



**GROSSE POINTE PUBLIC SCHOOL SYSTEM – SINKING FUND PROGRAM
2026 PAVING PROJECTS RFP
AWARD RECOMMENDATION
NOVEMBER 17, 2025**

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Grosse Pointe 2026 Paving Projects Contractor RFP

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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: 2026 Paving Contractor Services – 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 paving contractor for the Grosse Pointe Public Schools Sinking Fund Program projects at Grosse Pointe North, Grosse Pointe South, and Barnes Early Childhood Center. This update represents the mutual efforts of Plante Moran Realpoint, PEA Architects, and the Grosse Pointe Public School System administration (The Project Team) to present a framework to identify, evaluate and recommend a paving contractor for the Grosse Pointe Public School System Sinking Fund Program.

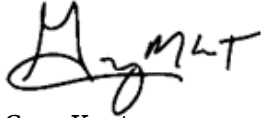
RECOMMENDATION

On October 24th, 2025, construction documents were formally issued and made available to the contractors. An advertisement for bid was published in a local newspaper and posted to the required State of Michigan website.

On November 11th, 2025, sealed bid proposals were received and publicly opened and reviewed to ensure the required scope as met. The Project Team spent the next couple weeks evaluating the proposal 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 **Best Asphalt** to provide paving contractor services for the Grosse Pointe Public School System's 2026 Paving Projects.

Pending final negotiations of the terms, by the District's legal counsel, the total recommendation amount for this engagement is **\$3,460,114.00**. This amount includes a contract award amount to Best Asphalt for \$3,008,795.00 and a project contingency amount of \$451,319.00. The Project Team recommends that this amount be paid from Sinking Fund proceeds. If you have any questions concerning the recommendation described above, please do not hesitate to contact me at 313-588-6263 or Gary.Kent@plantemoran.com.

Sincerely,

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

Gary Kent

Plante Moran Realpoint

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

ENCLOSURES: Bid Tabulation Summary
Best Asphalt Proposal dated November 11, 2025

2026 GPPSS PAVING RFP - BID SUMMARY

Grosse Pointe Public School System

\$	-	Cost Summary				
		T&M	ASI	Nagle	Best Asphalt	Als
North High School						
General Conditions (including personnel)	\$	80,000.00	\$ 10,000.00	\$ 79,960.00	\$ 15,000.00	\$ 25,000.00
OH&P	\$	160,000.00		\$ 159,000.00	\$ 150,000.00	\$ 60,000.00
Demolition	\$	120,000.00	\$ 153,100.00	\$ 116,200.00	\$ 75,000.00	\$ 122,000.00
Off-Site/R.O.W. Work	\$	30,000.00	\$ 15,000.00	\$ 36,600.00	\$ 5,000.00	\$ 2,500.00
Civil Site Work Prep	\$	265,000.00	\$ 49,150.00	\$ 313,400.00	\$ 450,000.00	\$ 316,759.00
Asphalt Paving & Striping	\$	640,000.00	\$ 854,175.00	\$ 546,400.00	\$ 705,000.00	\$ 670,731.00
Concrete Work	\$	279,000.00	\$ 299,525.00	\$ 300,800.00	\$ -	\$ 347,000.00
Exterior Signage, Site Accessories, Equipment	\$	77,000.00	\$ 13,000.00	\$ 51,800.00	\$ 125,000.00	\$ 13,500.00
Subtotal:	\$	1,651,000.00	\$ 1,393,950.00	\$ 1,604,160.00	\$ 1,525,000.00	\$ 1,557,490.00
Permit & Inspections	\$	3,000.00	\$ 1,700.00	\$ 5,000.00	\$ 3,500.00	\$ 2,000.00
Performance Bond	\$	16,000.00	\$ 14,100.00	\$ 10,000.00	\$ 9,615.00	\$ 15,000.00
Total Bid:		\$1,670,000.00	\$1,409,750.00	\$1,619,160.00	\$1,538,115.00	\$1,574,490.00

		T&M	ASI	Nagle	Best Asphalt	Als
South High School						
General Conditions (including personnel)	\$	45,000.00	\$ 10,000.00	\$ 47,450.00	\$ 15,000.00	\$ 25,000.00
OH&P	\$	90,000.00	\$ -	\$ 95,000.00	\$ 120,000.00	\$ 45,000.00
Demolition	\$	69,000.00	\$ 93,725.00	\$ 69,000.00	\$ 70,000.00	\$ 82,361.00
Off-Site/R.O.W. Work				\$ -	\$ 2,500.00	\$ -
Civil Site Work Prep	\$	169,000.00	\$ 144,725.00	\$ 130,615.00	\$ 356,000.00	\$ 160,823.00
Asphalt Paving & Striping	\$	340,000.00	\$ 390,370.00	\$ 299,710.00	\$ 340,000.00	\$ 370,000.00
Concrete Work	\$	216,000.00	\$ 252,300.00	\$ 255,665.00		\$ 259,415.00
Exterior Signage, Site Accessories, Equipment	\$	40,000.00	\$ 16,000.00	\$ 2,500.00	\$ 53,500.00	\$ 15,450.00
Subtotal:	\$	979,500.00	\$ 907,120.00	\$ 899,940.00	\$ 957,000.00	\$ 958,049.00
Permit & Inspections	\$	1,500.00	\$ 1,700.00	\$ 5,000.00	\$ 3,500.00	\$ 2,000.00
Performance Bond	\$	9,000.00	\$ 9,180.00	\$ 5,700.00	\$ 6,030.00	\$ 9,500.00
Total Bid:		\$990,000.00	\$918,000.00	\$910,640.00	\$966,530.00	\$969,549.00

2026 GPPSS PAVING RFP - BID SUMMARY

Grosse Pointe Public School System

	T&M	ASI	Nagle	Best Asphalt	Als
Barnes ECC					
General Conditions (including personnel)	\$ 25,000.00	\$ 18,020.00	\$ 26,000.00	\$ 15,000.00	\$ 15,000.00
OH&P	\$ 55,000.00	\$ -	\$ 52,500.00	\$ 70,000.00	\$ 25,000.00
Demolition	\$ 40,000.00	\$ 46,950.00	\$ 41,100.00	\$ 30,000.00	\$ 37,759.00
Off-Site/R.O.W. Work		\$ -	\$ -	\$ 7,500.00	\$ -
Civil Site Work Prep	\$ 142,500.00	\$ 70,950.00	\$ 105,695.00	\$ 115,000.00	\$ 110,886.00
Asphalt Paving & Striping	\$ 243,000.00	\$ 286,580.00	\$ 234,700.00	\$ 235,000.00	\$ 249,733.00
Concrete Work	\$ 37,000.00	\$ 28,900.00	\$ 33,495.00	\$ -	\$ 39,850.00
Exterior Signage, Site Accessories, Equipment	\$ 3,000.00	\$ 21,400.00	\$ 24,100.00	\$ 25,000.00	\$ -
Subtotal:	\$ 552,000.00	\$ 472,800.00	\$ 517,590.00	\$ 497,500.00	\$ 478,228.00
Permit & Inspections	\$ 1,500.00	\$ 900.00	\$ 5,000.00	\$ 3,500.00	\$ 1,000.00
Performance Bond	\$ 5,000.00	\$ 4,700.00	\$ 3,100.00	\$ 3,150.00	\$ 4,500.00
Total Bid:	\$558,500.00	\$478,400.00	\$525,690.00	\$504,150.00	\$483,728.00

	Included in Base Bid	Not Included in Base Bid	Not Included in Base Bid	Included in Base Bid	Not Included in Base Bid
Allowance #1 GP South Gate	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00
Allowance #2 GP North Logo Brickwork	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00
Allowance #3 GP North Gate	\$ -	\$ 30,000.00	\$ 30,000.00	Included in Site Costs	\$ 30,000.00

	T&M	ASI	Nagle	Best Asphalt	Als
Base Bid	\$3,182,500.00	\$2,773,870.00	\$3,021,690.00	\$2,979,500.00	\$2,993,767.00
Permits, Inspections and Bonds	\$36,000.00	\$32,280.00	\$33,800.00	\$29,295.00	\$34,000.00
Allowances	\$0.00	\$85,000.00	\$85,000.00	\$0.00	\$85,000.00
Total Project Bid	\$3,218,500.00	\$2,891,150.00	\$3,140,490.00	\$3,008,795.00	\$3,112,767.00

**GROSSE POINTE PUBLIC SCHOOL SYSTEM
2024 SINKING FUND PROGRAM
REQUEST FOR PROPOSAL (RFP) – PAVING CONTRACTOR SERVICES RFP
ATTACHMENT C.1 – PROPOSAL FORM**

Best Asphalt, Inc. (*Firm's Name*) Proposes to provide Contracting Services to Grosse Pointe Public School System (hereafter referred to as Owner) for the construction project as follows:

Said sum to be subject to all of the terms of the contract and to include all money allowances called for in the specifications applicable hereto. The undersigned affirms that the proposal is based upon the materials of construction, equipment, etc., name or described as standard in the specifications.

1. North High School
 - a. General Conditions (including personnel) \$15000.
 - b. OH&P \$150000.
 - c. Demolition \$75000.
 - d. Off-Site/R.O.W. Work: \$5000.
 - e. Civil Site Work Prep \$450000
 - f.
 - g. Asphalt Paving & Striping \$705000.
 - h. Exterior Signage, Site Accessories, Equipment \$125000
 - i.
Subtotal: **\$1525000.**
 - j. Permit & Inspections \$3500.
 - k. Performance Bond \$9615.
 - Total Bid:** **\$1538115.**

2. South High School
 - a. General Conditions (including personnel) \$15000.
 - b. OH&P \$120000.
 - c. Demolition \$70000.
 - d. Off-Site/R.O.W. Work: \$2500.
 - e. Civil Site Work Prep \$356000.
 - f. Asphalt Paving & Striping \$340000.
 - g. Exterior Signage, Site Accessories, Equipment \$53500.
 - Subtotal:** **\$957000.**

 - h. Permit & Inspections \$3500.

**GROSSE POINTE PUBLIC SCHOOL SYSTEM
2024 SINKING FUND PROGRAM
REQUEST FOR PROPOSAL (RFP) – PAVING CONTRACTOR SERVICES RFP
ATTACHMENT C.1 – PROPOSAL FORM**

- | | | |
|----|-------------------|-------------------------|
| i. | Performance Bond | \$ <u>6030.</u> |
| | Total Bid: | \$<u>966530.</u> |
3. Barnes Early Childhood Center School
- | | | |
|----|---|-------------------------|
| a. | General Conditions (including personnel) | \$ <u>15000.</u> |
| b. | OH&P | \$ <u>70000.</u> |
| c. | Demolition | \$ <u>30000.</u> |
| d. | Off-Site/R.O.W. Work: | \$ <u>7500.</u> |
| e. | Civil Site Work Prep | \$ <u>115000.</u> |
| f. | Asphalt Paving & Striping | \$ <u>235000.</u> |
| g. | Exterior Signage, Site Accessories, Equipment | \$ <u>25000.</u> |
| | Subtotal: | \$<u>497500.</u> |
-
- | | | |
|----|----------------------|-------------------------|
| h. | Permit & Inspections | \$ <u>3500.</u> |
| i. | Performance Bond | \$ <u>3150.</u> |
| | Total Bid: | \$<u>504150.</u> |
4. The following Addenda have been received. The modifications to the Bid Documents noted below have been considered and all costs are included in the Bid Sum.
- Addendum #1 Dated 11/10
- Addendum # _____ Dated _____
5. The undersigned further agrees to substantially complete the Project by 8/20/26 or within _____ calendar days after award of contract.
6. Unit Rates (inclusive of all costs and fees)
- | | | |
|----|---|-------------------|
| a. | Pavement Reconstruction – 2" Mill & Cap | \$ <u>2.25/sf</u> |
| b. | Remove Asphalt & Repave 3.5" | \$ <u>4/sf</u> |
| c. | 4" Sidewalk Remove and Replace w/Base | \$ <u>15/SF</u> |
| d. | Other _____ : | \$ _____ / _____ |
| e. | Other _____ : | \$ _____ / _____ |
| f. | Other _____ : | \$ _____ / _____ |
| g. | Other _____ : | \$ _____ / _____ |

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7. The undersigned proposes the following Voluntary Alternate(s)

Voluntary Alternate No. 1: N/A

(ADD/DEDUCT) \$

Voluntary Alternate No. 2: N/A

(ADD/DEDUCT) \$

8. Sub – Contractors:

The undersigned will submit for approval a list of proposed subcontractors. The undersigned agrees in every way to be responsible for the work, material, equipment and supplies furnished by each subcontractor.

List any and all subcontractors to be used on this Project:

TBD

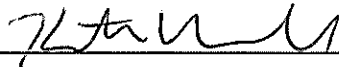
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I have read and I understand the responsibilities required of the Contractor in this RFP and under the Contractor Agreement which are provided with this RFP. If selected, our company will be able to fulfill the requirements.

SIGNATURE

Dated this 11TH day of November, 2025.

Company Name: Best Asphalt, Inc.

By: 
Signature

Title: Keith Umerlik, Sr Estimator

Keith Umerlik, 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 11th day of November, 2025.

Notary Public: _____

My Commission Expires: _____

PROPOSAL CHECKLIST

- | | |
|---|--|
| <input type="checkbox"/> Cost Proposal | <input type="checkbox"/> IF selected as Contractor, I agree to the contractual terms as provided in the RFP: |
| <input type="checkbox"/> Bid Proposal Form | |
| <input type="checkbox"/> Familial Statement | <input type="checkbox"/> AIA-A105-2017, as modified |
| <input type="checkbox"/> Iran Statement | |
| <input type="checkbox"/> Criminal Background Disclosure Affidavit | |
| <input type="checkbox"/> Non-Collusive Affidavit | |