


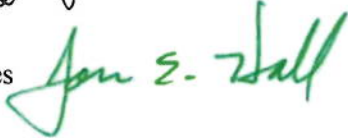


# College Station Independent School District

*Success...each life...each day...each hour*

## MEMORANDUM

To: Amy Drozd, Chief Financial Officer 

From: Jon Hall, Executive Director of Facilities 

Date: March 4, 2021

Subject: Consider approval of a contract award to Hellas Construction under buyboard contract 560-19 for the purchase and installation of artificial turf at AMCHS and CSHS competition fields in the amount of \$1,197,800 utilizing 2015 bond funds.

Agenda Item: K-4

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## BACKGROUND

In November 2015, College Station ISD voters passed a bond issue for \$135.9 million for new construction and renovation to district facilities. Since that time, all identified projects have been completed and we have been able to accomplish additional projects with the savings left from the original projects.

One project that has been identified as a significant need is the replacement of the artificial turf at both high school competition fields. The existing FieldTurf field at Tiger Field is 7 years old and the existing Hellas field at Cougar Field is 9 years old, and they are both showing some wear and tear. Our G-Max testing, which is a measure of cushioning and relative safety for artificial turf, has indicated an increasing hardness over the last few years for both fields. As a result, safety is a pressing issue for this project as well. A budget of \$1,240,000 was determined for this project based on discussions with the coaching staff and the level of quality desired for these replacement fields, at \$620,000 per field.

CSISD worked with VLK Architects to develop a design for this work, which was completed in mid-February. The drawings were sent out as CSISD solicited proposals from four BuyBoard vendors.

Proposals from all four vendors were received and an analysis of the proposals was processed. As requested, VLK Architects reviewed the technical aspects and corresponding costs for each proposal and provided a written recommendation for the best value for the district. Independently, CSISD Athletics and CSISD Facilities also reviewed the proposals to determine the best value for the district.



# College Station Independent School District

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*Success...each life...each day...each hour*

The unanimous recommendation from these separate and independent processes was Hellas. The primary factors behind this consensus recommendation are that the Hellas product is considered a more durable, safe, colorfast, physically cooler and overall higher quality product than the other systems. Hellas was determined to be the best value for the district based upon all measurable criteria and all collective experience with customer service and maintenance with all four of these vendors. In particular, the Hellas "Ecotherm" ballast system, which is capable of lowering playing surface temperatures by several degrees, was considered a critically important component after checking references regarding this product. The Hellas "E-Layer" shock pad is also widely considered the safest in the industry.

This Hellas BuyBoard Contract proposal includes removal of the existing artificial turf at both competition fields and replacement of it with Hellas Matrix Helix 46 turf, which includes an "E layer" shock pad and an "Ecotherm" ballast system for holding the turf in place and minimizing radiant heat. This is the highest quality system available and has excellent safety ratings for maintaining its cushioning for many years. It also includes an 8-year warranty. All existing logos would be replicated as well.

Their proposal meets or exceeds all design specifications created by VLK Architects and it is below the original budget by \$42,200.

VLK's technical comparison, proposal evaluation, and recommendation are attached.

## **RECOMMENDATION**

It is recommended that the College Station Independent School District Board of Trustees approve the purchase of new artificial turf for AMCHS and CSHS competition fields from Hellas via BuyBoard Contract Number 560-18 for a total of \$1,197,800 utilizing 2015 Bond Funds.



March 4, 2021

Jon Hall  
Executive Director of Facilities  
College Station Independent School District  
1812 Welsh  
College Station, Texas 77840

Reference: CSISD Stadiums Artificial Turf Replacement  
College Station ISD  
VLK Project No. 21-008.00

Dear Mr. Hall:

On Monday, March 1, 2021, proposals based on a purchasing cooperative procurement method were received from four (4) vendors/ contractors by College Station ISD and VLK Architects for the CSISD Stadiums Artificial Turf Replacement project. VLK Architects has reviewed and evaluated the proposals per the scope and specifications outlined within the proposal documents dated February 19, 2021.

Based on the review and evaluation of the submitted proposals and proposed products, VLK Architects hereby recommends that the College Station Independent School District Board of Trustees award the construction contract to Hellas Construction, based on exhibiting the best value to the District.

Attached is a technical comparison and proposal evaluation for further information. Should you have any questions, please do not hesitate to contact us.

Sincerely,

A handwritten signature in blue ink that reads "Melissa E. Fleming". The signature is written in a cursive, flowing style.

Melissa Fleming  
Principal

AUSTIN

DALLAS

FORT WORTH

HOUSTON



**CSISD Stadiums Artificial Turf Replacement  
Technical Comparison**



VLK ARCHITECTS

Standard	Property	Specification	Act Global			Astroturf/Symmetry		Field Turf		Helias	
			DX57	Rootzone 303 with Trionic Fiber	AstroTurf Rhino 46	XM7-50	Turf Upgrade Prestige Vertex	Matrix 46	Matrix Helix 46		
ASTM D418/D5848	Pile Weight	46 oz. /Sq. Yd.	Equal	52 oz.	Equal	Equal	Equal	Equal	Equal	Equal	Equal
ASTM D5848	Primary and Secondary Backing Weight	9.2 oz. /Sq. Yd.	8 oz.	8 oz.	8 oz.	8 oz.	8 oz.	Equal	Equal	Equal	Equal
ASTM D5848	Secondary Coating	26 oz. /Sq. Yd.	Equal	20 oz.	20 oz.	20 oz.	20 oz.	Equal	Equal	Equal	Equal
ASTM D5848	Total Weight	81.2 oz. /Sq. Yd.	80 oz.	80 oz.	74 oz.	74 oz.	74 oz.	Equal	Equal	Equal	Equal
ASTM D1907	Yarn Denier	4 single monofilament yarn ends in 1,710 denier lime green 4 single monofilament yarn ends in 1,450 denier dark		16,000 (6 ends/1,800 per end for Mono, 10,000 per end for Slit Film and 8 ends/700	10,400 (6 ends, 1,800 denier per end for Mono, 10,000 denier per end for Slit Film)				Equal	Equal	Equal
ASTM D418/D5848	Pile Height	Finished 2 1/4"	Equal	2"	2"	2"	2"	2"	Equal	Equal	Equal
ASTM D5793	Tufting Gauge	1/2"	Equal	3/8"	3/8"	3/8"	3/8"	2"	Equal	Equal	Equal
ASTM D5848	Primary Backing	Tri-layer woven Polypropylene	3-ply backing						Equal	Equal	Equal
ASTM D5848	Secondary Coating	Polyurethane	Equal						Equal	Equal	Equal
ASTM D1335	Tuft Bind without Infill	8 lbs. +/-	Equal					Equal	Equal	Equal	10 lbs.
ASTM D1682/D5034	Grab Tear (width)	250.1 - 273.1 lbs. Force	200 lbs. avg.	200 lbs. avg.	200 lbs. avg.	200 lbs. avg.	200 lbs. avg.	250 lbs.	275-287 lbs.	275-287 lbs.	275-287 lbs.
ASTM D1682/D5034	Grab Tear (length)	197.6 - 236.1 lbs. Force	200 lbs. avg.	200 lbs. avg.	200 lbs. avg.	200 lbs. avg.	200 lbs. avg.	200 lbs.	300-340 lbs.	300-340 lbs.	300-340 lbs.
ASTM D4991	Carpet Permeability	10 - 15 inches/hour	30" per hour	30" per hour	30" per hour	30" per hour	30" per hour	20" per hour	40" per hour	40" per hour	40" per hour
ASTM D2859	Flammability (Pill Burn)	Pass									Equal
ASTM F355	G-max (Impact Attenuation)	<130 at installation		165 Max. (Alt. shock pad will provide G-max of <120)	165 Max. (Alt. shock pad will provide G-max of <120)	165 Max. (Alt. shock pad will provide G-max of <120)	165 Max. (Alt. shock pad will provide G-max of <120)	<125		Equal	Equal
ASTM E-11	Base Bid: Realfill™ Infill	<190 over warranty life	50% crumb rubber, 50% silica sand					<200		Equal	Equal
	Alternate Bid: Ecotherm Infill	Per Mfr. Requirements	No bid							Equal	Equal
	Fabric Width	15'	Equal					Equal	Equal	Equal	Equal
	Perforation	3/16" Holes 4" X 4"		BROCKfill	BROCKfill			Equal	Equal	Equal	Equal
	Yarn	160 microns x 1.6 mm (lime green) 170 microns x 1.2 mm. (grass green)	300/360 micron monofilament	330 microns for Mono, 115 for Slit Film, 100 for Root	330 microns for Mono, 115 microns for Slit Film	330 microns for Mono, 115 microns for Slit Film	330 microns for Mono, 115 microns for Slit Film	Equal	Equal	Equal	Avg. 180 microns





CSISD Stadiums Artificial Turf Replacement  
Proposal Evaluation



College Station HS	Act Global		AstroTurf/Symmetry		Field Turf		Hellas	
	Product	Weight	Product	Weight	Product	Weight	Product	Weight
Base Proposal	DX57	46 oz.	Rootzone 3D3 with Trionic Fiber	52 oz.	XM7-50	46 oz.	Matrix 46	46 oz.
Alternate		no bid	AstroTurf Rhino 46	46 oz.	Turf Upgrade Prestige	39 oz.	Matrix Helix 46	46 oz.
Alternate		no bid	BROCKfill cooling infill, includes BROCK SP17 shock pad		Turf Upgrade Elite w/Cool Play	36 oz.	Ecotherm infill	
				\$ 119,980.00				\$ 109,463.00
								\$ 55,902.00
<b>A&amp;M Consolidated HS</b>								
Base Proposal		included above	Rootzone 3D3 with Trionic Fiber	52 oz.		included above	Matrix 46	46 oz.
Alternate		no bid				included above	Matrix Helix 46	46 oz.
Alternate		no bid				included above	Ecotherm infill	
Alternate							Nailer replacement	
								\$ 6,615.00
P&P Bonds Warranty		excluded						included
		8 years		\$ 13,600.00		8 years		8 years
Add'l Comments		excludes cooling infill	alternate turf (Rhino 46) is not equivalent to any other 46 oz. product			alternate turfs do not meet specifications		repairs to elastic layer at CSHS will be handled via warranty; includes alternate for nailer replacement, if required
<b>Total</b>	DX57	\$ 911,507.00	AstroTurf Rhino 46 + Cooling Infill + P&P bonds	\$ 1,068,952.00 + P&P bonds	XM7-50 + Cool Play alternate + P&P bonds	\$ 976,122.00	Matrix Helix 46 + Ecotherm infill + Nailier replacement + P&P bonds	\$ 1,197,800.00
		Premium above low bid:	Premium above low bid:	\$ 157,445.00	Premium above low bid:	\$ 64,615.00	Premium above low bid:	\$ 286,293.00

Base Bid plus EcoTherm  
\$ 1,103,185.00

Base Bid plus cooling infill and Brock Pad  
\$ 1,113,400.00



## 21-008.00 CSISD Stadiums Artificial Turf Replacement

### Proposal Evaluation Summary

Below is a summary of additional considerations/discrepancies noted within the proposals from each contractor:

#### **Hellas:**

1. Identifies repairing issues with the E-Layer, aggregate and liner, but also states that any subgrade repair is not included and a Geotech report will be required.

#### **Act Global:**

1. Field Sweeper does not match specified product.
2. Nailer replacement is identified in exclusions. This is identified on drawings at AMCHS and should be clarified prior to award of contract.
3. Identify needed repairs for CSHS field but excludes any soils stabilization.
4. Does not include third party insured warranty. Only standard warranty is provided.

#### **FieldTurf:**

1. Does not identify inclusion of e-layer at AMCHS.
2. Does not include any correction of CSHS subgrade, base, or e-layer.
3. Base corrections are specifically excluded.
4. Nailer replacement is identified in exclusions. This is identified on drawings at AMCHS and should be clarified prior to award of contract.
5. Exclude any damage to existing site due to their work. (exclusions item j & conditions item e)
6. Payment conditions are somewhat abnormal. Require 50% payment up front.

#### **Astroturf / Symmetry:**

1. Identifies additional repairs to e-layer as exclusions but does identify areas where it may need to be replaced. May consider adding small allowance to proposals based on this information.

The basis of design for the project was Hellas, therefore, VLK Architects has evaluated each of the three (3) proposers against the Hellas proposal and specified products:

**Hellas vs. Act Global:**

1. Hellas costs approximately \$20,000 less when comparing base bid only.
2. Act Global did not provide alternate bids for a higher quality turf or alternate infill, not sand/rubber mix.
3. The turf specifications are comparable, though if CSISD prefers a cooling infill, Hellas is the only one that provides a price for that.

**Hellas vs. FieldTurf:**

1. Available product information for FieldTurf is lacking to the point that it is difficult to compare. Some observations that can be made:
  - a. Long-term G-Max of FieldTurf does not meet specification.
  - b. Permeability of FieldTurf is about half of what Hellas is. 40" vs. 20". Specification is 15", so both meet specification.

**Hellas vs. AstroTurf / Symmetry:**

1. The proposed alternate AstroTurf product is not equivalent to the Matrix product. Rhino blend is a combination of monofilament and slit-film fibers. Cost is closer when comparing base bid product to base bid product.
2. Hellas is less expensive when comparing base bid prices with cooling infill.
3. Hellas Matrix Helix provides more durability, maintains its shape better, and holds infill in better than the base bid product. Root zone in the AstroTurf product assists with holding in infill, similar to the Helix product.
4. AstroTurf product has more weight of product (52 oz. vs. 46 oz.), however this can be misleading. It is a hybrid of monofilament, slit film, and root zone fibers. It is also at a stitching gauge of 3/8", instead of 1/2". This means that there is a row of fibers at every 3/8". With more rows of fibers, it is expected that the weight of the pile will be higher. The overall weight of the product is similar, meaning the backing weight is less on the AstroTurf product.
5. With a tighter stitching gauge, more turf fibers are installed and less infill. It is proven that the infill provides the cushion in the product and more infill typically means a safer product. The weight of the fibers is not enough in the AstroTurf product to make a significant difference in the footing of athletes.
6. A monofilament turf is more durable than a slit film product.
7. The cooling infill proposed by AstroTurf is ground wood chips. We have no experience with this product, but do not feel it is comparable to the Ecotherm product.



March 4, 2021

College Station ISD  
jhall@csisd.org

RE: College Station ISD, TX – Synthetic Turf Replacement Proposal

Hellas Construction, Inc. is pleased to provide this Scope of Work and Proposal for the above referenced project, based on plans and specifications by VLK Architects dated February 19, 2021.

Pricing is based on Hellas' current cooperative contract entitled BuyBoard Contract 560-18 Indoor and Outdoor Sports Surface, Repair and Renovation, and Gym Floor Refinishing. Through this contract, Hellas' products have been competitively and lawfully bid providing member schools and agencies with quality and preferential pre-priced products and services.

### **General Conditions**

Hellas will:

1. Provide project Insurance, Supervision and Mobilization.
2. Provide construction surveying, layout and staking.
3. Provide performance and payment bonds.
4. Provide, prior to construction, all required submittals.
5. Provide final punch-out and clean-up of the completed project.
6. Elastic layer, aggregate, and liner repair in indicated areas on plan sheet A2.01A will be done through warranty repairs and are not included in this proposal.

### **BASE PROPOSAL – COLLEGE STATION HIGH SCHOOL**

#### ***Athletic Equipment***

Hellas scope of work:

1. Remove and reinstall existing football goal posts as necessary.

#### ***Synthetic Turf Field***

Hellas scope of work:

1. Remove and dispose offsite the existing synthetic turf.
2. Synthetic Turf - Provide and install approximately 78,230 square feet of **matrix® 46 oz.** 100% Polyethylene Extruded Monofilament synthetic turf system with the noted installation options listed below.
  - Football lines and markings per plan page A2.01A.
  - Soccer lines and markings per plan page A2.01A.
  - End Zone colors per plan page A2.01A.







- Five (5) logos per plan page A2.01A.
- Proprietary **REALFILL™** installation of unique silica pea gravel base and ambient ground SBR rubber.
- Supply one (1) tow-behind ground-driven sweeper
- Gmax testing per specifications.
- Provide 8-year manufacturer warranty.
- Provide third party insured warranty.

***After synthetic turf installation is complete, Hellas will provide an operation and maintenance orientation for care of the turf field, and all supplied equipment quoted above.***

**College Station HS Base Proposal Pricing \$399,000.00**

**COLLEGE STATION HS PROPOSAL ALTERNATES**

1. Add alternate to provide and install **Matrix™ Helix 46** in lieu of **Matrix™ 46**. Add to College Station HS Base Proposal.

**Add Alternate 1 Amount \$44,000.00**

2. Add alternate to provide and install **ecotherm™** infill in lieu of **REALFILL™**. Add to College Station HS Base Proposal.

**Add Alternate 2 Amount \$107,920.00**



## **BASE PROPOSAL – A&M CONSOLIDATED HIGH SCHOOL**

### ***Athletic Equipment***

Hellas scope of work:

1. Remove and reinstall existing football goal posts as necessary.

### ***Synthetic Turf Field***

Hellas scope of work:

1. Remove and dispose offsite the existing synthetic turf.
2. Regrade stone drainage material after all turf is removed (no purchase of stone drainage material or any grade changes anticipated for this process).
3. Shock Pad – Provide and install approximately 76,159 square feet of **19mm CUSHDRAIN®** shock pad.
4. Synthetic Turf - Provide and install approximately 76,159 square feet of **matrix® 46 oz.** 100% Polyethylene Extruded Monofilament synthetic turf system with the noted installation options listed below.
  - Football lines and markings per plan page A2.01B.
  - Soccer lines and markings per plan page A2.01B.
  - End Zone colors per plan page A2.01B.
  - Five (5) logos per plan page A2.01B.
  - Proprietary **REALFILL™** installation of unique silica pea gravel base and ambient ground SBR rubber.
  - Supply one (1) tow-behind ground-driven sweeper
  - Gmax testing per specifications.
  - Provide 8-year manufacturer warranty.
  - Provide third party insured warranty.

***After synthetic turf installation is complete, Hellas will provide an operation and maintenance orientation for care of the turf field, and all supplied equipment quoted above.***

**A&M Consolidated HS Base Proposal Pricing **\$491,000.00****

### **PROPOSAL ALTERNATES**

1. Add alternate to provide and install **Matrix™ Helix 46** in lieu of **Matrix™ 46**. Add to A&M Consolidated HS base proposal.  
**Add Alternate 1 Amount **\$44,000.00****
2. Add alternate to provide and install **ecotherm™** infill in lieu of **REALFILL™**. Add to A&M Consolidated HS base proposal.  
**Add Alternate 2 Amount **\$105,265.00****



3. Add alternate to remove and replace  $\pm 1,206$  LF of existing nailer board with new 2" x 4" pressure treated nailer board. Add to A&M Consolidated HS base proposal.

**Add Alternate 3 Amount**

**\$6,615.00**

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## **EXCLUSIONS**

1. Any item of work not specifically listed above.
2. Any form of subgrade stabilization.
3. Poor subgrade soils – Hellas will proof roll subgrade to check for subgrade soil stability. Any failing subgrade remediation will be negotiated between owner and contractor. **Hellas requires the owner to contract with a Geotechnical Engineer to perform a Geotechnical investigation of the site to determine the nature of the existing subgrade soils and make recommendations for any subgrade stabilization requirements.**
4. Geotechnical Investigation.
5. Rock excavation or haul off.
6. Any embankment or processing of imported soils.
7. SWPPP/Erosion control.
8. Any concrete work.
9. Any asphalt paving.
10. Any electrical work.
11. Any fence work.
12. Any nailer replacement outside the scope of this proposal.
13. Engineering.
14. Site security.
15. Any Allowances or Contingencies.
16. Taxes.
17. Prevailing or union wages.
18. Any permits or fees, including any utility impact fees generated by construction improvements.
19. Owner shall provide ingress/egress for ALL personnel, equipment and materials; typical construction traffic shall be expected for the duration of this contract. Contractor NOT responsible for damage due to typical construction traffic ingress/egress to the construction site.
20. General Contractor to supply secure laydown area for Hellas materials.



Notwithstanding anything to the contrary in any of the Contract documents, under no circumstances shall the Performance bonds, maintenance bonds or the obligations of the Surety be liable for any warranty obligations that exceed 1 year from the date of substantial completion as defined in the Contract documents.

Hellas Construction, Inc. looks forward to the award of this project, and is eager to work with you.

***\*Pricing valid for 60 days from date of this proposal.***

A handwritten signature in blue ink, appearing to read "Alyssa Kent", with a long horizontal flourish extending to the right.

Alyssa Kent

Senior Estimator  
Hellas Construction, Inc.



## ARTIFICIAL TURF REPLACEMENT PROJECT

*FEBRUARY 25, 2021*

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**COLLEGE STATION ISD**  
**COLLEGE STATION, TEXAS**

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SYMMETRY SPORTS CONSTRUCTION  
312 W ALABAMA ST  
MOUNT PLEASANT, TX 75455

OFFICE: (903) 560-8070  
FAX: (800) 903-6132  
[WWW.SYMMETRYSPORTS.COM](http://WWW.SYMMETRYSPORTS.COM)

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March 1, 2021

Jon Hall, Exec. Director of Facilities  
College Station ISD  
1812 Welsh  
College Station, TX 77840  
(979) 764-5400  
jhall@csisd.org

RE: **ARTIFICIAL TURF REPLACEMENTS – COLLEGE STATION & A&M CONSOLIDATED HIGH SCHOOLS/ CSISD**

Symmetry is pleased to provide the following proposal for the above-referenced project:

**GENERAL CONDITIONS:**

- Symmetry to provide general liability, automotive and worker's compensation insurance coverage as required
- Symmetry will provide project closeout documentation and final clean-up of work area relating to scope
- Buyboard Contract #641-21

**SCOPE OF WORK – ARTIFICIAL TURF REPLACEMENT – COLLEGE STATION HS ~ 79,320FT<sup>2</sup>:**

- Remove existing synthetic turf & infill and dispose of offsite
- Demo elayer, stone base and liner in specified locations per VLK drawings dated 02/19/2021
- Repair subgrade, liner & drain stone base, verify for planarity at same select locations per VLK drawings dated 02/19/2021
- Install new 19mm Elastic Layer surfacing at areas of disturbance per VLK drawings dated 02/19/2021
- Verify base for planarity, slope & elevations prior to turf installation
- Supply and install **AstroTurf Rootzone 3D3 52oz synthetic turf with Trionic Fiber**
  - Include all materials (thread, glue and seaming tape, etc.) required for turf installation
  - All turf seams to be sewn to the extent possible, all others to be glued using two-part epoxy compound
  - All lines (inlays) to be cut and inlayed into field using two part epoxy compound
  - Install rubber/sand infill mix in multiple lifts in accordance with project specifications
  - GMAX testing of field upon completion
  - Includes **AstroTurf's standard 8 year warranty** with a **165 Gmax guarantee for the warranty period**
- Install football & soccer game line markings per shop drawing to be provided by Symmetry and approved by Owner
- Provide Groomer & Sweeper equipment per plans & specifications
- Provide proper training & instruction on care & maintenance of field
- Remove and dispose of waste materials and debris generated by Symmetry

**SCOPE OF WORK – ARTIFICIAL TURF REPLACEMENT – A&M CONSOLIDATED HS ~ 75,729FT<sup>2</sup>:**

- Remove existing synthetic turf & infill and dispose of offsite
- Adjust drain stone grade to allow for new 19mm Elastic Layer
- Verify base for planarity, slope & elevations prior to turf installation
- Install new 19mm Elastic Layer over entire synthetic field
- Supply and install **AstroTurf Rootzone 3D3 52oz synthetic turf with Trionic Fiber**
  - Include all materials (thread, glue and seaming tape, etc.) required for turf installation
  - All turf seams to be sewn to the extent possible, all others to be glued using two-part epoxy compound
  - All lines (inlays) to be cut and inlayed into field using two part epoxy compound
  - Install rubber/sand infill mix in multiple lifts in accordance with project specifications
  - GMAX testing of field upon completion
  - Includes **AstroTurf's standard 8 year warranty** with a **165 Gmax guarantee for the warranty period**
- Install football & soccer game line markings per shop drawing to be provided by Symmetry and approved by Owner
- Provide Groomer & Sweeper equipment per plans & specifications



312 West Alabama Street | PO Box 121 | Mount Pleasant, Texas 75455  
(903) 560-8070 Office | (800) 903-6132 Fax  
[www.symmetryturf.com](http://www.symmetryturf.com)





- Provide proper training & instruction on care & maintenance of field
- Remove and dispose of waste materials and debris generated by Symmetry

**BASE PROPOSAL:**

Overall scope of work – College Station HS \$460,840

Overall scope of work – A&M Consolidated HS P&P Bond \$518,980  
\$13,600

1,113,400

**ALTERNATES:**

**BROCKfill organic cooling infill at College Station & A&M Cons. High Schools** ADD \$119,980

- Includes 10 Year BROCKfill warranty with annual performance testing
- Includes BROCK SP17 Shock pad at both campuses with 25 year warranty & GMAX guarantee of 120 or less

**AstroTurf Rhino 46 blend synthetic turf** DEDUCT \$44,448

**QUALIFICATIONS:**

- Proposal assumes clear unencumbered, stable access to work through duration of project
- Single mobilization
- Pricing valid for 45 days from date proposal issued

**EXCLUSIONS:**

- Allowances/Contingencies are not included in this proposal except as specified above
- Costs/Contingencies for rock or other abnormal or inferior surface or subsurface conditions that may exist
- **Additional repairs to Elastic Layer not called out on VLK drawings at College Station high school.** \*After exposing the existing Cushdrain, Symmetry anticipates widespread failures of the current Cushdrain as the thickness has shown to be inconsistent and not structurally sound. Please see attached Exhibit A, photos of existing Cushdrain.
- Landscaping, sodding, or natural grass seeding
- Sales taxes - exemption certificates are required at time of contract
- Temporary facilities (water) will be furnished at location by owner
- Utilities except as noted in scope of work
- Staging area to be furnished by owner
- Any other items or work not specifically detailed in scope of work above

We appreciate the opportunity to propose our services for this project. If you have any questions, please contact **Wayne Poage** at (214) 336-5865

Kindest Regards,

**Nick Robertson - CFB**, Senior Estimator  
Symmetry Sports Construction



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**CORPORATE OFFICE | AMERICA**  
4201 West Parmer Lane  
Suite B 175  
Austin, Texas 78727 USA  
T + 1.512.733.5300



## PROPOSAL

March 1, 2021

**PROJECT: CSISD A&M Consolidated and College Station High School**

### Relationship Foundation – Community Values

Social Culture – Act Global has a strong social culture that motivates us to improve communities and impact kids' lives while we execute our business objectives. Our Corporate Mission align with providing inspiration and opportunity to help those who want to improve their world. Act Global supports Homeless World Cup, CARE, World Vision, numerous community outreach play areas, and other charities. We were recently recognized with another Synthetic Turf Council Philanthropy Award.

Technical Expertise - Act Global is a leader in synthetic turf research and development. We exist to improve player safety and performance at all levels. We have demonstrated this performance on NFL fields and our proposal features technology that we have used at the NFL level and on over 250 FIFA certified fields, not to mention our World Rugby and Field Hockey Preferred Turf Producers credentials. In fact, our products and expertise have been delivered in over 90 countries around the world.

#### Partnership Approach

Act Global looks to form partnerships around the world with a TEAM approach. These partnerships are solid and long lasting to ensure the best Quality Service for our team and clients alike.

### Player Safety Approach

Act Global delivers its player safety and performance turf through a process of R&D, manufacturing and turnkey, in-house installation services.



We start with understanding injury rates and natural grass benchmarks. This includes testing:

- ✓ Natural grass fields for baseball (Houston Astros and NY Yankees spring training fields), football (NFL natural grass and Texas A&M Kyle Field) and soccer (FIFA testing).
- ✓ Performance for shock absorption, traction, foot stability, skin abrasion and ball interaction for baseball (splash, ball speed) and soccer (ball roll and bounce).
- ✓ Factors for fatigue, concussion and lower extremity risks.
- ✓ Environmental stewardship and infill that meets European Toy Standards, ASTM and Synthetic Turf Council Guidelines.



## Proposal

Act Global™ is pleased to submit the following proposal for the supply and installation of the new synthetic turf playing surface for the College Station Independent School District project located in College Station, Texas. Act Global™ has reviewed the bid information, and bases the following proposal on the information contained in those documents.

### Synthetic Turf Breakdown:

- Act Global™ DX57 monofilament synthetic turf system, approximately **153,994** square feet with necessary waste factors, with the following compositions:
  - 2 1/4" (57 mm) tall pile fiber height
  - Polyethylene with exclusive 300/360 micron monofilament
  - 1/2" tufting gauge
  - 3-ply backing
  - 8 oz/sy primary back
  - 26 oz/sy polyurethane secondary backing
  - 46 oz/sy face weight (grass yarn)
  - Tufted and inlaid field markings for two (2) football field layouts
  - Tufted and inlaid field markings for two (2) soccer field layouts
  - Two (2) centerfield logos "CS" and "ACM" in standard colors
  - Eight (8) total end zone logos in standard colors
  - 50% ambient SBR crumb rubber and 50% silica sand infill mixture, by weight.
  - New E-layer for A&M Consolidated field and needed repairs for College Station High School Field
  - Sixteen (16) total gMax testing regimens, the first tests within two (2) weeks of substantial completion, then once annually (one per field) for the life of the 8-year synthetic turf warranty
  - Supply GreensGroomer® maintenance equipment
    - Two (2) GreensGroomer® 920SDE Synthetic Turf Groomers with Super Duty Blue Brushes
    - Two (2) GreensGroomer® LitterKat Sweepers
  - Initial equipment setup and Owner-personnel training session
  - Two (2) 2-hour training session of Owner personnel on maintenance

**Base Bid – Turf and Install Proposal Pricing**

Act Global™ proposes to complete the scope of work herein for the lump sum price of **Nine Hundred Eleven Thousand Five Hundred Seven Dollars (\$911,507.00)**

**Included in the Proposed Scope of Work**

- Pricing through purchasing cooperative
- Prevailing wage rates
- Delivery (FOB Destination)
- Provide 8-year standard warranty
- Maintenance Manual for the care and cleaning of the synthetic turf playing surface
- Remove and dispose of waste turf materials and debris generated by Act Global

**Act Global™ excludes any and all work not specifically included in the above scope of work.**

**Excluded from the Proposed Scope of Work**

- Permits and fees
- Sales tax
- Bonds or bonding costs
- Third Party Insured warranty
- Field groomings
- Rock excavation. Additional charge if rock is encountered
- Excavation
- Concrete curbing
- Wood nailer board
- Stone
- Stone base
- Soils stabilization
- End zone lettering
- Relocation of any existing services
- Any additional field markings, lettering or logos not found on approved shop drawings
- Provision of any new loose sports equipment, score clocks, goals or goal anchors, etc. not otherwise specified
- Provision of any towable or engine-powered maintenance equipment, not otherwise specified
- Any additional project site access requirements

**Proposal pricing for turf colors for tufted and inlaid game markings are based upon the use of Act Global™ standard colors, unless otherwise noted herein. Act Global™ has the capability of manufacturing turf with custom and code-matched colors (within certain limitations), however, there are specific lead time and cost requirements to fulfill those custom colors. Specific costs and lead times are excluded from this proposal and shall be negotiated separately upon notice and selection by Owner, unless otherwise included or noted herein.**

The scope of work and proposal pricing included herein are valid for a period of sixty (60) calendar days from the date of this proposal. The terms and conditions set forth in this proposal shall expire at 12:01AM May 2, 2021 unless a contract has been accepted and executed by all parties. Negotiations continuing beyond the date of expiration shall require the submittal of a separate proposal, at the discretion of the parties named herein.

Upon reaching a mutually agreeable schedule and upon the 100% completion of all work of trades that could be injurious to the new synthetic turf playing surface in the area of the field, Act Global™ forces will require



# COOP PRICING PROPOSAL



## College Station Turf Replacements

March 1, 2021

FieldTurf USA, Inc. is pleased to present the following proposal. FieldTurf pricing is based on the CHOICE PARTNERS COOPERATIVE contract. CHOICE PARTNERS COOPERATIVE provides predetermined preferential pricing through approved vendors. Since the products have already been bid at the national level, individual schools do not have to duplicate the bidding process. Contract #: 19/011MR-02.



Click on the following Choice Partners [hyperlink](#) for contract due diligence documentation

# COOP PRICING PROPOSAL



College Station A&M Consolidated	
FieldTurf XM7-50 46oz	
Approx.78,097 SF	
<b>Price includes:</b>	
<ul style="list-style-type: none"><li>a) Removal &amp; Disposal of current synthetic turf surfacing</li><li>b) Installation of the artificial in-filled grass surface upon a suitable base.</li><li>c) Inlaid Football Markings</li><li>d) Inlaid Soccer Markings</li><li>e) (1)Center field logo, 48' x 31', 3-color</li><li>f) (2) EndZone logos, 35' x 22', 2- color</li><li>g) (2) EndZone logos, 26' x 22', 2- color</li><li>h) Shadowed/Custom Numbers</li><li>i) (8)GMAX tests to be performed once per year, for (8) years</li><li>j) An (8) year 3rd party pre-paid insured warranty on the FieldTurf artificial grass surface</li></ul>	

College Station High School	
FieldTurf XM7-50 46oz	
Approx.78,280 SF	
<b>Price includes:</b>	
<ul style="list-style-type: none"><li>a) Removal &amp; Disposal of current synthetic turf surfacing</li><li>b) Installation of the artificial in-filled grass surface upon a suitable base.</li><li>c) Inlaid Football Markings</li><li>d) Inlaid Soccer Markings</li><li>e) (1)Center field logo, 48' x 34', 3-color</li><li>f) (4) EndZone logos, 27' x 18', 2- color</li><li>g) Shadowed/Custom Numbers</li><li>h) (8)GMAX tests to be performed once per year, for (8) years</li><li>i) An (8) year 3rd party pre-paid insured warranty on the FieldTurf artificial grass surface</li></ul>	

# COOP PRICING PROPOSAL



	LUMP SUM
Subtotal	\$ 909,868.00
Performance & Payment Bonds	\$ 10,352.00
<b>Total</b>	<b>\$ 920,220.00</b>

## ALTERNATE PRICE

ADD Alternate No. 1: CoolPlay Top Dressing	LUMP SUM
Provide & Install .4lbs of coolplay top dressing infill on approx. 156,377 SF (78,097 sf at A&M Consolidated HS / 78,280 at College Station HS)	\$ 55,280.00
Performance & Payment Bonds	\$ 622.00
<b>Total</b>	<b>ADD \$55,902.00</b>

Voluntary DEDUCT Alternate No. 2: Turf Upgrade - Prestige	LUMP SUM
Provide & Install Vertex 2" 39oz turf system in lieu of XM7-50 46oz with the following infill recipe: 2lbs sand / 3lbs rubber Total Approx. sf:156,377 (78,097 sf at A&M Consolidated HS / 78,280 at College Station HS)	
<b>Total</b>	<b>DEDUCT \$12,511.00</b>

Voluntary DEDUCT Alternate No. 3: Turf Upgrade – Elite With Coolplay	LUMP SUM
Provide & Install Classic HD 2.5" 36oz turf system in lieu of XM7-50 46oz with the following infill recipe: 6.2lbs sand / 2.4lbs cryo rubber / .6lbs coolplay top dressing <b>This option removes the e-layer from scope</b> Total Approx. sf:156,377 (78,097 sf at A&M Consolidated HS / 78,280 at College Station HS)	
<b>Total</b>	<b>DEDUCT \$109,463.00</b>

## PRODUCT DETAILS

FieldTurf, the worldwide leader in artificial turf, is pleased to offer the FieldTurf XM7-50 2" system, with the following product characteristics:

- ▶ **Pile Height:** 2 Inches
- ▶ **Infill Weight:** 2lbs sand & 3lbs ambient rubber per sq.ft.

FieldTurf has taken the necessary steps to ensure that your project will run smoothly and that the quality promised will be the quality delivered.

# COOP PRICING PROPOSAL



## PRICE DOES NOT INCLUDE:

- a) The base upon which the FieldTurf artificial turf surface will be placed. FieldTurf shall not be responsible for the stability, the porosity, nor the approval of the base upon which the FieldTurf surface will be installed, the drainage system, nor any construction or modification of existing installations around the fields.
- b) FieldTurf is not altering or improving the existing drainage system under the existing artificial turf limits. No removal, milling, ponding, flooding or repairs within the existing base and drainage system are included and shall remain the responsibility of the owner.
- c) The supply, replacement, installation and/or modification of the existing field edging, perimeter nailer board or existing inner concrete curbing within the artificial turf limits.
- d) The supply and import of additional finish aggregate.
- e) Any costs associated with necessary charges relating to the delineation of the field.
- f) Unless otherwise specified, the price does not include any G-max testing.
- g) The supply of or adjustment to existing manholes, clean-outs or grates and supply of the manhole covers.
  
- h) Any alteration or deviation from specifications involving extra costs, which alteration or deviation will be provided only upon executed change orders, and will become an extra charge over and above the offered price.
- i) Site security.
- j) Repair or resurfacing existing asphalt parking lot if damaged by truck traffic.
- k) Site restoration, sodding, landscaping or grow-in.
- l) Permit fees, Inspection fees.
- m) A vehicle to tow FieldTurf maintenance equipment.
- n) Performance and Payment Bond fees.
- o) All applicable taxes, prevailing wages, union labor and other labor law levies.
- p) Anything not explicitly noted in the inclusions.

*The price is valid for a period of 90 days. The price is subject to increase if affected by an increase in raw materials, freight, or other manufacturing costs, a tax increase, new taxes, levies or any new legally binding imposition affecting the transaction.*

# COOP PRICING PROPOSAL



Please feel free to reach out to any member of our project team with questions about our offer:

**Brenda Armendariz**

Project Manager

512-778-6170

[Brenda.Armendariz@fieldturf.com](mailto:Brenda.Armendariz@fieldturf.com)

**Bryan Cox**

Regional Sales Manager

512-925-9788

[Bryan.Cox@fieldturf.com](mailto:Bryan.Cox@fieldturf.com)

Thank you again for your interest in FieldTurf, we look forward to working with you.

Per:

A handwritten signature in black ink, appearing to read "Marie-Christine Raymond".

Marie-Christine Raymond, Director of Operations  
FieldTurf USA, Inc. / Tarkett Sports Canada, Inc.

**FieldTurf USA, Inc. holds the Cooperative Purchase contract, any PO for Contract must be made out to FieldTurf USA, Inc. 175 N Industrial Blvd NE. Calhoun, GA 30701**

If you have questions regarding the FieldTurf and Beynon SmartBuy Cooperative Purchasing Program, please contact Eric Fisher at: [Eric.Fisher@smartbuycooperative.com](mailto:Eric.Fisher@smartbuycooperative.com).





# COOP PRICING PROPOSAL



## CONDITIONS

Notwithstanding any other document or agreement entered into by FieldTurf in connection with the supply and installation only of its product pursuant to the present bid proposal, the following shall apply:

- a) This bid proposal and its acceptance is subject to strikes, accidents, delays beyond our control and *force majeure*.
- b) FieldTurf's preferred payment terms are as follows: (i) 50% of the Price upon Customer's execution of contract; (ii) 40% of the Price upon shipment of materials from FieldTurf's manufacturing facility; and (iii) Remaining balance of ten percent (10%) upon substantial completion of the field, which shall be achieved when Customer is able to use the field for its intended purpose, even if punchlist items remain and the Certificate of Completion has not been executed by Customer.
- c) Accounts overdue beyond 30 days of invoice date will be charged at an interest rate of 10% per annum.
- d) FieldTurf requires a minimum of 21 days after receiving a fully executed contract or purchase order and final approvals on shop drawings to manufacture, coordinate delivery and schedule arrival of installation crew. Under typical field size and scenario, FieldTurf further requires a minimum of 28 days per field to install the Product subject to weather and *force majeure*.
- e) FieldTurf requires a suitable staging area. Staging area must be square footage of field x 0.12, have a minimum access of 15 feet wide by 15 feet high, and no more than 100 ft from the site. A 25 foot wide by 25 foot long hard or paved clean surface area located within 50 feet of the playing surface shall be provided for purposes of proper mixing of infill material. Access to any field will include suitable bridging over curbs from the staging area to permit suitable access to the field by low clearance vehicles. Staging area surface shall be suitable for passage with motor vehicles used to transport materials to the site and/or staging area. FieldTurf shall not be liable for any damages to the staging area or its surface unless such damages are caused by FieldTurf's intentional misconduct or negligence.
- f) This proposal is based on a single mobilization. If the site is not ready and additional mobilizations are necessary, additional charges will apply.
- g) Upon substantial completion of FieldTurf's obligations, the Customer shall sign FieldTurf's Certificate of Completion in the form currently in force; to accomplish this purpose, the Customer will ensure that an authorized representative is present at the walk-through to determine substantial completion and acceptance of the field, which may include a list of punch list items.
- h) FieldTurf shall not be a party to any penalty clauses and/or liquidated damages provisions.
- i) FieldTurf shall be entitled to recover all costs and expenses, including attorney fees, associated with collection procedures in the event that FieldTurf pursues collection of payment of any past due invoice.
- j) All colors are to be chosen from FieldTurf's standard colors.

THE TARKETT SPORTS FAMILY - LEADERS IN SPORTS SURFACING



unencumbered access to the material staging areas, access and haul routes, and field installation location. Act Global™ shall present an anticipated installation timeframe required to complete the installation upon award of project and execution of final contracts. Schedule shall be inclusive of shop drawing reviews, approvals, manufacturing and delivery.

Adverse Weather or other Delays shall be quantified, recorded and qualified for any monthly totals exceeding normal weather occurrences as recorded by the nearest Weather Station. Normal Adverse Weather Delays are considered for any 24-hour period that receives greater than 0.1" precipitation or when low temperatures are 32° Fahrenheit or below. Delays in excess of normal occurrence shall be submitted and granted for contract extension. Date of substantial completion shall be adjusted accordingly and be based on approved contract time extensions submitted and approved by the Owner, Design Professional-of-record and General Contractor.

Please contact Dina Baxter at (213)-269-1722 or dbaxter@actglobal.com if you have any questions or require additional data, product specifications, samples or literature related to this proposal.

Sincerely,



Mark Weightman, MBA  
Vice President

