chief Financial Officer		

Purchasing Process: Procurement Manager		
Mayor		
City Clerk		

Contract Reviewed by City Attorney ☐ Yes ☒ N/A