



**GROSSE POINTE PUBLIC SCHOOL SYSTEM – SINKING FUND PROGRAM
CONCRETE & FLATWORK RFP
AWARD RECOMMENDATION
NOVEMBER 17, 2025**

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November 17, 2025

Dr. Andrea Tuttle
Superintendent
Grosse Pointe Public School System
20601 Morningside Dr.
Grosse Pointe Woods, MI 48236

Via email: tuttlea@gpschools.org

RE: Grosse Pointe Public School System: Concrete & Flatwork Contractor RFP – Award Recommendation

Dear Dr. Tuttle:

This letter transmits an update from Plante Moran Realpoint (PMR) as it relates to the assignment to assist and advise the Grosse Pointe Public School System (GPPSS) in the procurement of a concrete and flatwork contractor for the Grosse Pointe Public Schools Sinking Fund Program. This update represents the mutual efforts of Plante Moran Realpoint, and the Grosse Pointe Public School System administration (The Project Team) to present a framework to identify, evaluate and recommend a contractor for the Grosse Pointe Public School System Sinking Fund Program.

RECOMMENDATION

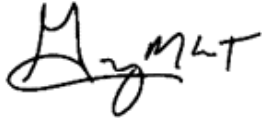
On October 13th, 2025, a request for proposal was formally issued and made available to potential contractors. An advertisement for bid was published in a local newspaper and posted to the required State of Michigan website.

On October 31st, 2025, sealed bid proposals were received and publicly opened and reviewed to ensure the required scope as met. The Project Team spent the next week evaluating the proposals and holding post-bid interviews. Some of the evaluation criteria for the proposals included proposed project fee, team/firm experience, and familiarity with the project. After reviewing and evaluating the proposals, the Project Team recommends the engagement of **Luigi Ferdinandi & Son Cement Co** to provide concrete and flatwork services for the Grosse Pointe Public School System's 2024 Sinking Fund Program. This award recommendation is for a yearly unit price contract for up to five (5) years through December 2030.

The award recommendation is based on the unit costs submitted by Luigi Ferdinandi & Sons as noted in the attached bid summary. For the contractor, the costs for this work will be detailed in

AIA Contract A105-2017 Standard Form of Agreement between Owner and Contractor, with modifications, and pending final review of terms and approval by the District's legal counsel.

Sincerely,

A handwritten signature in black ink, appearing to read "G. Kent" with a stylized flourish.

Gary Kent – Vice President
Plante Moran Realpoint

CC: Ben Matteson, GPPSS
Paul Theriault, PMR
Robert Stempien, PMR

ENCLOSURES: Bid Tabulation Summary
Luigi Ferdinandi & Son Cement Co Proposal dated October 31, 2025

EVALUATION SUMMARY OF FIRM PROPOSALS

Grosse Pointe Public School System - Concrete/Flatwork RFP

October 31st, 2025



Contractor	Royal Cement	Luigi Ferdinandi & Son
Lump Sum		
Cost Proposal		
Lump Sum 2026	\$ 112,500.00	\$ 80,000.00
Lump Sum 2027	\$ 114,500.00	\$ 85,000.00
Lump Sum 2028	\$ 116,500.00	\$ 90,000.00
Lump Sum 2029	\$ 118,500.00	\$ 95,000.00
Lump Sum 2030	\$ 120,500.00	\$ 100,000.00
Subtotal	\$ 582,500.00	\$ 490,000.00
Permits & Inspections		
Performance & Payment Bond		
Total for Proposed Scope		
Addendum Noted	Yes	Yes

Luigi Ferdinandi & Son					
Unit Prices	2026	2027	2028	2029	2030
Sawcut and remove existing 4" sidewalk and base. Dispose and/or recycle material in legal manner. (SF)	\$ 1.00	\$ 1.00	\$ 1.00	\$ 1.00	\$ 1.00
Sawcut and remove existing 6" sidewalk and base. Dispose and/or recycle material in legal manner. (SF)	\$ 1.00	\$ 1.00	\$ 1.00	\$ 1.00	\$ 1.00
Sawcut and remove existing 8" concrete drive and base. Dispose and/or recycle material in legal manner. (SF)	\$ 2.00	\$ 2.00	\$ 2.00	\$ 2.00	\$ 2.00
Install 4" concrete sidewalk on 4" MDOT 21AA crushed limestone base. Include restoration. (SF)	\$ 7.50	\$ 8.00	\$ 8.50	\$ 9.00	\$ 9.50
Install 6" concrete sidewalk on 4" MDOT 21AA crushed limestone base. Include restoration. (SF)	\$ 8.50	\$ 9.00	\$ 9.50	\$ 10.00	\$ 10.50
Install 8" concrete drive on 6" MDOT 21AA crushed limestone base. Include restoration. (SF)	\$ 10.50	\$ 11.00	\$ 11.50	\$ 12.00	\$ 12.50
Install MDOT type X ADA ramp with truncated dome insert on 4" MDOT 21AA crushed limestone base. Includes removal, installation and restoration. (Each)	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00
Install MDOT F2 concrete curb & gutter on 4" MDOT 21AA crushed limestone base. 1'-6" total width and 1'-2" total depth with 2 - #4 rebar. Include restoration. (LF)	\$ 45.00	\$ 46.00	\$ 47.00	\$ 48.00	\$ 49.00
Install roll curb and gutter on 4" MDOT 21AA crushed limestone base. 1'-6" total width and 1'-2" total depth with 6" radius with 2 - #4 rebar. Include restoration. (LF)	\$ 45.00	\$ 46.00	\$ 47.00	\$ 48.00	\$ 49.00
Install concrete straight curb on 4" MDOT 21AA crushed limestone base. 6" wide x 24" deep with #4 rebar continuous set 4" deep. Include restoration. (LF)	\$ 30.00	\$ 33.00	\$ 34.00	\$ 35.00	\$ 36.00

Royal Cement					
Unit Prices	2026	2027	2028	2029	2030
Sawcut and remove existing 4" sidewalk and base. Dispose and/or recycle material in legal manner. (SF)	\$ 2.75	\$ 2.85	\$ 2.95	\$ 3.05	\$ 3.15
Sawcut and remove existing 6" sidewalk and base. Dispose and/or recycle material in legal manner. (SF)	\$ 3.25	\$ 3.35	\$ 3.45	\$ 3.55	\$ 3.65
Sawcut and remove existing 8" concrete drive and base. Dispose and/or recycle material in legal manner. (SF)	\$ 4.00	\$ 4.10	\$ 4.20	\$ 4.30	\$ 4.40
Install 4" concrete sidewalk on 4" MDOT 21AA crushed limestone base. Include restoration. (SF)	\$ 8.50	\$ 8.60	\$ 8.70	\$ 8.80	\$ 8.90
Install 6" concrete sidewalk on 4" MDOT 21AA crushed limestone base. Include restoration. (SF)	\$ 9.50	\$ 9.60	\$ 9.70	\$ 9.80	\$ 9.90
Install 8" concrete drive on 6" MDOT 21AA crushed limestone base. Include restoration. (SF)	\$ 10.50	\$ 10.60	\$ 10.70	\$ 10.80	\$ 10.90
Install MDOT type X ADA ramp with truncated dome insert on 4" MDOT 21AA crushed limestone base. Includes removal, installation and restoration. (Each)	\$ 975.00	\$ 995.00	\$ 1,005.00	\$ 1,025.00	\$ 1,035.00
Install MDOT F2 concrete curb & gutter on 4" MDOT 21AA crushed limestone base. 1'-6" total width and 1'-2" total depth with 2 - #4 rebar. Include restoration. (LF)	\$ 50.00	\$ 52.00	\$ 54.00	\$ 56.00	\$ 58.00
Install roll curb and gutter on 4" MDOT 21AA crushed limestone base. 1'-6" total width and 1'-2" total depth with 6" radius with 2 - #4 rebar. Include restoration. (LF)	\$ 50.00	\$ 52.00	\$ 54.00	\$ 56.00	\$ 58.00
Install concrete straight curb on 4" MDOT 21AA crushed limestone base. 6" wide x 24" deep with #4 rebar continuous set 4" deep. Include restoration. (LF)	\$ 50.00	\$ 52.00	\$ 54.00	\$ 56.00	\$ 58.00

C.1 Concrete Replacement Contracting Services Proposal Form

CONTRACTOR RFP PROPOSAL FORM

BIDDER: Luigi Ferdinandi & Son Cement Co. INC
BIDDER'S ADDRESS: 16481 Common Rd. Roseville, MI 48066

BIDDER'S MAIN CONTACT FOR PROPOSAL: Louie Ferdinandi
MAIN CONTACT'S PHONE NUMBER: (586) 774-1000
MAIN CONTACT'S EMAIL ADDRESS: Info@luigicement.com

All proposals submitted may not be withdrawn and shall be irrevocable for a minimum period as defined in this RFP.

A. COST PROPOSAL

- a. A Lump Sum Bid for 2026 for 10,000sf of Remove and Replace 4" sidewalk
\$80,000.00
- b. A Lump Sum Bid for 2027 for 10,000sf of Remove and Replace 4" sidewalk
\$85,000.00
- c. A Lump Sum Bid for 2028 for 10,000sf of Remove and Replace 4" sidewalk
\$90,000.00
- d. A Lump Sum Bid for 2029 for 10,000sf of Remove and Replace 4" sidewalk
\$95,000.00
- e. A Lump Sum Bid for 2030 for 10,000sf of Remove and Replace 4" sidewalk
\$100,000.00
- f. Unit Prices:
 2. Unit Prices shall be all inclusive of any and all cost including labor, materials, equipment, OH&P, and any costs pertaining to the project. Unit pricing for years 2026-2030 should be inclusive of any annual escalation on labor and materials.

UNIT PRICES	2026	2027	2028	2029	2030
Sawcut and remove existing 4" sidewalk and base. Dispose and/or recycle material in legal manner. (SF)	1.00 / total	1.00 / total	1.00 / total	1.00 / total	1.00 / total
Sawcut and remove existing 6" sidewalk and base. Dispose and/or recycle material in legal manner. (SF)	1.00 / total	1.00 / total	1.00 / total	1.00 / total	1.00 / total
Sawcut and remove existing 8" concrete drive and base. Dispose and/or recycle material in legal manner. (SF)	2.00 / total	2.00 / total	2.00 / total	2.00 / total	2.00 / total
Install 4" concrete sidewalk on 4" MDOT 21AA crushed limestone base. Include restoration. (SF)	7.50 / total	8.00 / total	8.50 / total	9.00 / total	9.50 / total
Install 6" concrete sidewalk on 4" MDOT 21AA crushed limestone base. Include restoration. (SF)	8.50 / total	9.00 / total	9.50 / total	10.00 / total	10.50 / total
Install 8" concrete drive on 6" MDOT 21AA crushed limestone base. Include restoration. (SF)	10.50 / total	11.00 / total	11.50 / total	12.00 / total	12.50 / total
Install MDOT type X ADA ramp with truncated dome insert on 4" MDOT 21AA crushed limestone base. Includes removal, installation and restoration. (Each)	1200.00 / total	1200.00 / total	1200.00 / total	1200.00 / total	1200.00 / total
Install MDOT F2 concrete curb & gutter on 4" MDOT 21AA crushed limestone base. 1'-6" total width and 1'-2" total depth with 2 - #4 rebar. Include restoration. (LF)	45.00 / total	46.00 / total	47.00 / total	48.00 / total	49.00 / total
Install roll curb and gutter on 4" MDOT 21AA crushed limestone base. 1'-6" total width and 1'-2" total depth	45.00 / total	46.00 / total	47.00 / total	48.00 / total	49.00 / total

with 6" radius with 2 - #4 rebar. Include restoration. (LF)					
Install concrete straight curb on 4" MDOT 21AA crushed limestone base. 6" wide x 24" deep with #4 rebar continuous set 4" deep. Include restoration. (LF)	30.00 / total	33.00 / total	34.00 / total	35.00 / total	36.00 / total

B. ADDENDA

- a. This proposal includes information for the following addenda:

ADDENDA NO.	<u>1</u>	DATED	<u>10/22/2025</u>
ADDENDA NO.	<u> </u>	DATED	<u> </u>
ADDENDA NO.	<u> </u>	DATED	<u> </u>
ADDENDA NO.	<u> </u>	DATED	<u> </u>

C. ACKNOWLEDGEMENTS

- a. Concrete Contractor has reviewed and understands the information and data provided in the request for proposal? ☒ Yes ☐ No
- b. Concrete Contractor confirms that compensation requests noted within the proposal will be adequate for the execution of all phases of services required by this request for proposal? ☒ Yes ☐ No

D. CONTRACTUAL TERMS

- a. If selected as contractor, I agree to the contractual terms as provided in the RFP as noted below:

- ☐ AIA A105-2017, as modified
- ☐ Exceptions to amended AIA A105-2017*

*Attach SPECIFIC proposed alternate contract language in Section 2

Agree
Univ. Jordan

I have read and I understand the responsibilities required of the Contractor under the *Agreement between the Owner and Contractor*, which are provided with the RFP. If selected, our firm will be able to fulfill the requirements.

SIGNATURE

Dated this 31 day of October, 2025.

FIRM NAME: Luigi Ferdinandi & Son Cement Co. Inc.

BY: Luigi V. Ferdinandi
Signature

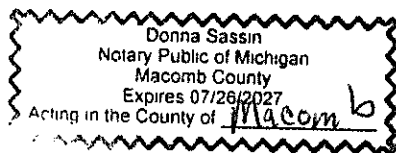
Vice President
Position/Title

Luigi V Ferdinandi being duly sworn, deposes and says that the information provided herein is complete so as not to be misleading.

Subscribed and sworn before me this 31 day of October, 2025

NOTARY PUBLIC: Donna Sassin

MY COMMISSION EXPIRES: 7-26-27



Proposal Checklist

- ☒ Bid Proposal Form (this document)
- ☒ Familial Disclosure Statements
- ☒ Iran Disclosure Statement
- ☒ Non-Collusive Affidavit
- ☒ Criminal Background Disclosure Affidavit