



**REQUEST FOR QUALIFICATIONS (RFQ)
FOR ROOF MAINTENANCE SERVICES**

December 3, 2021

The Southeast Wisconsin Professional Baseball Park District (the “District”) is seeking information from qualified vendors related to providing roof maintenance and repair services for the 8.5-acre PVC membrane retractable roof. The District will be using the results of this RFQ to gauge qualifications and pricing of vendors to provide such services to the District.

The Southeast Wisconsin Professional Baseball Park District is a special district government that has been charged with the oversight and monitoring of planning, financing, designing, constructing, commissioning, operating and maintaining American Family Field, home of the Milwaukee Brewers. The District is comprised of Milwaukee, Ozaukee, Racine, Washington and Waukesha Counties and is managed by an appointed Board of Directors comprised of thirteen individuals.

American Family Field has a radial retractable roof that includes 12,000 tons of structural steel and spans approximately 600 feet from home plate to the outfield track beam. The roof covers more than 8.5 acres and is comprised of seven panels (five of which are movable). The roof can open or close in ten minutes with three of the movable roof panels stacking on the left field side and two movable roof panels stacking on the right field side of the ballpark. Each movable roof panel moves independently of the others, rotating on a fixed pivot bearing behind home plate. Each movable roof panel is powered by two 60-horsepower electric motors on drive trucks that move along a semi-circular rail system on the track beam about 150 feet above the playing field.

The seven panels on the roof consist of a mechanically attached 60-mil Sika Sarnafil PVC membrane over a ½” DensDeck coverboard. The coverboard is attached to a 2” x 20 ga ER2RA acoustical deck manufactured by Epic Metals Corp. The gutters are a mechanically attached membrane over DensDeck with a 3” x 16 ga E300 deck manufactured by Epic Metals Corp. The gutters that have been replaced (see chart below) are adhered membrane over DensDeck Prime with a plywood base covered with PVC-coated metal.

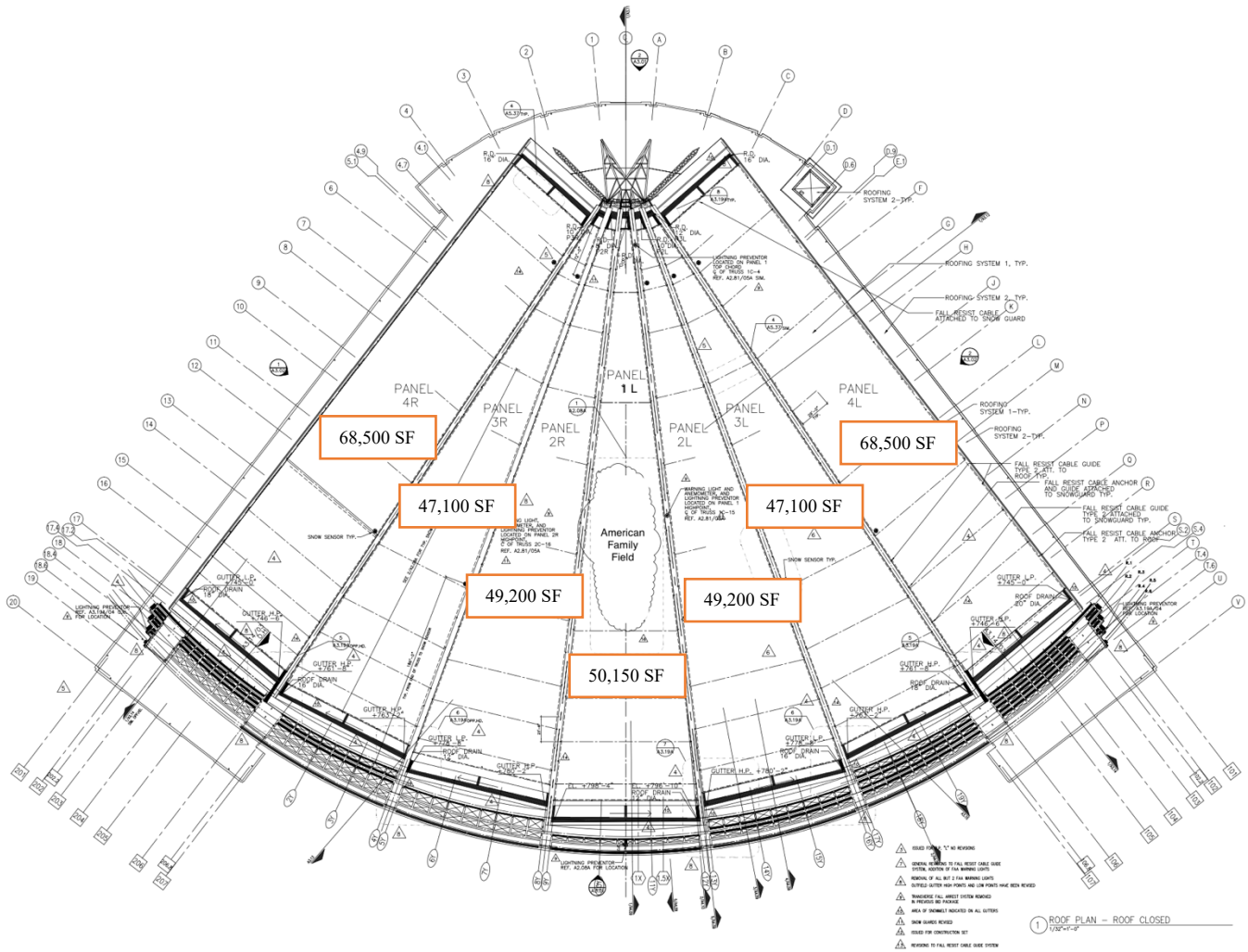
The original coverboard and PVC membrane were installed during construction (2000). The District is in the process of a phased replacement of the PVC membrane. This has included installing a new DensDeck coverboard and PVC membrane over the original. A summary of the upcoming and work to date is included below.

Roof Section	Year
2L – outfield gutter	2020
1L – entire panel (including in and outfield gutters)	2020
4R – crown section from C truss 8 to C truss 22	2022 (planned)
3R – outfield gutter	2021
3L – outfield gutter	2021



SOUTHEAST WISCONSIN PROFESSIONAL BASEBALL PARK DISTRICT

ADDRESS: 1 BREWERS WAY MILWAUKEE, WI 53214 E-MAIL: CONTACT@WIBASEBALLDISTRICT.COM PHONE: (414)902-4040



Square feet listed is approximate and includes the main panel and both infield and outfield gutters.

Background and Qualifications

The District is seeking the routine and on-call services of a vendor to provide leak investigation, PVC membrane repairs and miscellaneous roofing services. Please provide a brief outline of your firm's background, including:

- Size
- Years in business
- Number of employees
- Services provided
- Location of office that would service American Family Field
- Standing as a Sika certified installer
- Any other pertinent information, including overall approach to PVC membrane maintenance and repairs on the unique and visible retractable roof at American Family Field

In addition to your firm's background information, please fill out **Attachment A**.



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RFQ Submittal

Please email a copy of your response to:

Ms. Kristi Kreklow – Associate Director
Southeast Wisconsin Professional Baseball Park District
kkreklow@wibaseballdistrict.com
American Family Field
1 Brewers Way
Milwaukee, WI 53214

Responses must be received by: **5:00 PM (CST) on Thursday, December 23, 2021.**



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ATTACHMENT A RFQ FOR ROOF MAINTENANCE SERVICES

Vendor Name	
Standard Days/Hours/Rate	Roofing: Sheet Metal: Other:
Overtime Days/Hours/Rate	Roofing: Sheet Metal: Other:
Double Time Days/Hours/Rate	Roofing: Sheet Metal: Other:
Do you have a daily rate? If so, please specify the rate, how many work hours are included and the crew size.	
Travel time charge / policy (please provide specifics to this job/location)	
Material markup %	
Any other pertinent cost information	

Please feel free to attach rate sheets, etc.