



500 West Big Beaver  
Troy, MI 48084  
troymi.gov

## CITY COUNCIL AGENDA ITEM



Date: April 2, 2025

To: Frank A. Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager  
Robert C. Maleszyk, Chief Financial Officer  
Kyle Vieth, Controller  
Kurt Bovensiep, Public Works Director  
Dennis Trantham, Deputy Public Works Director  
Emily Frontera, Purchasing Manager

Subject: Standard Purchasing Resolution 2: Award to Low Bidder Meeting Specifications–  
Firefighters Park Pickleball Courts Construction  
Standard Purchasing Resolution 5: Approval to Expend Budgeted Funds – Pickleball  
Courts Construction Administration  
Budget Amendment (Introduced by: Kurt Bovensiep, Public Works Director)

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### **History**

The demand for additional Pickleball courts has increased over the last several years as the fast-growing sport has gained popularity of a large range of age groups. Currently, Troy offers four dedicated outdoor Pickleball courts at Redwood Park. Additionally, the Tennis courts at Boulan Park and Brinston Park are lined for Pickleball. Additional courts have competed with other priorities in previous Capital Budgets and have been unsuccessful in receiving funds to move forward with the project.

City Council adopted an Unassigned General Fund Balance Policy (Resolution# 2014-04-062) that provides a fund range of 20% to 30% of General Fund expenditures. Through conservative budgeting and good fiscal practices, the Unassigned General Fund Balance is in a position to fund the in-demand Pickleball court project that was not able to achieve funding through the normal Capital Fund process.

City Staff did a comparison of several surrounding Pickleball courts to determine the popular court amount, amenities, and location. After reviewing the 25 different locations around Troy it was determined eight (8) courts were an appropriate size and the location should include restroom facilities. This narrowed the site selection to developed parks that currently have restrooms. Additionally, the noise of the sport was also a consideration and influenced the proximity of the courts to surrounding residential neighbors. For these reasons, Firefighters Park between the current play structure and the Baseball field was selected.

Recognizing that neighbors to our parks like to participate in any changes, we sent the attached letter to those residents directly abutting the chosen location. The Wyngate Home Owners Association President responded to the engagement letter representing all the park neighbors. He indicated that he was satisfied with the location and appreciated the thoughtfulness of the location. He requested we include windscreens in the design to further reduce the noise to the neighbors. This suggestion was included in the bid proposal and if approved will have windscreens on the exterior fences.



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## CITY COUNCIL AGENDA ITEM

### History (continued)

The design process was also influenced by several advocates of the game and their thoughts were collected during City Manager Nastasi's Troy Talks, casual discussions after City Council meetings, emails, and phone conversations. Most of the design suggestions were included in the final bid proposal, which includes taller fences on the exterior of the courts, shorter fences between the courts, shade structures, benches, paddle racks, and accessible access.

Anderson, Eckstein & Westrick, INC. (AEW) has experience in the design and construction of Pickleball courts. City Staff used their existing engineering and design contract to prepare plans and specifications and provide an award recommendation. Based on the bid submittals, AEW is recommending an award to Best Asphalt including alternate A and B. The full detailed recommendation is attached.

### Purchasing

- On March 27, 2025, a bid opening was conducted as required by City Charter/Code for the purchase the construction of eight (8) Pickleball Courts at Firefighters Park.
- The bid was posted on Bidnet Direct/MITN website; [www.bidnetdirect.com/mitn/city-of-troy-mi](http://www.bidnetdirect.com/mitn/city-of-troy-mi).
- Seven hundred sixty-two (762) vendors were notified via the Bidnet Direct/MITN website. Two (2) bid responses were received as well as one (1) statement of no bid. Below is a detailed summary of potential vendors for this bid opportunity:

<b>Companies notified via MITN</b>	762	<p><b><u>MITN</u></b> provides a resourceful online platform to streamline the procurement process, reduce costs, and make it easier and more transparent for vendors to do business with the City of Troy.</p> <p><b><u>Active MITN</u></b> members with a current membership and paying annual dues receive automatic electronic notification which allows instant access to Bids, RFPS and Quote opportunities with the City.</p> <p><b><u>Active MITN non-paying members</u></b> are responsible to monitor and check the MITN website for opportunities to do business with the City.</p> <p><b><u>Inactive MITN member</u></b> status can occur when a company does not renew their account upon expiration. Inactive members cannot be notified of solicitations or access any bid information.</p>
Troy Companies notified via MITN	12	
Troy Companies notified Active email Notification	12	
Troy Companies - Active Free	0	
<b>Companies that viewed the bid</b>	162	
Troy Companies that viewed the bid	3	

After reviewing the bid proposals, *Best Asphalt, Inc. of Romulus, MI* was the low bidder meeting specifications and being recommended using Alternates A and B of the bid proposal.

The current contract for engineering and design services with Anderson, Eckstein & Westrick, INC. (AEW) was renewed by City Council on May 23, 2022 (Resolution #2022-05-071-J-4b). Under the current contract pricing, AEW proposes a fee for Contract Inspection & Administration Services of \$28,600, Project Management Services of \$9,300, Construction Staking Services of \$5,900 and Material Testing of \$13,000 for a total fee of \$56,800.

### Financial

Funds for the addition of Pickleball courts were not part of the 2025 Fiscal Year Budget and will require a Budget Amendment in the amount of \$625,000 from the Unassigned General Fund Balance to the Capital Fund. The funds will then be expensed from the Land Improvements Firefighters Park-401.770.771.974.030 using Project Number- 2025C0112

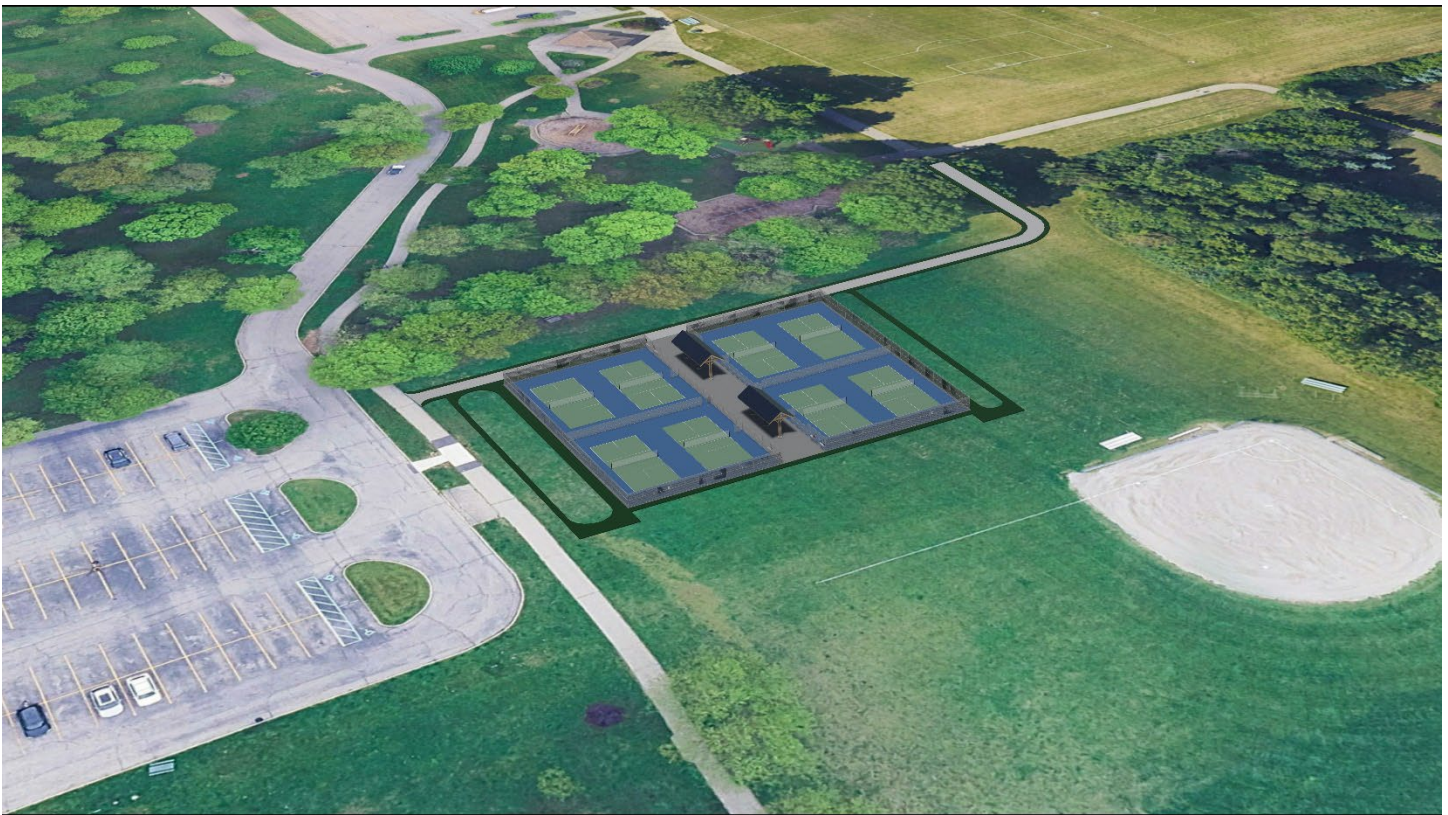


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## CITY COUNCIL AGENDA ITEM

### **Recommendation**

City Management recommends awarding a contract to *Best Asphalt, Inc. of Romulus, MI* to construct eight (8) Pickleball courts at Firefighters Park including the amenities outlined in the bid specifications and Alternates A and B for a total cost of \$489,509.82 plus a 15% contingency of \$73,000, at prices contained in the bid tabulation opened March 27, 2025. City Management also recommends granting the authority to expend budgeted capital funds to *Anderson, Eckstein & Westrick, INC. of Shelby Township, MI*, for Contract Administration Services, Construction Observation Services, and Testing for a total fee of \$56,800 plus a 10% contingency of \$5,600. City Management further requests a budget amendment to the 2025 Fiscal Year Capital Fund in the amount of \$625,000.00.





DEPARTMENT OF PUBLIC WORKS  
4693 Rochester Road  
Troy, MI 48085  
troymi.gov

January 10, 2025

Dear Firefighters Park Neighbor,

The City of Troy strives to provide current and popular recreational opportunities in our parks. The residents of Troy have been requesting more Pickleball courts for several years and we are now in a position to answer this call to action.

Pickleball, a fast-growing sport that blends elements of tennis, badminton, and ping pong, is a game anyone can enjoy. It is played on a court, similar to the type used for badminton, with a net set like a tennis net, and can be played as singles or doubles. Pickleball is known for being easy to pick up but difficult to master, making it fun for people of all ages and skill levels. The social nature and lower physical demands compared to tennis make it especially popular with older adults, but younger players are also embracing the sport.

Currently, Troy offers four dedicated outdoor Pickleball courts at Redwood Park. Additionally, the Tennis courts at Boulan Park and Brinston Park are lined for Pickleball.

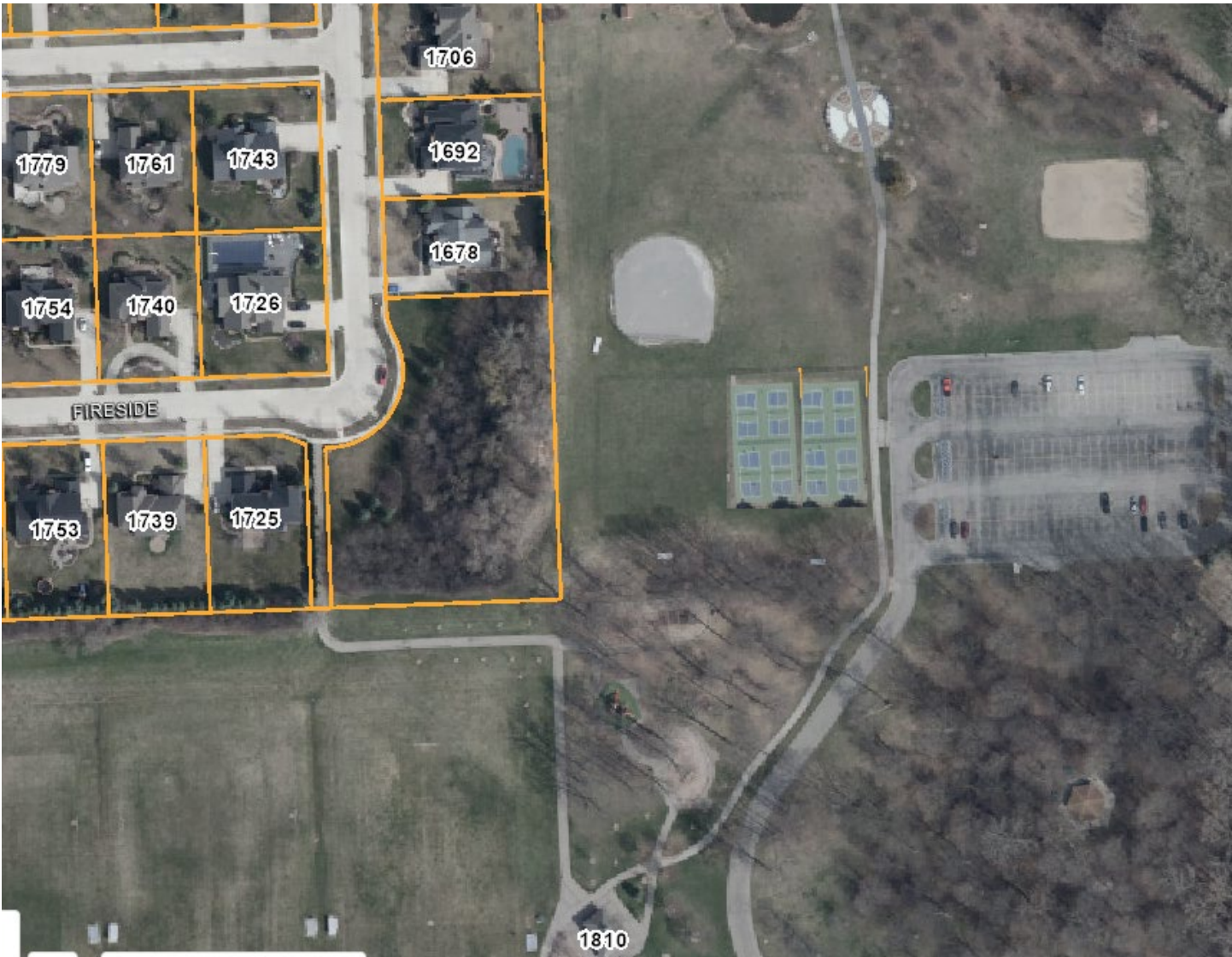
After evaluating several options to bring additional dedicated outdoor Pickleball courts to Troy, the City has determined that Firefighters Park would be a great location. We have attached a proposed layout for the eight newly proposed courts within Firefighters Park for you to review.

Since this proposed expansion is near your home, we wanted to provide you an opportunity to share your thoughts. Whether you have questions, concerns, or words of support, we are here to listen and make sure this project benefits our entire community.

We are excited about this potential addition to Firefighters Park, and we look forward to hearing from you. Please contact me by the end of January so I can include your feedback in the design process.

Kind Regards,

Kurt Bovensiep  
Public Works Director  
City of Troy  
248.524.3489  
[k.bovensiep@troymi.gov](mailto:k.bovensiep@troymi.gov)



CITY OF TROY  
 BID TABULATION  
 PICKLEBALL COURTS

VENDOR NAME:	Simone Construction Services	Best Asphalt, Inc.
CITY:	Shelby Twp., MI	Romulus, MI
CHECK NO.:	1540190768	9051233653
CHECK AMOUNT:	\$10,000.00	\$10,000.00

**PROPOSAL: FIREFIGHTERS PARK PICKLEBALL COURTS**

Line	Pay Item	Description	Qty	Units	Unit Price	Total Cost	Unit Price	Total Cost
1	4037050	Dr Structure, 24-inch Dia, Infiltration	2	Ea	\$4,500.00	\$9,000.00	\$352.00	\$704.00
2	8507001	Fence Windscreen, 8 Foot, Black	524	Ft	\$18.68	\$9,788.32	\$20.26	\$10,616.24
3	2017011	Post-Tension Concrete Pickleball Courts, 5 inch	1878	Syd	\$113.15	\$212,495.70	\$171.60	\$322,264.80
4	1027051	Bonds, Insurance & Mobilization - Max \$15,000	1	LSUM	\$15,000.00	\$15,000.00	\$10,000.00	\$10,000.00
5	8507051	Court Sun Shade	2	LSUM	\$22,500.00	\$45,000.00	\$17,381.00	\$34,762.00
6	2027050	GOSPORTS Pickleball Paddle Rack	8	Ea	\$160.00	\$1,280.00	\$120.00	\$960.00
7	2027050	Pickleball Court Numbering Plaques	8	Ea	\$120.00	\$960.00	\$58.00	\$464.00
8	1027051	Pavement Marking, Pickle Ball Court	1	LSUM	\$5,400.00	\$5,400.00	\$4,950.00	\$4,950.00
9	8507051	Surface, Pickle Ball Court	1	LSUM	\$29,800.00	\$29,800.00	\$28,380.00	\$28,380.00
10	8507050	Pickle Ball Net and Posts	8	Ea	\$3,200.00	\$25,600.00	\$3,410.00	\$27,280.00
11	2047051	Earthwork, Site	1	LSUM	\$65,000.00	\$65,000.00	\$47,586.00	\$47,586.00
12	8167011	Surface Restoration, Seeding	590	Syd	\$6.00	\$3,540.00	\$12.00	\$7,080.00
13	2047011	Conc Pavt, Nonreinf, 5 inch	285	Syd	\$90.00	\$25,650.00	\$77.00	\$21,945.00
14	2047011	Conc Pavt, Nonreinf, 17 inch (RIBBON)	61	Syd	\$375.00	\$22,875.00	\$495.00	\$30,195.00
15	2047011	Surface Restoration, Seeding, Bioretention Mix	413	Syd	\$15.00	\$6,195.00	\$100.00	\$41,300.00
16	3020030	Aggregate Base, 12 inch	465	Syd	\$26.00	\$12,090.00	\$30.28	\$14,080.20
17	3020016	Aggregate Base, 6 inch	2174	Syd	\$14.00	\$30,436.00	\$12.66	\$27,522.84
18	2080016	Erosion Control, Gravel Access Approach	1	Ea	\$6,000.00	\$6,000.00	\$860.00	\$860.00
19	2080036	Erosion Control, Silt Fence	552	Ft	\$4.50	\$2,484.00	\$1.49	\$822.48
20	8080021	Fence Gate, 4 foot, for 48 inch Chain Link Fence	2	Ea	\$833.00	\$1,666.00	\$763.40	\$1,526.80
21	8080011	Fence, Chain Link, 48 inch	365	Ft	\$55.60	\$20,294.00	\$50.94	\$18,593.10
22	8080015	Fence, Chain Link, 96 inch	585	Ft	\$93.60	\$54,756.00	\$85.79	\$50,187.15
23	5010034	HMA, 36A	41	Ton	\$360.00	\$14,760.00	\$193.83	\$7,947.03
24	5012025	HMA, 4EML	41	Ton	\$330.00	\$13,530.00	\$193.83	\$7,947.03
25	4040083	Underdrain, Subgrade, Open-Graded, 6 inch	864	Ft	\$30.00	\$25,920.00	\$26.00	\$22,464.00
<b>TOTAL AMOUNT - BASE BID:</b>						<b>\$659,520.02</b>	<b>\$740,437.67</b>	

**ALTERNATE BID A**

Subtract Item								
#3	2017011	Post-Tension Concrete Pickleball Courts, 5 inch	1878	Syd	\$113.15	-\$212,495.70	\$171.60	-\$322,264.80
Add Item(s)								
26	2017011	HMA 13A, Tennis Mix	155	Ton	\$313.00	\$48,515.00	\$233.03	\$36,119.65
27	2017011	HMA 36A, Tennis Mix	155	Ton	\$391.20	\$60,636.00	\$267.66	\$41,487.30
<b>TOTAL AMOUNT - BASE BID + ALTERNATE A:</b>						<b>\$556,175.32</b>	<b>\$495,779.82</b>	

**ALTERNATE BID B**

Subtract Item								
#9	8507051	Surface, Pickle Ball Court	1	LSUM	\$29,800.00	-\$29,800.00	\$28,380.00	-\$28,380.00
Add Item(s)								
28	2017011	PLEXIPAVE Surface Coating	1	LSUM	\$24,120.00	\$24,120.00	\$22,110.00	\$22,110.00
<b>TOTAL AMOUNT - BASE BID + ALTERNATE B:</b>						<b>\$713,440.02</b>	<b>\$790,927.67</b>	
<b>TOTAL AMOUNT - BASE BID + ALTERNATE A &amp; B:</b>						<b>\$550,495.32</b>	<b>\$489,509.82</b>	

CITY OF TROY  
 BID TABULATION  
 PICKLEBALL COURTS

VENDOR NAME:	Simone Construction Services	Best Asphalt, Inc.
CITY:	Shelby Twp., MI	Romulus, MI

PROPOSAL: FIREFIGHTERS PARK PICKLEBALL COURTS			
Completion Date Agreement Signed:	Y or N	Y	Y
Vendor Questionnaire Completed:	Y or N	Y	Y
Site Inspection:	Y or N	Y - 03/26/2025	Y - 03/18/2025
Contact Information Provided:	Y or N	Y	Y
Proposed Progress Payments Provided:	Y or N	April 5%, May 20%, June 30%, July 30%, August 10%	30 Days
References:	Y or N	Y	Y
Completion Date can be met:	Y or N	N - 08/30/2025	Y
Insurance Met:	Y or N	Y	Y
Payment Terms:		30 Days	30 Days
Warranty:		1-Year	1-Year
Completion:		8/30/2025	Per Specs
Exceptions:		Proposed schedule modification because of PT cable lead time, 28 day curing time prior to court surfacing	None
Acknowledgement:	Y or N	Y	Y
Signed Addendum:	Y or N	Y	Y
Forms:	Y or N	Y	Y

**Low Bidder Meeting Specifications**

No Bid - Laser Sport Surfacing

**ATTEST:**

(\*Bid Opening conducted via a Zoom Meeting)

\_\_\_\_\_  
 Kurt Bovensiep  
 \_\_\_\_\_  
 Andrew Chambliss  
 \_\_\_\_\_  
 Jackie Ahlstrom  
 \_\_\_\_\_  
 Bryan Pompa

\_\_\_\_\_  
 Emily Frontera  
 Purchasing Manager



**ANDERSON, ECKSTEIN & WESTRICK, INC.**

CIVIL ENGINEERS - SURVEYORS - ARCHITECTS

Shelby Township - Roseville - Livonia

586.726.1234 | [www.aewinc.com](http://www.aewinc.com)

March 31, 2025

Kurt Bovensiep  
Public Works Director  
Department of Public Works  
City of Troy  
4693 Rochester Road  
Troy, Michigan 48085

Reference: **Proposal for Construction Administration Services**  
Pickleball Courts – Firefighters Park  
City of Troy

Dear Mr. Bovensiep:

Thank you for considering our firm for providing construction engineering and surveying services on the project referenced above.

### **Understanding of the Project**

On March 27, 2025, the City of Troy opened bids for a project to construct 8 pickleball courts, along with a shade structure, pathway extension, and drainage at Firefighters Park. The City has requested a proposal to provide construction inspection, testing, and administration for this project.

### **Services to be Provided**

We propose to furnish the following services:

- A. **Construction Inspection and Administration** - We will perform construction staking, inspection, engineering, testing, and administration, including the following tasks
- Conduct a preconstruction meeting
  - Perform construction staking
  - Perform construction administration services, including but not limited to preparing pay estimates, contract modifications, weekly status reports, generate punch lists, and perform project closeout
  - Coordinate with G2 Geotechnical to perform materials testing for all sub base, stone base, concrete, and HMA placed by the Contractor





- Review material submittals
- Respond to Contractor requests for information
- Conduct progress meetings on site every two (2) weeks
- Perform construction engineering services as necessary, respond to conflicts that require attention, and respond to resident concerns

**Fee for Professional Services**

The following fees will be on a lump sum (fixed fee) basis unless noted otherwise.

Construction Staking	\$ 5,900
Project Management	\$ 9,300
Construction Inspection & Administration	\$ 28,600
Materials Testing (G2)	<u>\$ 13,000</u>
<b>TOTAL</b>	<b>\$ 56,800</b>

Any additional services will be provided on an hourly basis according to our current rate schedule effective for the period in which the work is performed.

**Basis of Payment**

Work in progress will be invoiced every four weeks (billing cycle) based upon hourly charges to date. There are no mileage expenses required. Travel time is charged portal to portal. Failure to pay invoices promptly can result in suspension of the work and revision of the completion schedule by the Engineer.

Please note that the fees quoted are for services completed within one year. If time beyond one year is required, an adjustment to the fees for the remaining portion may be made to reflect changes in cost of living, based on the Consumer's Price Index.

**Other Terms of Service**

Services provided by AEW under this contract will be performed in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing under similar circumstances. Upon notice



Kurt Bovensiepp  
 March 31, 2025  
 Page 3

to AEW and by mutual agreement between the parties, AEW will correct those services not meeting such standard without additional compensation.

No party to this agreement shall transfer, sublet or assign any rights under or interest in this agreement (including but not limited to monies that are due or monies that may be due) without the prior written consent of the other party(s).

**Opinions of Probable Cost**

Opinions of probable construction cost provided represent AEW's best judgment as a design professional familiar with the industry. However, it is recognized that AEW has no control over the cost of labor, materials, equipment, or services provided by others, or over the contractor's methods of determining prices, or over competitive bidding or market conditions. Therefore, AEW does not guarantee that proposals, bids, or actual construction cost will not vary from the opinions of probable cost prepared in any manner by our firm.

**Execution of the Agreement**

We trust that this proposal meets your needs. Please advise if any modifications or clarifications are required. When you are prepared to authorize us to proceed, please sign, date, and return one copy of this agreement with original signatures for our use.

We thank you once again for the opportunity to work with you on this project.

Sincerely,

Anderson, Eckstein and Westrick, Inc.

Accepted By

\_\_\_\_\_  
 Jennifer L. Chehab, PE  
 Project Manager

\_\_\_\_\_  
 Signature

\_\_\_\_\_  
 Scott P. Lockwood, PE  
 Executive Vice President

\_\_\_\_\_  
 Date



**ANDERSON, ECKSTEIN & WESTRICK, INC.**

CIVIL ENGINEERS - SURVEYORS - ARCHITECTS

Shelby Township - Roseville - Livonia

586.726.1234 | [www.aewinc.com](http://www.aewinc.com)

March 31, 2025

Kurt Bovensiep  
Public Works Director  
Department of Public Works  
City of Troy  
4693 Rochester Road  
Troy, Michigan 48085

**Reference: Recommendation of Award of Contract**

Firefighters Park Pickleball Courts  
AEW Project No. 0238-0043

Dear Mr. Bovensiep:

Following public advertisement and bid solicitation, we publicly opened bids for the referenced project online at the City of Troy on March 27, 2025. The base bid included pre-stressed concrete with a standard recreational coating; Alternate A allowed for a substitution of hot mix asphalt for the prestressed concrete, and Alternate B allowed for replacement of the standard recreational coating with Plexipave.

The certified low bidder, who could meet the project schedule is Best Asphalt, Inc. from Romulus, MI with a Total Base Bid + Alternates A and B of \$489,509.82. We have attached the bid tabulation for your use.

We have contacted several of the references that the Contractor provided and all stated that Best Asphalt is qualified to perform the project and have successfully performed similar work in the past, including for other AEW clients. Based on that, we recommend the contract be awarded to Best Asphalt, Inc. If you have any questions please let us know.

Sincerely,

Jennifer L Chehab, PE

Enclosure: Bid Tabulation

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CITY OF TROY  
 BID TABULATION  
 PICKLEBALL COURTS

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CITY:	Shelby Twp., MI	Romulus, MI
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**PROPOSAL: FIREFIGHTERS PARK PICKLEBALL COURTS**

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<b>TOTAL AMOUNT - BASE BID:</b>					<b>\$659,520.02</b>		<b>\$740,437.67</b>	

**ALTERNATE BID A**

Subtract Item								
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Add Item(s)								
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**ALTERNATE BID B**

Subtract Item								
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<b>TOTAL AMOUNT - BASE BID + ALTERNATE B:</b>					<b>\$653,840.02</b>		<b>\$734,167.67</b>	
<b>TOTAL AMOUNT - BASE BID + ALTERNATE A +ALTERNATE B:</b>					<b>\$550,495.32</b>		<b>\$489,509.82</b>	

CITY OF TROY  
 BID TABULATION  
 PICKLEBALL COURTS

		Simone Construction Services	Best Asphalt, Inc.
VENDOR NAME:		Shelby Twp., MI	Romulus, MI
CITY:			
Completion Date Agreement Signed:	Y or N	Y	Y
Vendor Questionnaire Completed:	Y or N	Y	Y
Site Inspection:	Y or N	Y - 03/26/2025	Y - 03/18/2025
Contact Information Provided:	Y or N	Y	Y
Proposed Progress Payments Provided:	Y or N	April 5%, May 20%, June 30%, July 30%, August 10%	30 Days
References:	Y or N	Y	Y
Completion Date can be met:	Y or N	N - 08/30/2025	Y
Insurance Met:	Y or N	Y	Y
Payment Terms:		30 Days	30 Days
Warranty:		1-Year	1-Year
Completion:		8/30/2025	Per Specs
Exceptions:		Proposed schedule modification because of PT cable lead time, 28 day curing time prior to court surfacing	None
Acknowledgement:	Y or N	Y	Y
Signed Addendum:	Y or N	N	Y
Forms:	Y or N	N	Y

No Bid - Laser Sport Surfacing

**ATTEST:**

(\*Bid Opening conducted via a Zoom Meeting)

Kurt Bovensiep \_\_\_\_\_

Andrew Chambliss \_\_\_\_\_

Jackie Ahlstrom \_\_\_\_\_

Bryan Pompa \_\_\_\_\_

Emily Frontera \_\_\_\_\_

Purchasing Manager