



City Council

Agenda Item

Subject: Approval of a Bid Award for Project No. 2508 Zoo Improvements-Wolf Exhibit to Gray Construction Company in the amount of \$750,000.00

Meeting: City Council - Jun 02 2025

From: Kristen Bobzien, Interim City Manager/Chief Financial Officer

BACKGROUND INFORMATION:

Project No. 2508, Zoo Improvements-Wolf Exhibit, consists of removal of existing fence, wolf den building, and other exhibit items; installation of new utilities; installation of new fencing; construction of a viewing structure; construction of a new single story den building; and exhibit related earthwork.

On April 10, 2025, five (5) bids were received for this project. Gray Construction Company had the lowest bid of \$878,200 which was 23% higher than the engineer's estimate from TSP, Inc. of \$715,000 and 8% lower than the next lowest bid of \$953,000.

Minor scope adjustments were requested from the low bidder, which included removals and material changes to the project without affecting the primary scope as outlined in the first paragraph above. On May 29, 2025, Gray Construction submitted pricing for the proposed changes for a contract amount of \$750,000.00.

FINANCIAL CONSIDERATIONS:

The City funding for Project No. 2508 has been budgeted in the Parks, Recreation & Forestry Improvement Fund Account 212.45182.43993 in the amount of \$300,000.00 and the Lake Area Zoological Society committed \$431,431.94 to the project. On May 30, 2025, the Lake Area Zoological Society committed an additional \$78,000 to the project and the Bramble Park Zoo has also received other donations totaling \$35,056.74. Therefore, the total available funding for this project is \$844,488.68.

Acceptance of the bid award of \$750,000.00 and the consultant contract with TSP, Inc. in the amount of \$59,500 provides a total project budget of \$809,500.00, which leaves \$34,988.68 in remaining funding.

OVERSIGHT / PROJECT RESPONSIBILITY:

Dusty Rodiek, Parks, Recreation & Forestry Director
Justin Petersen, City Engineer
Lucas Ammann, Project Manager

STAFF RECOMMENDATION / SUGGESTED MOTION:

Staff recommends approval of this Bid Award through the following motion:

I move to approve a Bid Award for Project No. 2508 Zoo Improvements-Wolf Exhibit to Gray Construction Company in the amount of \$750,000.00.

ATTACHMENT(S):

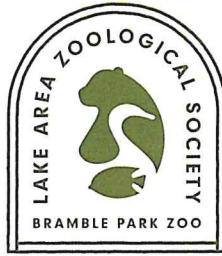
[2508 Bid Tabulation](#)

[2508 Gray Construction Company Rebid](#)

[Lake Area Zoological Society Commitment Letter](#)

Cost Estimate Tabulation Wolf Exhibit, Bramble Park Zoo Project No. 2508 City of Watertown, South Dakota		TSP, Inc. 14 W Kemp Ave Watertown, SD 57201 Engineer's Estimate	Gray Construction Co. 180 2nd St NE PO Box 123 Watertown, SD 57201	Tellinghuisen, Inc. 204 Garfield Ave PO Box 138 Willow Lake, SD 57278	Lloyd Construction Co. 150 East 4th Place Suite 600 Sioux Falls, SD 57104	Basin Construction & Drain Tile LLC 1212 Basin Rd Hayti, SD 57241	Sentry LLC 1928 Calvin Dr Watertown, SD 57201
ITEM NO.	ITEM DESCRIPTION	ITEM PRICE	ITEM PRICE	ITEM PRICE	ITEM PRICE	ITEM PRICE	ITEM PRICE
1	Alternate 1 - Roof Material	\$ 48,000.00	\$ 9,700.00	\$ 48,000.00	\$ 53,000.00	\$ 57,193.21	\$ 5,400.71
2	Alternate 2 - Hose Bibb	\$ 1,950.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,430.17	\$ 3,572.88
3	Alternate 3 - Awning	\$ 2,700.00	\$ 1,300.00	\$ 1,850.00	\$ 3,100.00	\$ 1,794.22	\$ 2,712.78
4	Alternate 4 - High Windows	\$ 4,500.00	\$ 7,600.00	\$ 7,300.00	\$ 24,000.00	\$ 8,821.91	\$ 24,465.92
5	Alternate 5 - Sewer Connection	\$ 1,300.00	\$ 1,400.00	\$ 1,300.00	\$ 1,500.00	\$ 1,409.95	\$ 1,359.14
6	Alternate 6 - Fence	\$ 6,500.00	\$ 19,200.00	\$ 19,000.00	\$ 21,000.00	\$ 16,058.68	\$ 19,988.70
7	Alternate 7 - Sanitary Sewer	\$ 24,466.00	\$ 28,000.00	\$ 28,900.00	\$ 31,000.00	\$ 24,732.87	\$ 29,906.27
8	Alternate 8 - Masonry Texture	\$ 2,000.00	\$ 2,300.00	\$ 2,000.00	\$ 2,500.00	\$ 2,464.95	\$ 2,161.56
9	Base Bid	\$ 715,000.00	\$ 878,200.00	\$ 953,000.00	\$ 979,000.00	\$ 1,044,015.58	\$ 1,162,504.97
10	Base Bid Plus Alternates	\$ 806,416.00	\$ 949,700.00	\$ 1,063,350.00	\$ 1,117,100.00	\$ 1,158,921.54	\$ 1,252,072.93

Original Contract	\$ 878,200.00
1 Addendum # 4	\$ (110,700.00) this also Changes the FRP Paneling
2 Dig barrier	\$ (4,590.00) This would make it so the fence post go into the ground 3'
3 Omit Painting	\$ (2,040.00) Omit Painting from Scope of work
4 Omit Seeding	\$ (2,040.00) Omit Seeding from Scope of work
5 Omit Final Cleaning	\$ (1,530.00) Omit Final Cleaning from Scope of work
5 Gray Construction Donation	\$ (7,300.00) We would like to put up a plaque saying built by Gray Construction
	\$ 750,000.00



5/30/2025

To Whom It May Concern:

The Lake Area Zoological Society (LAZS) is committed to improving the wolf habitat at Bramble Park Zoo. LAZS has previously committed \$431,431.94 for the wolf habit and is committed up to an additional \$78,000.

Sincerely,

Andrea Hennen. DUM

Andrea Hennen, LAZS President
Lake Area Zoological Society
PO Box 484
Watertown, SD 57201