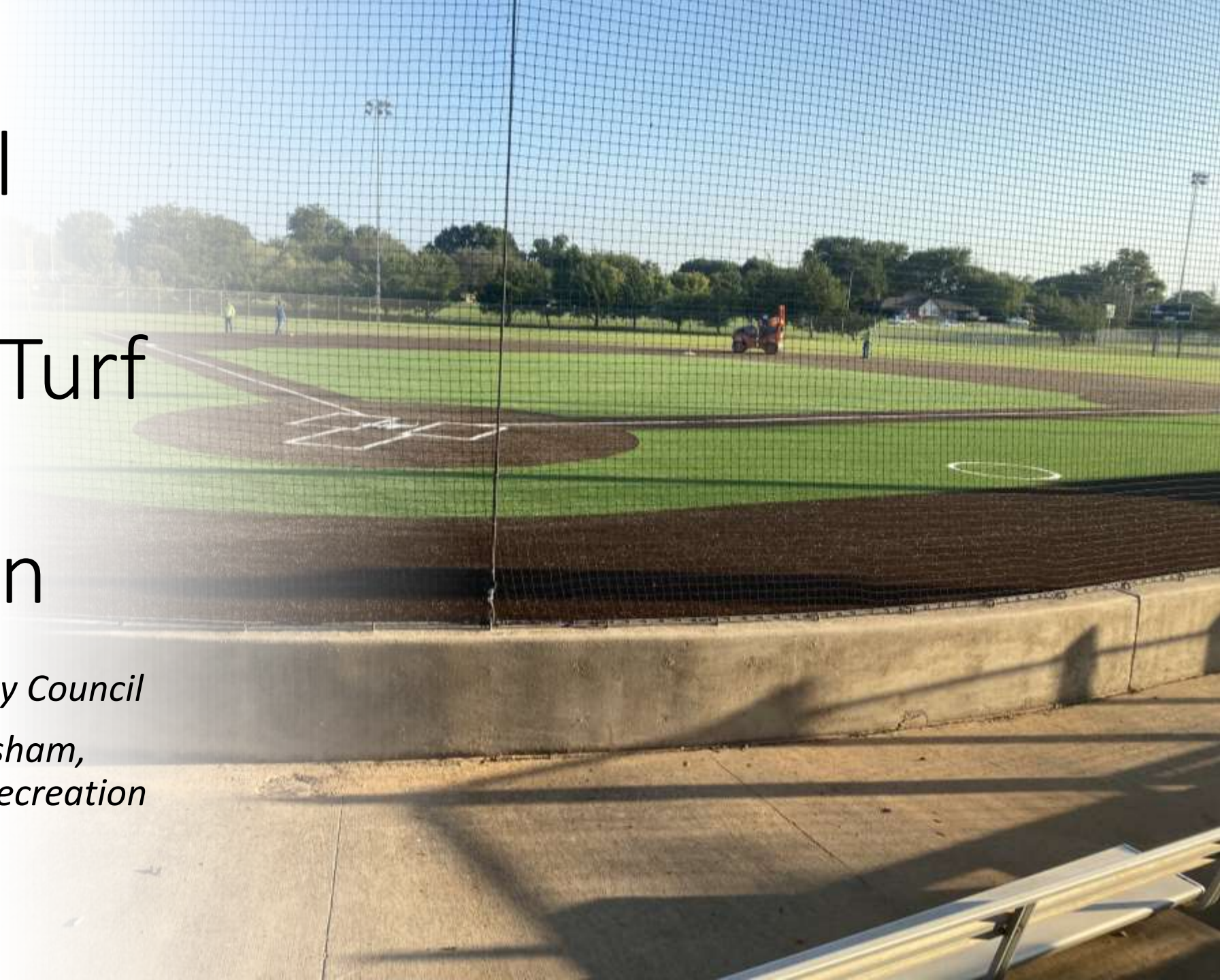


Chisenhall Fields- Synthetic Turf Infield Conversion

November 18, 2024-City Council

*Staff Presenter: Jen Basham,
Director of Parks and Recreation*



Overview

- Background
- Current Infield
- New infield
- Request for Proposal vs Request for Quotes
- Benefits of Request for Quotes
- Requested Quote Summary
- TGS Sports
- Timeline
- Recommendations



Background

- 2021- Parks researched opportunities to improve playability at Chisenhall Fields due to rainouts and requests for improved accessibility
- Early 2022- synthetic field conversion added to Parks and Recreation's Capital Improvement Program (CIP)
- February 2023- Staff presented presentation for the installation of synthetic turf on Arabian field
- Summer of 2023- City council provided direction to convert more fields at once compared to one per year
- Summer of 2024- Converted 7 fields to synthetic turf infields
- FY 2025- \$2,205,000 allocated for funding in 2024-2025 CIP for this project

Current Infield on Remaining Fields

- Clay and Turf Surfacing
 - Requires occasional replenishment of material
 - Requires daily grooming
 - Requires weekly mowing and trimming
 - Requires daily marking
 - Requires drying maintenance after rain event
 - May require cancellation of play due to inability to dry field for safe play after rain events as clay is microporous soil that retains moisture





7 remaining fields will be completed in the 2024-2025 project

1. Buckskin
2. Morgan
3. Palomino
4. Highland
5. Dartmoor
6. Hackney
7. Welsh

New Infield

- Synthetic Surfacing
 - Requires occasional replenishment of material
 - May require patching of high use areas (Evaluate from season to season)
 - Requires daily grooming and balancing of infill material
 - Requires no mowing or fertilization
 - Requires no marking
 - Requires little to no drying maintenance after rain event
 - Play not as likely to be cancelled by rain events with synthetic turf infields drain quickly



Request for Proposal vs Request for Quotes

- 2023-2024- RFP

- Formal Request for Proposal (RFP) for 2023-2024 conversion project
 - 5 proposed with 2 Alternates
- 7 fields converted
- 4 Vendors submitted
 - Hellas Construction- \$2,176,980
 - Sprinturf LLC- \$1,601,120
 - Paragon Sports Constructors- \$1,484,195 (Does not include the 2 alternate fields)
 - Forever Lawn- \$2,167,096.05
 - TGS Sports- \$1,723,986

- 2024-2025- RFQ

- Request for Quotes through cooperative purchasing agreements
- 7 remaining fields
- Staffed reached out to 4 vendors
 - Hellas Construction- No bid
 - Sprinturf LLC- \$1,792,590
 - Paragon Sports Constructors- No Bid
 - TGS Sports- \$1,556,300

Benefits of Request for Quotes (RFQ)

- **Saves Time:** The RFQ process is quicker than a full RFP, focusing only on pricing and specifications. This streamlined approach minimizes administrative work and keeps us on schedule, avoiding delays common with sealed bidding.
- **Opens Fields Sooner:** With a faster vendor selection through an RFQ, we can complete turf installation in time for the season, ensuring athletes and the community can enjoy the fields as planned.
- **Leverages Cooperative Pricing:** Using cooperative agreements, RFQs allow us to secure pre-vetted, competitive pricing without lengthy bidding, giving us high-quality options aligned with industry standards.
- **Ensures Project Continuity:** Vendors like TGS Sports, familiar with our facilities, can start work faster and avoid common issues. This continuity reduces the learning curve and boosts project efficiency.
- **Allows Customization Without Delay:** An RFQ still allows for specific requests (like turf options or drainage adjustments) without the rigidity of a formal bid, letting us tailor the project to our needs without slowing down the process.

Requested Quote Summary



Request for quotes were sent to 4 Co-Op vendors October 30th



2 No Bids- Hellas Construction and Paragon Sports



2 Formal Bids

TGS Sports- \$1,711,930 (Includes 10% Contingency)

Sprinturf: \$1,971,849 (Includes 10% Contingency)



Owner Furnished Items: \$100,000 for materials or other repairs as needed

The TGS Sports Experience



Familiarity with the Complex

TGS Sports has prior experience working on our facilities, making them well-acquainted with the specific needs and layout of our complex.



Excellent Communication and Responsiveness

TGS Sports has demonstrated clear, timely, and proactive communication, making coordination and planning seamless.

They are dependable and adaptable and have consistently addressed questions or concerns promptly.



Competitive and Fair Pricing

TGS Sports has provided a pricing structure that is competitive and fair, ensuring we receive quality work within our budget.



High Quality of Work

Previous projects completed by TGS Sports showcase their commitment to quality and durability, with positive feedback on turf performance and longevity.



One-Year Training and Maintenance Support

As part of their service, TGS Sports offers a full year of training and maintenance support after installation, ensuring our staff is prepared to manage and maintain the turf, extending its lifespan.

TGS Sports was awarded last years conversion project of Quarter, Pasofino, Appaloosa, Shire, Paint, Roan, Clydesdale fields.

Timeline



NOVEMBER 14-PRESENT
CONSTRUCTION CONTRACT TO
PARKS BOARD FOR
RECOMMENDATION



NOVEMBER 18-PRESENT
CONSTRUCTION CONTRACT TO
CITY COUNCIL FOR AWARD
CONSIDERATION



NOVEMBER-BEGIN
CONSTRUCTION



ESTIMATED COMPLETION DATE
MARCH 7- COMPLETE
CONSTRUCTION AND OPEN FOR
PLAY

Staff Recommendation

- Recommend:
 - TGS Sports LLC in the amount of \$1,556,300 with a contingency of \$155,630 for the conversion of Buckskin, Morgan, Palomino, Highland, Dartmoor, Hackney, Welsh
 - Additional owner furnished items will be completed within the project budget of \$2,205,000

