



July 17, 2026

Darwin McClary, Village Manager
Village of Lake Orion
21 E. Church St.
Lake Orion, MI 48362

RE: 2026 Sidewalk Improvements – District #2
Bulletins #1 and #2
NFE Job O676-01

Dear Mr. McClary:

The Village awarded the contract for the 2026 Sidewalk Improvements – District #2 to Italia Construction, Inc. according to their lowest responsive, responsible Bid Proposal. The contract is based on unit prices, with the contractor paid based on measured, installed quantities upon completion of the work. Italia's base bid figure of \$43,411.93 was calculated according to the estimated quantities of slabs requiring removal and replacement, which was provided to and used by all bidders.

At the end of the 2025 Sidewalk Improvement program for District #1, certain locations that required work were found to be incomplete, and that contractor (not Italia Construction) was given a punch list. Instead of completing the punch list, he elected to abandon the project, leaving that work unfinished, and also leaving behind the 10% retainage the Village had withheld from payment for approved, completed work. Retainage from initial pay requests is standard practice in all public works contracts until a project has been satisfactorily completed and accepted by the municipality. The amount retained by the Village in 2025 was **\$2,184.10**.

Seven sites were assessed in 2025, but work was not completed by last year's contractor. Therefore, those seven sites have been added to the 2026 contract with Italia Construction as Bulletins. The total amount assessed to those sites last year was \$1,812.00, based on the 2025 contract prices and estimated quantities, while the cost to do the work at 2026 contract prices totals \$2,633.28, leaving a difference of **\$821.28** that would need to be covered by the Village. We recommend the additional cost be covered by a portion of the retainage the Village withheld from the 2025 contract.

If you have any questions regarding this recommendation, please call.

Sincerely,
Nowak & Fraus Engineers

Wendy E. Spence, PE
Sr. Project Manager

Enclosure: Punch List 2025 cost analysis
Cc: Sam Hicks, Acting DPW Director

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Punch List 2025 Cost Anlysis

Adjoining Address	Area 4" Slab(s) SF	Area 6" Slab(s) SF	Area 8" Slab(s) SF	Area 6" RAMP SF	Area 4" w/ Int Curb SF	Total Area SF	Total Cost @ 2026 Prices	2025 Assessed Amount	Difference 2025 to 2026
Unit Cost per Italia, including removal	\$10.13	\$12.13	\$14.13	\$14.13	\$10.63				
123 S. Slater	16					16	\$162.08	\$112.00	-\$50.08
165 S. Broadway	32					32	\$324.16	\$224.00	-\$100.16
240 E. Flint	20	20				40	\$445.20	\$300.00	-\$145.20
357 E. Flint	64					64	\$648.32	\$448.00	-\$200.32
42 W. Church St	32					32	\$324.16	\$224.00	-\$100.16
52 S. Slater	40					40	\$405.20	\$280.00	-\$125.20
59 N. Washington St	32					32	\$324.16	\$224.00	-\$100.16
2025 punch list est. quantities	236	20	0	0	0	256	\$2,633.28	\$1,812.00	-\$821.28
			Amount of 10% retainage withheld from 2025 Contractor's Pay Request:						\$2,184.10

APPENDIX A - BULLETIN 1
LOCATION LIST - 2026 SIDEWALK IMPROVEMENTS

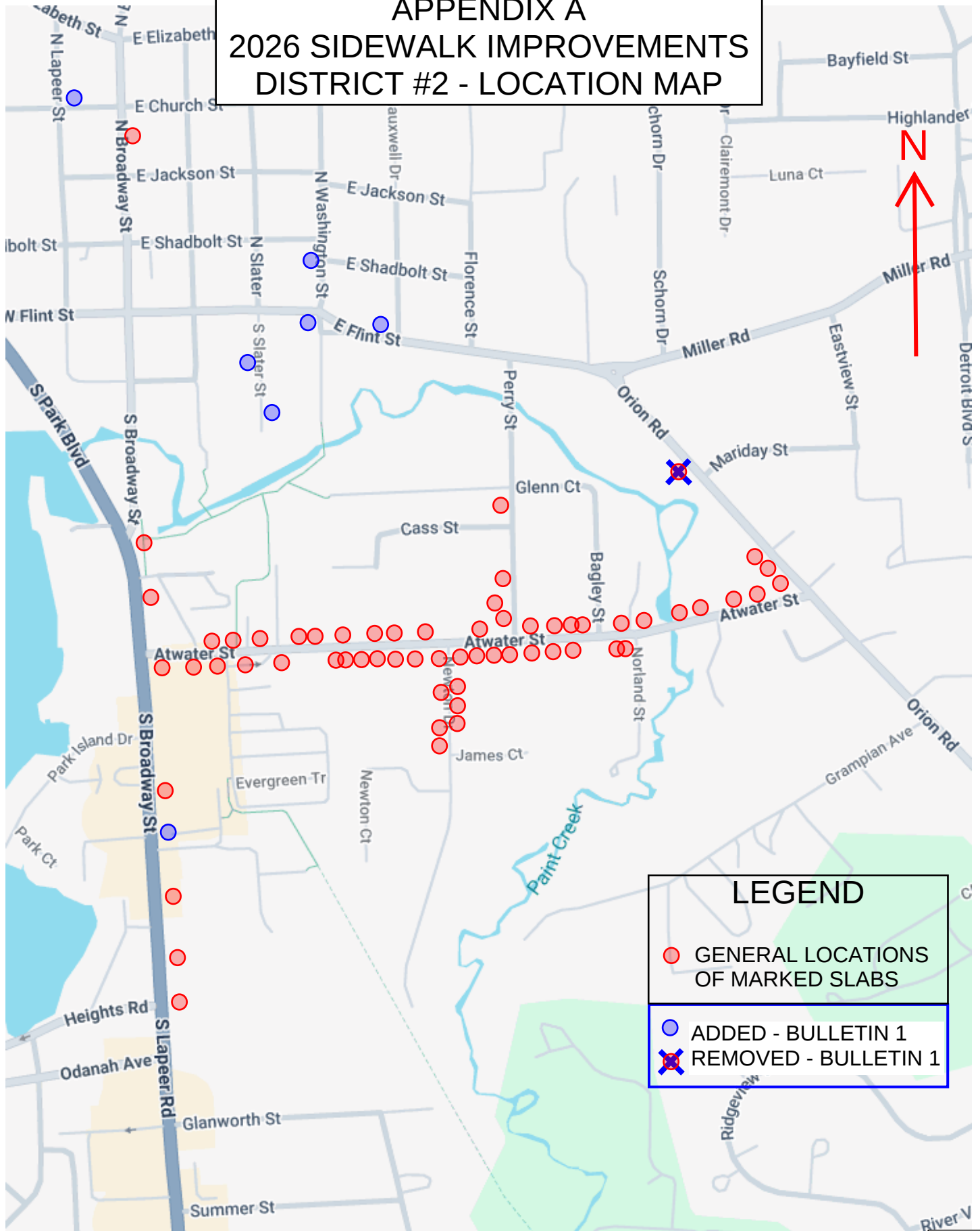
Adjoining Address	Area 4" Slab(s) SF	Area 6" Slab(s) SF	Area 8" Slab(s) SF	Area 6" RAMP SF	Area 4" w/ Int Curb SF
123 S. Slater	16				
140 Saber Way	50				
153 Atwater	125				
155 Atwater St	160				
199 S. Broadway	75				
212 Atwater St	220				
227 Atwater St	96	40			
237 Atwater St	112				
240 E. Flint	20	20			
244 N. Broadway	32				
262 Atwater		32			
281 S. Broadway	75				
295 S Broadway				72	50
295 S. Broadway	75				
300 Atwater		16			
315 Atwater	48	40			
316 Newton Dr	16				
319 Newton Dr	32				
324 Atwater	32				
325 Atwater St	48	60			
338 Atwater	32				
339 Atwater	48	20			
339 Newton Dr	32				
344 Newton Dr	112				
345 Newton Dr	32				
348 Atwater	32				
356 Newton Dr	32				
357 E. Flint	64				
383 S. Broadway	50		25		
387 Atwater St	32				
388 Atwater St	104	80			
399 S. Broadway	20				
406 Atwater St	16				
418 Atwater St	20	16			
42 W. Church St	32				
435 S. Broadway			25		
436 Atwater St	16				
448 Atwater St	60				
471 S. Broadway	150				
490 Glenn	32				
504 Atwater St	20				
509 Atwater St	16				
52 S. Slater	40				
520 Atwater St	20				
529 Atwater St	16				
536 Atwater St	60				
537 Atwater St	125				
543 Atwater St	125				
584 Atwater St	80				
587 Bagley	50				
59 N. Washington St	32				
607 Atwater	125				
674 Orion Rd.	0				
750 Orion Rd	200				
750 Orion RD	250				
Atwater Ball Field	125				
Atwater Park - Atwater Frontage	521				
Atwater Park - Internal Walk	125				
Atwater Park - Perry Frontage	96			35	
	4174	324	50	107	50
Bulletin 1 - Added sites and revised quantities					

Adjoining Address	Area 4" Slab(s) SF	Area 6" Slab(s) SF	Area 8" Slab(s) SF	Area 6" RAMP SF	Area 4" w/ Int Curb SF	Total Area SF		Total Cost	Assessed 2026	Difference	Earlier comments NFE and DPW	FINAL COMMENTS from MAILER (Sonja)
Unit Cost per Italia, inc. removal	\$10.13	\$12.13	\$14.13	\$14.13	\$10.63				Assessed 2025, not built			
123 S. Slater	16					16		\$162.08	\$112.00	-\$50.08		
140 Saber Way	50					50		\$506.50	\$507	\$0.00		
153 Atwater	125					125		\$1,266.25	\$1,266	\$0.00		
155 Atwater St	160					160		\$1,620.80	\$1,621	\$0.00		
199 S. Broadway	75					75		\$759.75	\$760	\$0.25		
212 Atwater St	220					220		\$2,228.60	\$2,229	\$0.00		
227 Atwater St	96	40				136		\$1,457.68	\$1,458	\$0.00		
237 Atwater St	112					112		\$1,134.56	\$1,135	\$0.00		
240 E. Flint	20	20				40		\$445.20	\$300.00	-\$145.20		
244 N. Broadway	32					32		\$324.16	\$324	\$0.00		
262 Atwater		32				32		\$388.16	\$388	\$0.00		
281 S. Broadway	75					75		\$759.75	\$760	\$0.00		
295 S Broadway				72	50	122		\$1,548.86	\$1,472	-\$77.00	Need info	Paint Creek Trail
295 S. Broadway	75					75		\$759.75	\$760	\$0.00	Need info	Paint Creek Trail
300 Atwater		16				16		\$194.08	\$194	\$0.00		Mail came back vacant for Notice of SA PH on 6/12/2026
315 Atwater	48	40				88		\$971.44	\$971	\$0.00		
316 Newton Dr	16					16		\$162.08	\$162	\$0.00		
319 Newton Dr	32					32		\$324.16	\$324	\$0.00		
324 Atwater	32					32		\$324.16	\$324	\$0.00		
325 Atwater St	48	60				108		\$1,214.04	\$1,214	\$0.00	Revised to 6 slabs	
338 Atwater	32					32		\$324.16	\$324	\$0.00		
339 Atwater	48	20				68		\$728.84	\$729	\$0.00		
339 Newton Dr	32					32		\$324.16	\$324	\$0.00		
344 Newton Dr	112					112		\$1,134.56	\$1,135	\$0.00		
345 Newton Dr	32					32		\$324.16	\$324	\$0.00		
348 Atwater	32					32		\$324.16	\$324	\$0.00		
356 Newton Dr	32					32		\$324.16	\$324	\$0.00		
357 E. Flint	64					64		\$648.32	\$448.00	-\$200.32		
383 S. Broadway	50		25			75		\$859.75	\$810	-\$50.00		
387 Atwater St	32					32		\$324.16	\$324	\$0.00		
388 Atwater St	104	80				184		\$2,023.92	\$2,024	\$0.00		
399 S. Broadway	20					20		\$202.60	\$203	\$0.00		
406 Atwater St	16					16		\$162.08	\$162	\$0.00		
418 Atwater St	20	16				36		\$396.68	\$397	\$0.00	Revised to 2 slabs	
42 W. Church St	32					32		\$324.16	\$224.00	-\$100.16		
435 S. Broadway			25			25		\$353.25	\$303	-\$50.00		
436 Atwater St	16					16		\$162.08	\$162	\$0.00		
448 Atwater St	60					60		\$607.80	\$608	\$0.00		
471 S. Broadway	150					150		\$1,519.50	\$1,520	\$0.00		
490 Glenn	32					32		\$324.16	\$324	\$0.00		
504 Atwater St	20					20		\$202.60	\$203	\$0.00		
509 Atwater St	16					16		\$162.08	\$162	\$0.00		
52 S. Slater	40					40		\$405.20	\$280.00	-\$125.20		
520 Atwater St	20					20		\$202.60	\$203	\$0.00		
529 Atwater St	16					16		\$162.08	\$162	\$0.00		
536 Atwater St	60					60		\$607.80	\$608	\$0.00		

537 Atwater St	125					125		\$1,266.25	\$1,266	\$0.00
543 Atwater St	125					125		\$1,266.25	\$1,266	\$0.00
584 Atwater St	80					80		\$810.40	\$810	\$0.00
587 Bagley	50					50		\$506.50	\$507	\$0.00
59 N. Washington St	32					32		\$324.16	\$224.00	-\$100.16
607 Atwater	125					125		\$1,266.25	\$0	-\$1,266.25
674 Orion Rd.	0					0		\$0.00	\$0	\$0.00
750 Orion Rd	200					200		\$2,026.00	\$2,026	\$0.00
750 Orion RD	250					250		\$2,532.50	\$0	-\$2,532.50
Atwater Ball Field	125					125		\$1,266.25	\$1,266	\$0.00
Atwater Park - Atwater Frontage	521					521		\$5,277.73	\$5,278	\$0.00
Atwater Park - Internal Walk	125					125		\$1,266.25	\$1,266	\$0.00
Atwater Park - Perry Frontage	96			35		131		\$1,467.03	\$1,397	-\$70.00
	4174	324	50	107	50	4705		\$48,962.65	\$44,196.03	-\$4,766.62
Bulletin 1 - Added sites and revised quantities										

TOOK OFF 25 SQ FT
VILLAGE TO PAY FOR
PAYING FOR ON HIS OWN
VILLAGE TO PAY FOR
ADDED 25 SQ FT
ADD 2532.50+1266.25=5277.73

APPENDIX A 2026 SIDEWALK IMPROVEMENTS DISTRICT #2 - LOCATION MAP



LEGEND

GENERAL LOCATIONS OF MARKED SLABS

ADDED - BULLETIN 1

REMOVED - BULLETIN 1