Request for Proposals

Brewer Athletic Complex, Phase II - Athletic Field Preparation

Introduction

This project, with a working title Brewer Athletic Complex (BAC), Phase II, is intended to be a multi-use complex located behind Brewer High School (BHS) and below the area known as Coffin Field. It encapsulates the school's baseball field, known as Heddericg Field, and will expand the area to include five (5) tennis courts and two (2) pickleball courts for school and community use. With a bid already accepted for a turf provider, the School Department needs a company who can prepare the site by surveying it and addressing drainage and erosion and all issues and requirements related to preparation of the site.

Scope of Work

The RFP for the field preparation of this project includes the following:

- 1. Site survey and layout complete
- 2. Erosion control measures complete
- 3. Earthwork cuts and fills required to bring the site grade.
- 4. Storm water drainage improvements complete.
- 5. Turf Field drainage, base gravels, and anchor curb complete
- Tennis and pickleball courts base gravels, asphalt paving and rubberized surface complete
- 7. Tennis and pickleball net post sleeves, posts and nets complete.
- 8. Painted playing lines for tennis and pickleball courts complete.
- 9. Sidewalk base gravels and asphalt pavement complete
- 10. Multipurpose field, Tennis court, and Pickleball court fencing and gates complete.
- 11. Relocating existing scoreboard onto new concrete filled sonotube bases.
- 12. Concrete pads for bleacher/spectator area adjacent to existing dugouts complete.
- 13. Topsoil and seed all disturbed areas.

Exclusions

- 1. All permits, bonds, inspection fees and geotechnical testing
- 2. Contaminated soil & hazardous material handling & removal
- 3. Unsuitable soil excavation and replacement below design subgrade
- 4. Drilling and blasting bedrock if encountered
- 5. Synthetic turf field surfacing furnish, install etc. (by others)
- 6. Site Electrical requirements, lighting, etc.

- 7. Dugouts, bleachers, press boxes or other team shelter buildings.
- 8. Miscellaneous sports equipment, bases, goal posts, bleachers maintenance equipment

Additional Requirements

- 1. Start date should be approximately in the window of July 31, 2023 August 31, 2023.
- 2. End date should be no later than November 17, 2023.
- 3. District payment to be made in November, 2023.

Selection Criteria

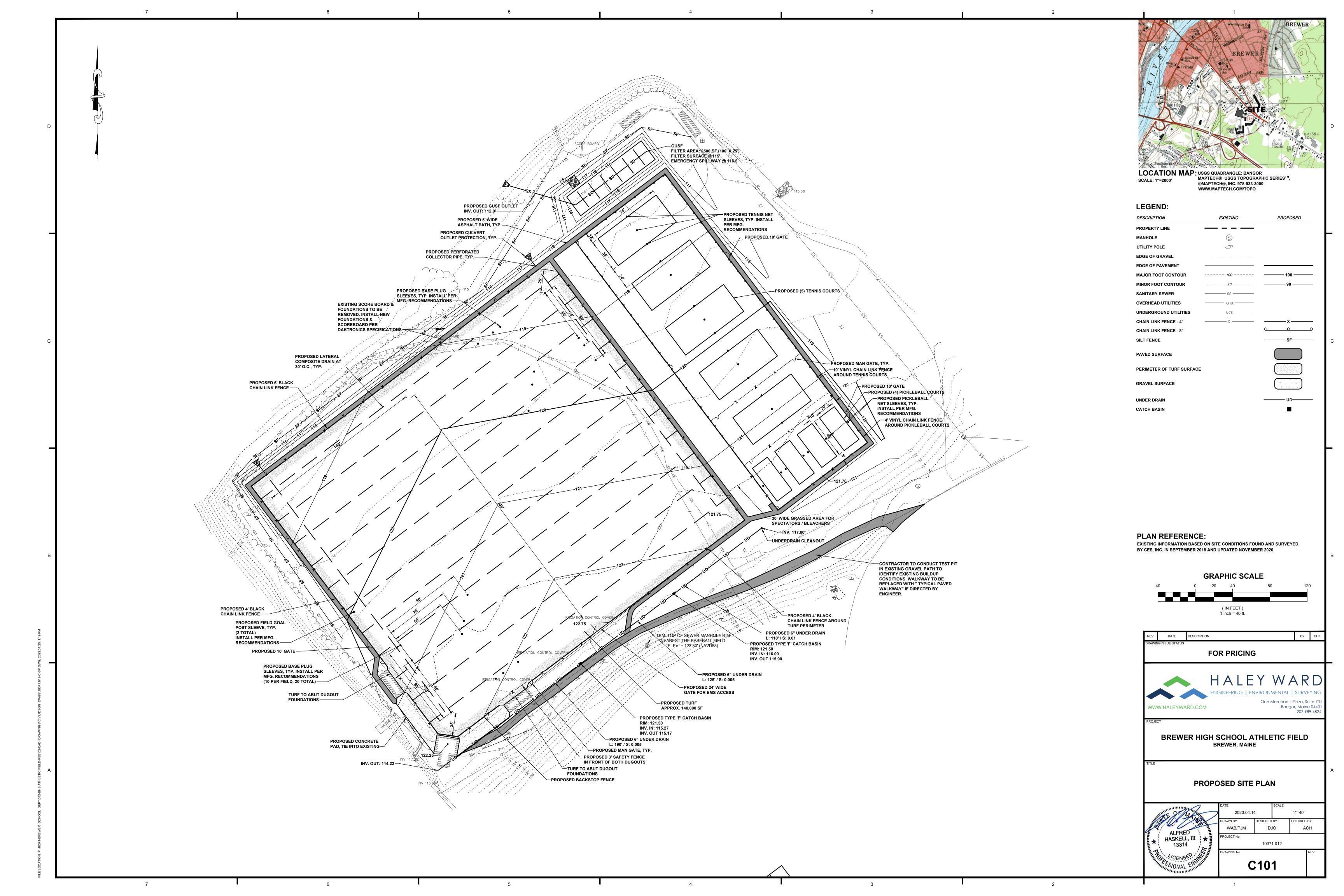
The group must be able to:

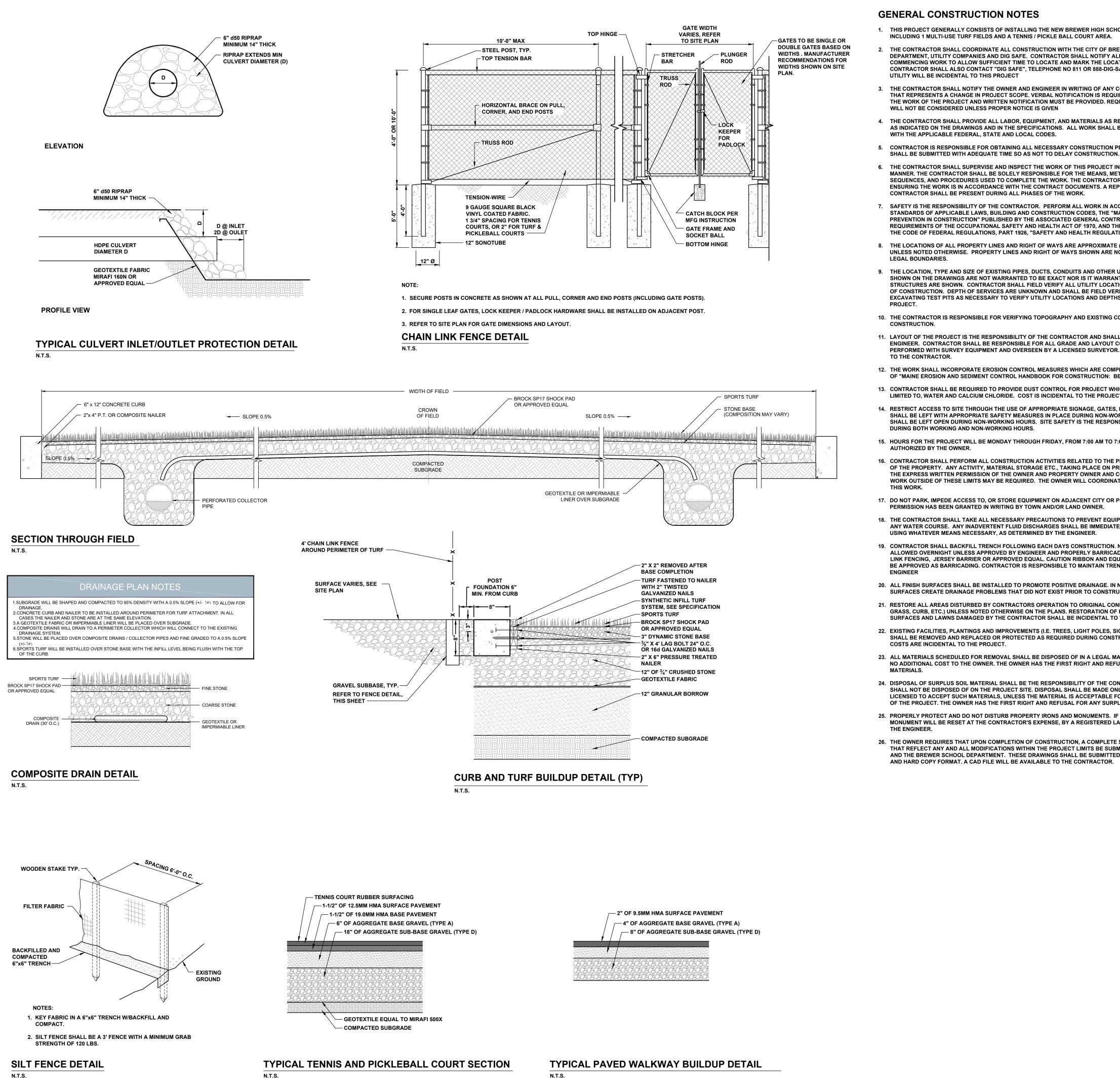
- Comply with the dimensions and specifications listed
- Meet start and end date specifications
- Provide evidence of a quality performance history
- Demonstrate ability to successfully partner with engineering and other professional firms involved in a large scale project

Review

Proposals will be reviewed by School Department professionals and its legal representation along with any selected professionals involved with zoning and permitting requirements.

The RFP process will be completed upon receipt of a proposal that successfully meets all requirements and is deemed acceptable and sufficient by the review team. Notification will occur as soon as possible after reviewing all proposals.





GENERAL CONSTRUCTION NOTES

- 1. THIS PROJECT GENERALLY CONSISTS OF INSTALLING THE NEW BREWER HIGH SCHOOL ATHLETIC COMPLEX, INCLUDING 1 MULTI-USE TURF FIELDS AND A TENNIS / PICKLE BALL COURT AREA.
- THE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH THE CITY OF BREWER, THE BREWER SCHOOL DEPARTMENT, UTILITY COMPANIES AND DIG SAFE. CONTRACTOR SHALL NOTIFY ALL UTILITIES PRIOR TO COMMENCING WORK TO ALLOW SUFFICIENT TIME TO LOCATE AND MARK THE LOCATION OF ALL BURIED LITH THES CONTRACTOR SHALL ALSO CONTACT "DIG SAFE", TELEPHONE NO 811 OR 888-DIG-SAFE. REPAIR OF ANY DAMAGED
- 3. THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER IN WRITING OF ANY CONDITION OR OCCURRENCE THAT REPRESENTS A CHANGE IN PROJECT SCOPE. VERBAL NOTIFICATION IS REQUIRED PRIOR TO PROCEEDING WITH THE WORK OF THE PROJECT AND WRITTEN NOTIFICATION MUST BE PROVIDED. REQUESTS FOR FEE ADJUSTMENTS WILL NOT BE CONSIDERED UNLESS PROPER NOTICE IS GIVEN
- 4. THE CONTRACTOR SHALL PROVIDE ALL LABOR, EQUIPMENT, AND MATERIALS AS REQUIRED TO PERFORM THE WORK AS INDICATED ON THE DRAWINGS AND IN THE SPECIFICATIONS. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE APPLICABLE FEDERAL, STATE AND LOCAL CODES.
- 5. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSTRUCTION PERMITS. PERMIT APPLICATIONS
- 6. THE CONTRACTOR SHALL SUPERVISE AND INSPECT THE WORK OF THIS PROJECT IN AN EFFICIENT AND COMPETENT MANNER. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES. AND PROCEDURES USED TO COMPLETE THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THE WORK IS IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. A REPRESENTATIVE OF THE GENERAL CONTRACTOR SHALL BE PRESENT DURING ALL PHASES OF THE WORK.
- 7. SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR. PERFORM ALL WORK IN ACCORDANCE WITH SAFETY STANDARDS OF APPLICABLE LAWS, BUILDING AND CONSTRUCTION CODES, THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" PUBLISHED BY THE ASSOCIATED GENERAL CONTRACTORS OF AMERICA, THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AND THE REQUIREMENTS OF TITLE 9 OF THE CODE OF FEDERAL REGULATIONS, PART 1926, "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION".
- 8. THE LOCATIONS OF ALL PROPERTY LINES AND RIGHT OF WAYS ARE APPROXIMATE (SHOWN FOR REFERENCE ONLY), UNLESS NOTED OTHERWISE. PROPERTY LINES AND RIGHT OF WAYS SHOWN ARE NOT INTENDED TO REPRESENT LEGAL BOUNDARIES.
- 9. THE LOCATION, TYPE AND SIZE OF EXISTING PIPES, DUCTS, CONDUITS AND OTHER UNDERGROUND STRUCTURES SHOWN ON THE DRAWINGS ARE NOT WARRANTED TO BE EXACT NOR IS IT WARRANTED THAT ALL UNDERGROUND STRUCTURES ARE SHOWN. CONTRACTOR SHALL FIELD VERIFY ALL UTILITY LOCATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. DEPTH OF SERVICES ARE UNKNOWN AND SHALL BE FIELD VERIFIED BY THE CONTRACTOR. EXCAVATING TEST PITS AS NECESSARY TO VERIFY UTILITY LOCATIONS AND DEPTHS SHALL BE INCIDENTAL TO THIS
- 10. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING TOPOGRAPHY AND EXISTING CONDITIONS PRIOR TO
- 11. LAYOUT OF THE PROJECT IS THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE APPROVED BY THE ENGINEER. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL GRADE AND LAYOUT CONTROL. LAYOUT SHOULD BE PERFORMED WITH SURVEY EQUIPMENT AND OVERSEEN BY A LICENSED SURVEYOR. A CAD FILE WILL BE AVAILABLE TO THE CONTRACTOR.
- 12. THE WORK SHALL INCORPORATE EROSION CONTROL MEASURES WHICH ARE COMPLIANT WITH THE LATEST VERSION OF "MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES".
- 13. CONTRACTOR SHALL BE REQUIRED TO PROVIDE DUST CONTROL FOR PROJECT WHICH CAN INCLUDE, BUT IS NOT LIMITED TO, WATER AND CALCIUM CHLORIDE. COST IS INCIDENTAL TO THE PROJECT.
- 14. RESTRICT ACCESS TO SITE THROUGH THE USE OF APPROPRIATE SIGNAGE, GATES, BARRIERS, FENCES, ETC. SITE SHALL BE LEFT WITH APPROPRIATE SAFETY MEASURES IN PLACE DURING NON-WORKING HOURS. NO TRENCH SHALL BE LEFT OPEN DURING NON-WORKING HOURS. SITE SAFETY IS THE RESPONSIBILITY OF CONTRACTOR,
- 15. HOURS FOR THE PROJECT WILL BE MONDAY THROUGH FRIDAY, FROM 7:00 AM TO 7:00 PM, UNLESS OTHERWISE
- 16. CONTRACTOR SHALL PERFORM ALL CONSTRUCTION ACTIVITIES RELATED TO THE PROJECT WITHIN THE CONFINES OF THE PROPERTY. ANY ACTIVITY, MATERIAL STORAGE ETC., TAKING PLACE ON PRIVATE PROPERTY SHALL BE WITH THE EXPRESS WRITTEN PERMISSION OF THE OWNER AND PROPERTY OWNER AND COORDINATED WITH THE OWNER. WORK OUTSIDE OF THESE LIMITS MAY BE REQUIRED. THE OWNER WILL COORDINATE SECURING EASEMENTS FOR
- 17. DO NOT PARK, IMPEDE ACCESS TO, OR STORE EQUIPMENT ON ADJACENT CITY OR PRIVATELY OWNED LOTS, UNLESS PERMISSION HAS BEEN GRANTED IN WRITING BY TOWN AND/OR LAND OWNER.
- 18. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT EQUIPMENT FLUIDS FROM REACHING ANY WATER COURSE. ANY INADVERTENT FLUID DISCHARGES SHALL BE IMMEDIATELY CLEANED FROM THE WATERS USING WHATEVER MEANS NECESSARY, AS DETERMINED BY THE ENGINEER.
- 19. CONTRACTOR SHALL BACKFILL TRENCH FOLLOWING EACH DAYS CONSTRUCTION. NO OPEN TRENCHES WILL BE ALLOWED OVERNIGHT LINESS APPROVED BY ENGINEER AND PROPERLY BARRICADED (IE. SNOW FENCING, CHAIN LINK FENCING, JERSEY BARRIER OR APPROVED EQUAL. CAUTION RIBBON AND EQUIPMENT PLACEMENT WILL <u>NOT</u> BE APPROVED AS BARRICADING. CONTRACTOR IS RESPONSIBLE TO MAINTAIN TRENCH AS DIRECTED BY THE
- 20. ALL FINISH SURFACES SHALL BE INSTALLED TO PROMOTE POSITIVE DRAINAGE. IN NO WAY SHALL THE NEW FINISH SURFACES CREATE DRAINAGE PROBLEMS THAT DID NOT EXIST PRIOR TO CONSTRUCTION.
- 21. RESTORE ALL AREAS DISTURBED BY CONTRACTORS OPERATION TO ORIGINAL CONDITIONS (GRAVEL, PAVEMENT, GRASS, CURB, ETC.) UNLESS NOTED OTHERWISE ON THE PLANS. RESTORATION OF ROADS, CURBS, PARKING SURFACES AND LAWNS DAMAGED BY THE CONTRACTOR SHALL BE INCIDENTAL TO THE PROJECT.
- 22. EXISTING FACILITIES, PLANTINGS AND IMPROVEMENTS (I.E. TREES, LIGHT POLES, SIGNS, CONCRETE SIDEWALK, ETC.) SHALL BE REMOVED AND REPLACED OR PROTECTED AS REQUIRED DURING CONSTRUCTION. THE ASSOCIATED COSTS ARE INCIDENTAL TO THE PROJECT.
- 23. ALL MATERIALS SCHEDULED FOR REMOVAL SHALL BE DISPOSED OF IN A LEGAL MANNER BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. THE OWNER HAS THE FIRST RIGHT AND REFUSAL FOR ANY DEMOLITION
- 24. DISPOSAL OF SURPLUS SOIL MATERIAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, SURPLUS MATERIAL SHALL NOT BE DISPOSED OF ON THE PROJECT SITE. DISPOSAL SHALL BE MADE ONLY AT WASTE AREAS WHICH ARE LICENSED TO ACCEPT SUCH MATERIALS, UNLESS THE MATERIAL IS ACCEPTABLE FOR USE AS FILL IN OTHER AREAS OF THE PROJECT. THE OWNER HAS THE FIRST RIGHT AND REFUSAL FOR ANY SURPLUS SOIL MATERIALS.
- 25. PROPERLY PROTECT AND DO NOT DISTURB PROPERTY IRONS AND MONUMENTS. IF DISTURBED, THE PROPERTY MONUMENT WILL BE RESET AT THE CONTRACTOR'S EXPENSE, BY A REGISTERED LAND SURVEYOR APPROVED BY
- 26. THE OWNER REQUIRES THAT UPON COMPLETION OF CONSTRUCTION, A COMPLETE SET OF "AS-BUILT" DRAWINGS THAT REFLECT ANY AND ALL MODIFICATIONS WITHIN THE PROJECT LIMITS BE SUBMITTED TO THE CITY OF BREWER AND THE BREWER SCHOOL DEPARTMENT. THESE DRAWINGS SHALL BE SUBMITTED IN BOTH DIGITAL (CAD) DRAWING AND HARD COPY FORMAT. A CAD FILE WILL BE AVAILABLE TO THE CONTRACTOR.

EROSION CONTROL NOTES

- ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE MAINE EROSION AND SEDIMENTATION CONTROL BEST MANAGEMENT PRACTICES (BMPS), PUBLISHED BY THE BUREAU OF LAND AND WATER QUALITY, MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, LATEST EDITION.
- 2. SILT FENCE WILL BE INSPECTED, REPLACED AND/OR REPAIRED IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL OR SNOW MELT OR LOSS OF SERVICEABILITY DUE TO SEDIMENT ACCUMULATION. AT A MINIMUM, ALL EROSION CONTROL DEVICES WILL BE OBSERVED WEEKLY.
- 3. DURING THE CONSTRUCTION PHASE, INTERCEPTED SEDIMENT WILL BE RETURNED TO CONSTRUCTION SITE.
- SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL AREAS UPSLOPE ARE STABILIZED BY A SUITABLE GROWTH OF GRASS. ONCE A SUITABLE GROWTH OF GRASS HAS BEEN OBTAINED, ALL TEMPORARY EROSION CONTROL ITEMS SHALL BE REMOVED BY THE CONTRACTOR. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THEY ARE REMOVED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED, SEEDED, AND MULCHED IMMEDIATELY.
- ALL DISTURBED AREAS WILL BE SEEDED WITH 2.5 LBS. RED FESCUE AND 0.5 LBS. RYE GRASS PER 1,000 SQUARE FEET AND MULCHED AT A RATE OF 90 LBS. PER 1,000 SQUARE FEET OR EQUIVALENT APPLICATION OF SEED AND
- 6. A SUITABLE BINDER SUCH AS CURASOL OR TERRTACK WILL BE USED ON THE HAY MULCH FOR WIND CONTROL.
- 7. IF FINAL SEEDING OF DISTURBED AREAS IS NOT COMPLETED BY SEPTEMBER 15th OF THE YEAR OF CONSTRUCTION, THEN ON THAT DATE THESE AREAS WILL BE GRADED AND SEEDED WITH WINTER RYE AT THE RATE OF 112 POUNDS PER ACRE OR 3 POUNDS PER 1000 SQUARE FEET. THE RYE SEEDING WILL BE PRECEDED BY AN APPLICATION OF 3 TONS OF LIME AND 800 LBS. OF 10-20-20 FERTILIZER OR ITS EQUIVALENT. MULCH WILL BE APPLIED AT A RATE OF 90 POUNDS PER 1000 SQUARE FEET.
- 8. IF THE RYE SEEDING CANNOT BE COMPLETED BY OCTOBER 1st OR IF THE RYE DOES NOT MAKE ADEQUATE GROWTH BY DECEMBER 1st, THEN ON THOSE DATES, HAY MULCH WILL BE APPLIED AT 150 POUNDS PER 1000
- ALL CATCH BASINS ARE TO BE PROTECTED BY STRAW BALE OR SILTFENCE IN ACCORDANCE WITH SECTION B-3 STORM DRAIN INLET PROTECTION OF THE MAINE BMP HANDBOOK. SURROUNDING AREAS CAN BE EXCAVATED OR LEFT LOW AS A SEDIMENT TRAP. CURB INLETS SHALL BE PROTECTED BY GUTTERGATORS, OR APPROVED
- 10. INTERIOR SILT FENCES ALONG CONTOUR DIVIDING FLAT AND STEEP SLOPES, AREAS WITH DIFFERENT DISTURBANCE SCHEDULES, AROUND TEMPORARY STOCKPILES OR IN OTHER UNSPECIFIED POSSIBLE CIRCUMSTANCES SHOULD BE CONSIDERED BY THE CONTRACTOR. THE INTENT OF SUCH INTERIOR SILT FENCES IS TO LIMIT SEDIMENT TRANSPORT WITHIN THE SITE TOWARD THE PROTECTED CATCH BASIN INLETS TO MINIMIZE SEDIMENT REMOVAL REQUIRED BY THE EROSION CONTROL NOTE 9 PROTECTIONS AND EXTEND LIFE OF SUCH
- 11. THE CONTRACTOR SHALL PROVIDE A SEDIMENT BASIN FOR ALL WATER PUMPED FROM EXCAVATIONS. BASIN SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE "MAINE EROSION AND SEDIMENT HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES". THE CONTRACTOR SHALL SUBMIT FOR REVIEW/APPROVAL PRIOR TO BEGINNING ANY PROJECT WORK.
- 12. CONTRACTOR TO PROVIDE SEDIMENT SACKS IN ALL EXISTING BASINS PRIOR TO CONSTRUCTION.
- 13. MINIMUM EROSION CONTROL MEASURES WILL NEED TO BE IMPLEMENTED AND THE CONTRACTOR WILL BE RESPONSIBLE TO MAINTAIN ALL COMPONENTS OF THE EROSION CONTROL PLAN UNTIL THE SITE IS FULLY STABILIZED. HOWEVER. BASED ON SITE AND WEATHER CONDITIONS DURING CONSTRUCTION, ADDITIONAL EROSION CONTROL MEASURES MAY NEED TO BE IMPLEMENTED. ALL AREAS OF INSTABILITY AND EROSION MUST BE REPAIRED IMMEDIATELY DURING CONSTRUCTION AND NEED TO BE MAINTAINED UNTIL THE SITE IS FULLY STABILIZED OR VEGETATION IS ESTABLISHED. A CONSTRUCTION LOG MUST BE MAINTAINED FOR THE EROSION AND SEDIMENTATION CONTROL INSPECTIONS AND MAINTENANCE

CONTRACTOR WILL BE RESPONSIBLE FOR FOLLOWING PROCEDURES FOUND IN THE "MAINE EROSION AND SEDIMENT CONTROL PRACTICES FIELD GUIDE FOR CONTRACTORS" (PUBLISHED MARCH 2015). THE PUBLICATION CAN BE FOUND AT: HTTP://WWW.MAINE.GOV/DEP/LAND/EROSION/ESCBMPS/INDEX.HTML

