Wyandotte Schools

**REQUEST FOR PROPOSALS**
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Athletic Complex Improvements and
 Synthetic Turf Installation

**Proposals Due August 22, 2022**

**10:00 AM**

**Wyandotte Schools is soliciting Request for Proposal for Athletic Complex Improvements.**

Owner representative:

Brad Wade

Superintendent

Wyandotte Schools 918-678-2222

bwade@wyandotte.k12.ok.us

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The owner, Wyandotte Schools, will hereby after be referred to as WS.

The respondent will hereby after be referred to as Contractor.

**SECTION 1:** INVITATION/ADVERTISEMENT TO BID

SEALED BIDS for Athletic Complex Improvements and Synthetic Turf Installation for the Wyandotte Public Schools, Oklahoma will be received by the Wyandotte Public Schools, MO until 10:00 A.M., Monday, August 22nd, 2022, and then publicly opened and read aloud at Wyandotte Schools, 5 S 1st Street, Wyandotte, OK 74370. Bids may be mailed to the above address but must be received prior to the bid date. It is the Bidders responsibility to make sure bids are received on time.

WS is accepting proposals from qualified contractors for Athletic Complex Improvements including but not limited to the construction, supply, installation and/or renovation of the following: new synthetic turf baseball, softball and football fields, dugouts, lighting, and bullpens. WS envisions a premium quality turf that is appropriate to each sport as they are associated to high school baseball, softball and football. The Athletic Complex is located at the corner of South Main Street and Wyandotte Avenue in Wyandotte, OK. The project will include the installation of new synthetic turf baseball, softball and football fields. The existing track is to remain with repairs being completed as needed for the installation of the synthetic turf. An alternate price for replacing the track is requested. The existing lighting are to remain in use. An alternate price shall be provided for replacing the softball field lighting. Existing fencing shall remain with the exception of the baseball fencing, which will need to be replaced to accommodate the shorter field. The existing dugouts are to remain in place with repairs being completed as needed.

Copies of the plans and specifications are on file and may be examined at the office of ALLGEIER, MARTIN AND ASSOCIATES, INC., Consulting Engineers, 7231 East 24th Street, Joplin, Missouri.

To obtain DIGITAL copies of the RFP, Survey and Geotechnical report, please log on to [www.amce.com](http://www.amce.com), website for Allgeier, Martin and Associates, Inc., click on the tab marked “Plan Room” and insert Project Number # 8267804. Digital download cost is $20.00 which may be paid online via a credit card. Hard copies may be secured for a non-refundable fee in the amount of $25.00 per set from the Issuing Office of Allgeier, Martin and Associates, Inc., located at 7231 East 24th Street, Joplin, MO 64804 or by contacting us at 417.680.7200.

NOTE: It is the sole responsibility of the planholder, whether they received digital downloads or paper copies, to return to Allgeier, Martin and Associates’ website to check for Addenda, which may have been posted.

The Owner reserves the right to waive any informalities or minor defects or to reject any or all bids and to readvertise and to rebid. Award of project will be made to the best responsible bidder as determined by the Wyandotte School District.

No Bidder may withdraw his bid within sixty (60) calendar days after the actual date of the opening thereof.

Bidders with questions concerning this invitation may contact Kurt Higgins, P.E., Allgeier, Martin & Associates, Inc., P. O. Box 2627, Joplin, Missouri 64803, (417) 680-7200.

 Wyandotte Public Schools

 Owner

 By /s/ Brad Wade

Date 07/27/2022 Superintendent

 Title

**SECTION 2: SCOPE OF WORK**

2.1 SUMMARY

The selected contractor will provide a complete project from design through construction and owner acceptance of the total complex improvement. WS has included components of the project that are required as well as some optional components for the project. These optional components are not an exhausted list and WS intends for the Contractor to use their knowledge and experience to propose additional options that can improve both the playing experience for the athletes as well as game day experience for the spectators.

1. Athletic field lighting to remain in service, reuse and relocation of lighting if needed.
2. Permitting through the City will be taken care of by WS.
3. Installation of new synthetic turf baseball, softball and football fields.
4. Construction of new bullpens for baseball and softball fields.
5. Athletic field fencing to remain. All fencing for baseball field shall be replaced.
6. Other Considerations:
	1. All components of project must meet NFHS and OSSAA standards for play as well as be in compliance with all local building codes.
	2. Bonds- Contractor shall provide Performance and Payment bonds in the amount of the agreed upon price prior to notice to proceed with construction.
7. In addition to turf warranty as described in section 4.2D, all other components should have at least one (1) year warranty from date of substantial completion. Contractor should warranty aggregate base for entire term of turf warranty.

2.2 SOFTBALL

Softball field is to be replaced with artificial turf. Artificial turf for entire field designed for softball with corresponding markings, replaceable batters boxes/pitching area and other existing improvements as needed. Construction of new bullpens as required (2 home, 1 visitor). Existing dugouts are to remain. Existing scoreboard to remain. Existing fencing and foul poles to remain. Existing irrigation in outfield to be removed. Alternate bid for mesh net backstop and replacement of lighting. Contractor may be able to utilize existing poles for mesh net. Field drainage system as needed.

2.3 BASEBALL

Baseball field is to be replaced with artificial turf. Artificial turf for entire field designed for baseball with corresponding markings, replaceable batters boxes/pitching area and other existing improvements. Existing dugouts are to remain. Foul poles are to be replaced. Galvanized chain-link fences surrounding field to be replaced. Construction of new bullpens as required (2 home, 1 visitor). Leftfield and rightfield are to be shortened to be 295’ and centerfield to 345’. Existing scoreboard to remain. Permanent pitcher’s mound covered with artificial turf. Existing backstop area is low and will need to be built up as required. Alternate bid for mesh net backstop. Grading along the south and west fence lines as needed to divert stormwater to the west to improve drainage between softball and baseball fields. Field drainage system as needed.

2.4 FOOTBALL

Football field is to be replaced with artificial turf. Artificial turf for entire field designed for football with corresponding markings. The existing track is to remain with repairs being completed as needed. Existing fencing and lighting to remain. Existing scoreboard to remain. (2) Existing play clocks to be removed and reinstalled as required. (2) Goal posts to be replaced. Flagpole to be removed and reinstalled as required. High jump area to be removed and replaced with artificial turf. Field drainage system as needed.

**SECTION 3: THE CONTRACTOR (DESIGN-BUILDER)**

3.1 The Contractor will conduct activities that shall include but not be limited to the following:

1. Select, contract, supervise and direct work of all subcontractors, suppliers and design team.
2. Recommend design, materials, equipment and building systems to WS for approval.
3. Provide and manage construction schedule.
4. Ensure construction is in accordance with local building codes and construction best practices.
5. Provide and maintain a schedule of values for all project components.
6. Provide WS post construction services including but not limited to operations and maintenance training and warranty inspections.
7. Self-perform a minimum of 25% of the project scope value.

3.2 QUALIFICATIONS

1. Contractor shall be an established, insured firm experienced in athletic complex construction with a minimum of ten years’ experience.
2. Contractor team shall be a member, in good standing, of the ASBA Certified Field Builder.

**SECTION 4:** **SYNTHETIC TURF SYSTEM**

The synthetic turf manufacturer will conduct activities that shall include but not be limited to the following:

4.1 SUMMARY

1. The work under this section shall consist of furnishing all labor, materials, and equipment necessary to install, in place, all synthetic turf and other materials. The installation of all new materials shall be performed in strict accordance with these specifications, the manufacturer’s instructions and in accordance with all details and shop drawings. Metal cleats will be worn on baseball and softball fields and, as such, should be allowed by the manufacturer and warranty.

4.2 SUBMITTALS

1. Product Data: For each type of product indicated.
	1. Mandatory and minimum specifications of turf proposed by Contractor. Submit manufacturer’s catalog cuts, material safety data sheets (MSDS), brochures, specifications, preparation and installation instructions and recommendations.
	2. Source Limitations: Obtain synthetic turf through one source from a single manufacturer from approved list and identified in submittal.
	3. All components and their installation method shall be designed and manufactured for use on outdoor athletic fields. The materials as hereinafter specified, should be able to withstand full climatic exposure, be resistant to insect infestation, rot, fungus and mildew; to ultra-violet light and heat degradation, and shall have the basic characteristic of flow-through drainage allowing free movement of surface run-off through the turf and directly into prepared granular base and into the field drainage system.
	4. The synthetic turf and components shall be previously used at all levels of competition and shall have been in use for a period of not less than three years. The turf fabric shall be produced by the manufacturer and installed by factory-authorized distributors directly employing the installation crew.
	5. Submit instructions for installation.
2. Shop Drawings: Show fabrication and installation details for synthetic turf including but not limited to:
	1. Proposed locations of all seams in fabric surfacing. Show installation methods and construction.
	2. Field lining and marking – Submit a complete scale and dimensional drawing of inlaid or tufted-in-field lines and marking boundaries. Include graphics for end zones and center logo artwork for approval as well.
3. Manufacturer Warranty Certificates:
	1. Warranty: Provides a pre-paid third party insured warranty. The policy must be in force and effect at the time of Notice to Proceed for selected Contractor. The Contractor shall provide a warranty to WS that covers defects in materials and installation workmanship of the turf for a period of at least five (5) years from the date of substantial completion. The turf manufacturer must verify that their representative has inspected the installation and that the work conforms to the manufacturer’s requirements and any written directives. The manufacturer’s warranty shall include general wear and damage caused from UV degradation. Other items that must be addressed include the following:
		1. Acceptable uses for the field
		2. Fading
		3. Color match within specifications
		4. Excessive wear
		5. Wrinkling and panel movement
		6. Shock absorbency (Gmax)
		7. Seam integrity
		8. Drainage (through the turf only)
	2. Exclusions shall include the following:
		1. Vandalism
		2. Acts of God beyond the control of WS, the Contractor, or the Manufacturer.
	3. The warranty shall be fully insured by a third party for the entire term and be non-prorated. Warranties that include language which pro-rates benefits will be rejected. Prior to final payment for the synthetic turf, the Contractor shall submit to WS the policy guaranteeing the warranty to WS. Insurance must reflect the following values:
		1. Policies that are backed by a Letter of Credit are not acceptable.
		2. Policy must be issued by an A-rated or greater A.M. Best Rating.
		3. Policies that include self-insurance or self-retention clauses shall not be considered. Policy cannot include any form of deductible amount. Policy must be in force at the time of the bid.
	4. Contractor shall warranty aggregate base of athletic fields for duration of turf warranty.
4. Maintenance and Operations Data: At the completion of the project, the Contractor must submit 3 complete sets, in manual form, of all the manufacturer’s recommended procedures and materials for, but not limited to general maintenance, line/marking installation, small repair procedures, cleaning, etc.
5. Project Record Documents: Record actual locations of seams, drains, and other pertinent information in accordance with the General Requirements.

4.3 TURF INSTALLER QUALIFICATIONS

1. Installation team shall be an established, insured installation firm experienced as a premium turf installer with suitable equipment and supervisory personnel, with a minimum of five years’ experience with 15-foot-wide tufted materials.
2. Installation team shall be trained and certified, in writing, by the turf manufacturer, as approved for the installation of the specified material, including seaming and proper installation of the infill mixture.
3. Turf installers onsite supervisor shall have experience overseeing at least ten installations similar to this type.

4.4 PROJECT CONDITIONS

1. Weather Limitations: Proceed with installation only when existing and forecasted weather conditions permit synthetic turf work to be performed according to Contractor or Manufacturer’s written instructions and warranty requirements.
2. Field Measurements: Indicate measurements on Shop Drawings.

4.5 MAINTENANCE SERVICE

1. Turf installation Contractor shall train maintenance staff in the use of the recommended maintenance equipment and provide maintenance guidelines to the facility maintenance staff.
2. Supply field groomer and sweeper or single maintenance apparatus that performs basic maintenance functions including grooming, leaf pick up and magnetic bar.

**SECTION 5: TURF CONSTRUCTION**

5.1 EXAMINATION

1. Examine substrates, materials and conditions, with Installer present, for compliance with requirements for visual installation tolerances. Proceed with installation/construction only after satisfactory conditions have been corrected.
2. Certification of prior work: The synthetic turf manufacturer and/or installation contractor shall perform a visual inspection of the field base onto which the synthetic turf system is to be installed and to examine the finished surface for required compaction and grade tolerances (through string line testing). After any discrepancies between the required
materials, application and tolerance requirements noted have been corrected, the synthetic turf installer should submit a written certification of VISUAL acceptance of the base for installation of the synthetic turf system. Any tests other than VISUAL tests (string line, water hose, etc.) shall be the responsibility of the Contractor.
3. Installation of all materials shall be performed in full compliance with approved project shop drawings. Only factory trained technicians skilled in the installation of athletic caliber synthetic turf systems, working under the direct supervision of the manufacturer’s supervisors, shall undertake the placement of the turf system. The designated Supervisory personnel on the project must be certified, in writing by the turf manufacturer as competent in the installation of these materials, including proper seaming and proper installation of the infill mixture. The manufacturer shall certify the installation and warranty compliance.

5.2 PREPARATION

1. Inspect delivered field surface fabric and components immediately prior to installation. Any damaged or defective items shall be rejected. Installed artificial system shall be inspected for, but not limited to, the following:
	* 1. Uniformity of product and color
		2. Surface bubbles
		3. Field markings
		4. Field edge installation
		5. Pile height of each roll shall be measured. Any material(s) that does not meet minimum height and thickness specifications shall be rejected. Pile height shall be measured in its finished positions.
2. Environmental Conditions: Weather conditions are important for the successful installation of the systems. No work under this section will proceed when:
	* 1. Ambient temperatures are below 45 degrees F.
		2. Material temperatures are below 45 degrees F.
		3. Surfaces are wet or damp.
		4. Rain is imminent or falling.
		5. Conditions exist or are imminent, which will be unsuitable to installation requirements of the systems specified herein. Humidity levels will be inside the limits recommended by the adhesive manufacturer to obtain optimum bonding characteristics of the surfaces.

5.3 INSTALLATION OF THE SYNTHETIC TURF

1. The carpet rolls are to be installed directly over the properly prepared base stone or base stone and pad. Extreme care should be taken to avoid disturbing the base stone both in regard to compaction and planarity. A 2–5 ton static roller shall be on site and available to repair and properly compact any disturbed areas of the base stone.
2. The full width rolls shall be laid out across the field. When all the rolls of the playing surface have been installed, the sideline areas will be installed at right angles to the playing field turf. All work shall be such that the seams shall remain as required for the duration of the warranty period at a minimum. All seam widths are to be held to a minimum and shall be traverse to the field direction. Seams shall be flat, tight and permanent with no separation or fraying.
3. The perimeter of the field shall be firmly secured to the edge anchors for the life of the warranty and in accordance to project details.
4. Resilient Infill
	1. The rubber and/or sand infill material shall be spot inspected and tested for conformance to sieve specifications. Any metal found in the rubber shall be cause for rejection of the rubber sack and immediate inspection of all materials.
	2. Infill must be placed in such a way as to minimize fiber entrapment.
	3. The infill must be uniformly applied so as to ensure uniform, predictable surface. The turf foreman must take numerous on-site measurements to confirm the uniformity of the infill.
5. The synthetic turf manufacturer will make all preparations for protection of all areas that the installation crew will come in contact with.
6. Restoration of Damaged Property: When or where in the execution of the work under this contract, any direct or indirect damage or injury is done to public or private property by or on account of any act, omission, neglect, or misconduct, the Contractor, at no additional cost to WS, shall restore the damaged property to a condition equal to that existing before damage or injury was done and as accepted by WS.

5.4 FIELD LINING AND MARKINGS

1. General: A complete field “Lining, Marking and Field Boundary” system will be provided with the installation of the surfacing system specified herein. All markings shall be installed in accordance with prior approved project Shop Drawings.
2. Inlays shall conform to the manufacturers’ specifications, directions and recommendations for the best results.
3. Striping layouts shall be accurately surveyed by the Contractor before installation of inlaid field markings.
4. Install inlays only when the surface is completely dry. Adhere all inlays securely into place. Never loose-lay and sew an inlay into place.
5. Field marking design and logos and inlaid lines per current NFHS and OSSAA regulations.

5.5 FIELD QUALITY CONTROL

1. Testing Agency: Contractor will engage a qualified independent and accredited testing and inspecting agency to perform field tests and inspections and prepare test reports.
2. Testing Services: Testing and inspecting of completed applications of synthetic turf system shall take place in suggestive states, in areas of extent and using methods that are industry standard. Do not proceed with applications of next stages until test results for previously completed applications show compliance.
3. Remove and replace items where test results indicate that it does not comply with specified requirements.

5.6 FINAL ACCEPTANCE

1. Prior to final acceptance, the Contractor shall submit to WS three (3) copies of Maintenance Manuals, which will include all necessary instructions for the proper care and preventative maintenance of the synthetic turf system, including painting and striping; and complete all training of WS maintenance personnel.
2. The Contractor shall provide evidence that the turf can be plowed with conventional rubber bladed snow removal equipment without invalidating the warranty.
3. The finished playing surface shall appear as mowed grass with no irregularities and shall afford excellent traction for conventional athletic shoes of all types. The finished surface shall resist abrasion and cutting from normal use.
4. Furnish attic stock of all different colors of turf used in this field (One 15’ wide x 25’ long roll of turf shall be supplied for each color/material included in the field).

5.7 CLEANING

1. Contractor shall provide the labor, supplies and equipment as necessary for final cleaning of surfaces and installed items. All usable remnants of new material shall become the property of WS. The Contractor shall keep the area clean throughout the project and clear of debris. Surfaces, recesses, enclosures, etc. shall be cleaned, as necessary, to leave the work area in a clean, immaculate condition ready for immediate occupancy and use by WS.

5.8 STRUCTURES

1. All structures installed should be consistent with best practices and installed in accordance with engineered submittals.

**SECTION 6: PROPOSAL REQUIREMENTS**

6.1 Three (3) hard copies of the proposal must be submitted. The hard copies must be placed in a three-ring binder.

6.2 Proposals must be placed in a sealed envelope inside the binder and clearly marked Wyandotte Schools Athletic Complex Improvements RFP.

6.3 WS cannot accept faxed or emailed proposals.

6.4 The submission must include initial design drawings, initial construction schedule, overall project description that includes (all team members, key personnel and subs), project approach and company management structure, a continuation sheet for all items included in your proposal and corresponding values as well as total project cost.

6.5 The Contractor shall submit a certified list of ten (10) existing installations of the synthetic turf and infill system that is specified for this project within 250 miles of Wyandotte Schools, including Owner Representative and telephone number, attesting compliance with quality assurance information. These fields must be of comparable size to proposed fields. Contractor and turf manufacturer must be one and the same.

6.6 Provide all specifications, product data, certification and required information for proposed turf including cross section of minimum base and drainage.

6.7 Provide a sample copy of insured warranty and insurance policy information meeting or exceeding requirements of Section 4.2D.

6.8 The Manufacturer/Installer shall provide the following samples of the artificial turf selected for this project, if requested, after the submission of proposal:

1. A 12-inch x 12-inch minimum sample of the exact synthetic turf and infill system that is specified for this project.
2. Infill mix in accordance with product specifications.

6.9 With the proposal – Proof that the Contractor’s team is a member, in good standing, of the ASBA Certified Field Builder.

6.10 Provide all specifications and product data for proposed structure materials, ancillary components.

6.11 The designated Superintendent for the project should be clearly identified in the proposal, including a resume of experience. The designated Superintendent for the project should have managed at least ten (10) other installation projects.

**SECTION 7: EVALUATION SCORING**

***30 pts possible***

\_\_\_\_\_ Company Resume. Reputation of quality, fields within 250 miles of WS with references (name and phone number), high profile projects including NFL, NCAA, or NAIA projects with references. Other high school projects are also acceptable. Impression of turf after individual field visits.

***10 pts possible***

\_\_\_\_\_ ASBA Certified Field Builder for at least 3+ years on contractor’s team, employed full time.

***10 pts possible***

\_\_\_\_\_ Amount of work done in-house, no subcontractors.

 2 points per. Circle trades that will be done in-house.

Excavation. Concrete Work. Drainage Installation.

 Laser Grading. Turf Installation.

***50 pts possible***

\_\_\_ Total Scope of Work to be completed for not to exceed price based on quantity and quality of contractor’s proposal.

WS reserves the right to select or reject any and all Contractors and proposals. The above rating scale is intended to represent guidelines for selection and is not a guaranteed selection based on point ratings.

**SECTION 8: PROJECT SCHEDULE**

The tentative project schedule is outlined below.

July 28, 2022 Release of RFP

August 22, 2022, 10:00 AM Proposals Due

September 6, 2022 Award Contract

September 12, 2022 Begin Construction Baseball Field

October 24, 2022 Begin Construction Softball Field

December 1, 2022 Begin Construction Football Field

March 17, 2023 Complete Construction Baseball/Softball Field

May 1, 2023 Complete Construction Football Field

**SECTION 9: LEGAL**

9.1 CONTRACT

1. AIA forms are the preferred form of agreement. Design-Builder must submit any objections or additions to the terms and conditions of those forms with proposal.

9.2 LIQUIDATED DAMAGES

1. WS shall be entitled to liquidated damages to cover the costs of alternate facilities, extra observation, the salaries of contingent forces and other expenses incurred by WS due to delays in completion of the work caused by the Design-Builder once a proposed schedule has been agreed upon. Liquidated damages shall be assessed in an amount per day as indicated below for each calendar day between the adjusted contract completion date and the date of substantial completion of the project. The amounts shall be deducted from the contract by contract change order prior to final payment. Such change order will not require approval of the Design-Builder.
2. Liquidated damages are established at the rate of Three-Hundred and Fifty Dollars ($350.00) per calendar day.

**Appendix A**

**List of Submittals with RFP**

* Initial design drawings of all components of proposal and any optional components.
* Initial site plan with proposed components.
* Initial construction schedule.
* Overall project description that includes all team members, key personnel, sub-contractors, project approach and company management structure.
* List of components Contractor is self-performing.
* A continuation sheet identifying components of proposal, associated pricing, optional components pricing and totals for each.
* Certified list of ten (10) existing installations of the synthetic turf and infill system that is specified for this project within 250 miles of Wyandotte Schools, including Owner Representative and telephone number, attesting compliance with quality assurance information. These fields must be of comparable size to proposed fields. Contractor and turf manufacturer must be one and the same.
* Specifications, product data, certification and required information for proposed turf including cross section of minimum base and drainage.
* Sample copy of insured warranty and insurance policy information meeting or exceeding requirements of Section 4.2D.
* Proof that the Contractor’s team is a member, in good standing, of the ASBA Certified Field Builder.
* Specifications and product data for proposed structure materials, ancillary components.
* Designated Superintendent for the project resume of experience.

|  |
| --- |
| **Proposed Pricing Template** |
|  |  | Pricing |  | Optional Pricing |
| Mobilization |  |  |  |  |
| Bonds |  |  |  |  |
| Overall Site Demo and Miscellaneous |  |  |  |  |
| Grading of Site Outside of Fields for Proper Drainage |  |  |  |  |
| Subtotal |  |  |  |  |
| Softball Field |  |  |  |  |
| Field Construction and Base |  |  |  |  |
| Artificial Turf |  |  |  |  |
| Bullpens |  |  |  |  |
| Outfield Irrigation Removal |  |  |  |  |
| Other Options as Proposed by Contractor |  |  |  |  |
| Subtotal |  |  |  |  |
| *LED Lighting (Alternate Bid)* |  |  |  |  |
| *Mesh Net Backstop (Alternate Bid)* |  |  |  |  |
| Baseball Field |  |  |  |  |
| Field Construction and Base |  |  |  |  |
| Artificial Turf |  |  |  |  |
| Bullpens |  |  |  |  |
| Backstop |  |  |  |  |
| Field Fencing |  |  |  |  |
| Foul Poles (2) |  |  |  |  |
| Other Options as Proposed by Contractor |  |  |  |  |
| Subtotal |  |  |  |  |
| *Mesh Net Backstop (Alternate Bid)* |  |  |  |  |
| Football Field |  |  |  |  |
| Field Construction and Base |  |  |  |  |
| Artificial Turf |  |  |  |  |
| Track Repairs (As Required) |  |  |  |  |
| Other Options as Proposed by Contractor |  |  |  |  |
| Subtotal |  |  |  |  |
| *Track Resurfaced with Asphalt and Marked (Alternate Bid)* |  |  |  |  |
|  |  |  |  |  |
| TOTAL BASE BID |  |  |  |
|  |  |  |  |  |
| TOTAL ALTERNATES |  |  |  |

(CONTRACTOR MAY CHOOSE TO USE OWN PRICING TEMPLATE SO LONG AS EACH OF THE THREE FIELDS IS TOTALED SEPARATELY OF THE TOTAL BASE BID)