



Civil Engineers & Land Surveyors

February 5, 2024

Kristin Zimmerman, Director of Parks, Recreation & Forestry  
520 3<sup>rd</sup> Street, Suite 130  
City of Brookings, SD 57006

RE: **City of Brookings – Parks, Recreation, and Forestry Department Pickleball Courts Project**

Ms. Zimmerman:

The bid opening for the Parks, Recreation, and Forestry Department Pickleball Courts Project was held on Tuesday, January 30<sup>th</sup>, 2024, at 1:30 pm at the Brookings City & County Government Center. Six (6) bids were received by the City, opened, and read aloud. A Certified Bid Tabulation was prepared by Civil Design Inc. and is attached hereto. The Contract Documents require a minimum of three (3) similar projects in the last five (5) years. This requirement can be found on Page 5 of 17 of the plans under the Post-Tensioned Concrete Pavement section and copied below for reference.

**Post-Tensioned Concrete Pavement**

The Contractor will be required to provide a design submittal for the Post-Tensioned Concrete Pavement that is prepared by a Professional Engineer registered in the State of South Dakota. Sealed calculations of the design along with a proposed post-tensioned layout plan will be required. If the proposed design submittal includes jointing of Post-Tensioned Concrete Pavement, the design submittal shall include a jointing layout plan. All designs shall conform to the standards of outdoor post-tensioned concrete playing surfaces by the American Sports Builders Association (ASBA) and the Post-Tensioning Institute (PTI). The Contractor will be required to provide documentation of at minimum three(3) previous projects completed in the last five(5) years. The Contractor will be required to have personnel on site during construction of the Post-Tensioned Concrete Pavement that are certified for installation of post-tensioned surfaces.

The apparent low bidder for Base Bid A was Parkway Sod & Construction with a Total Base Bid of \$392,100.00. CDI requested project references from Parkway Sod & Construction and received the attached reference list. A representative from each project referenced was contacted by CDI. Based on the years the projects were constructed only one (1) of the projects was completed in the last five (5) years. CDI contacted Parkway Sod & Construction and asked for additional project references and no further references could be provided. Therefore, Parkway Sod & Construction does not meet the requirements of the Contract and is considered a non-responsive bidder.

The next apparent low bidder for Base Bid A is Timmons Construction, Inc with a Total Base Bid of \$396,981.34. In review of the bid form minor calculation errors were found which resulted in \$13.10 more than what was on the bid form from Timmons Construction, Inc. The anomalies are considered minor, do not change the next apparent low bidder, and do not materially change the bid. CDI requested the required minimum of three (3) similar projects in the last (5) years and received the attached reference list for Timmons Construction's subcontractor that was identified to complete the post tensioned concrete and surfacing work. Three (3) of the project references were within the last five (5) years and therefore Timmons Construction, Inc is considered the lowest responsive bidder.

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Timmons Construction's Base Bid A for Schedules A-E was \$396,981.34. This bid was 28.5% lower than the Engineer's Opinion of Costs of \$555,581.50. The other four (4) bids range from 1.4% to 25.3% below the Engineer's Opinion of Costs.

It is the recommendation of CDI to award the project work for Base Bid A Schedules A-E to the low bidder, Timmons Construction, Inc. for a total contract amount of \$369,981.34. Upon approval by the City Council, a Notice of Award will be issued.

The apparent low bidder for Base Bid B was DeBoer Construction, Inc with a Total Base Bid of \$34,500.00. This bid was 31.0% lower than the Engineer's Opinion of Costs of \$50,000.00. The other five (5) bids ranged from 30.0% lower to 4.5% higher than the Engineer's Opinion of Costs.

It is the recommendation of CDI to award the project work for Base Bid B Schedule F to the low bidder, DeBoer Construction, Inc. for a total contract amount of \$34,500.00. Upon approval by the City Council, a Notice of Award will be issued.

As noted in the Instructions to Bidders in the bid documents the bid bond for each respective bidder is valid for 30 days from the bid date. This project also includes a requirement for the post tensioned concrete to be designed by a Professional Engineer licensed in the State of South Dakota which must be submitted to the City/Engineer for review before ordering materials and beginning work. It is recommended that the award be made in a timely manner to avoid any delays in the review and construction process to meet the schedule outlined in the Contract.

Please feel free to contact me with any questions.

Respectfully,

A handwritten signature in blue ink that reads 'Nick Van Wyhe'.

Nick Van Wyhe, PE  
Civil Design Inc

Enclosure: Certified Bid Tabulation, Parkway Sod & Construction references, and Timmons Construction Inc references

cc: CDI File

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