

A

REQUEST FOR PROPOSAL
(“RFP”)

FOR

PVC MEMBRANE REPLACEMENT

AMERICAN FAMILY FIELD
1 BREWERS WAY
MILWAUKEE, WI 53214

ISSUED BY:
SOUTHEAST WISCONSIN PROFESSIONAL BASEBALL PARK DISTRICT

APRIL 27, 2023



INTRODUCTION

The Southeast Wisconsin Professional Baseball Park District (“District” or “Owner”) is a special district that is a local unit of government, a body corporate and politic that is separate, distinct and independent from the state. The District is comprised of Milwaukee, Ozaukee, Racine, Washington and Waukesha Counties and is charged with the oversight and monitoring of planning, financing, designing, constructing, commissioning, operating and maintaining a major league baseball facility, American Family Field, that is the home of the Milwaukee Brewers (“Team”), in Milwaukee, Wisconsin.

The District is seeking bids from qualified contractors (“Contractor”) to replace the PVC membrane in certain gutters on the retractable roof at American Family Field in accordance with all terms and conditions specified herein (“Work”). Supply and installation shall be in full accordance with the documents within this RFP, including any addenda and written response to questions issued. Please see **Appendix A** for detailed scope of work, specifications, and drawings.

OVERVIEW

Bids should be submitted using the Bid Forms included in this RFP. Bidding contractors are required to visit the site and observe and measure all areas as part of this bid. The Sigma Group will serve as Project Administrator on this project. Access to the site can be obtained through:

Shannon Schwingle, Project Administrator

414-550-9830

sschwingle@thesigmagroup.com

Bids should be written to the attention of:
Southeast Wisconsin Professional Baseball Park District
Attn: Shannon Schwingle
American Family Field
1 Brewers Way
Milwaukee, WI 53214

Bids can be emailed to: sschwingle@thesigmagroup.com

Contractors will receive an email confirming receipt of the bid.

Bids are due on Monday, May 22, 2023 by 5:00 pm (CDT).

This RFP may be amended by the District in response to need for further clarification, specifications and/or requirement changes, new opening date, etc. Amendments will be posted on the District’s website at www.wibaseballdistrict.com. It is the responsibility of the bidding Contractors to check this website for any future amendments, questions, revisions, etc., prior to the opening date and return with the response. Failure to do so may result in your bid being rejected. The District reserves the right to (i) reject any and all bids for any reason or no reason at all; (ii) disregard all non-conforming, non-responsive or conditional bids; or (iii) waive any and all bid irregularities or informalities and make an award as if the irregularities or informalities did not exist. Contractors will not be compensated for any costs or expenses incurred in the preparation of their bid.



Any and all questions related to this RFP must be submitted in writing no later than 5:00 pm (CDT), May 15, 2023, to the Project Administrator, Shannon Schwingle, at sschwingle@thesigmagroup.com.

Responses to questions will be posted on the District's website (www.wibaseballdistrict.com) no later than 5:00 pm (CDT) on May 16, 2023. **Please check the website periodically since a preliminary response to questions may be posted sooner than May 16, 2023.**

A copy of the Southeast Wisconsin Professional Baseball Park District standard General Conditions is included in **Appendix B**. The Project Administrator on this project shall review all submittals and approve all invoices. In addition, the Project Administrator will be performing a punchlist review and follow-up punchlist closeout inspection.

SCOPE OF WORK AND SPECIFICATIONS

Detail on the location and construction limits are found in **Appendix A**. All work and materials shall conform in every detail to the scope, drawings and specifications. Please note that, except where otherwise indicated, the District will supply the Sika 60-mil PVC membrane (custom color of Aged Patina specific to this roof). Per the manufacturer recommendation, a 20% waste allowance will also be provided. Please see **Appendix A** for roofing material specification sheets and Sika installation details and specifications.

Base Bid

See location and drawings in **Appendix A**. The Base Bid for this RFP is comprised of two scopes of work. The first scope of work is specific to the 2R outfield gutter. The second scope of work is specific to the 4L and 4R outfield gutters.

The scope of work for the 2R gutter will remove the existing membrane and DensDeck down to the corrugated metal at the base of the gutter and replace with one layer of CDX plywood mechanically attached and covered with PVC coated metal. Slice existing vertical PVC membrane while removing and replacing any deteriorating DensDeck and install one layer of DensDeck Prime fully mechanically attached over the top of the sliced vertical sides with a new fully adhered 60-mil PVC roof membrane.

- Furnish all labor and material to remove the existing roof membrane and substrate at the base of the gutter down to the existing structural metal deck. Resulting debris to be removed from the building and premises.
- Furnish all labor and material to install new 5/8" CDX plywood through the base of the gutter and 12" up both vertical sides. Mechanically fasten 4" on center staggered to structural deck.
- Furnish all labor to slice the existing vertical membrane. Check for and replace any deteriorated DensDeck. Provide unit cost for deteriorated DensDeck replacement.
- Furnish all labor and material to install one layer of 1/2" DensDeck Prime installed over the existing sliced membrane on both vertical sides of the gutter. Mechanically fasten to the structural deck following the manufacturers most recent specifications.
- Furnish all labor and material to install PVC coated metal through the base of the gutter and run 18" up both vertical sides. Product to be a minimum of (2) two separate pieces. All separate pieces shall be spaced 1/4" apart and joints shall be covered with 2" wide aluminum tape. A 6" minimum wide strip of flashing membrane shall be hot air welded over the joint.



- Furnish all labor and material to install fully adhered 60-mil membrane (District supplied membrane) up both vertical sides of the gutter while overlapping both the new PVC coated metal at the base and below the existing barrel roof membrane at the top. Both connections to be hot air welded following the manufacturers most recent specifications.
- Furnish all labor and material for a second layer of a four-inch-wide strip of flashing membrane, hot air welded over the top of the new connection.
- Furnish all labor and material for new conduit supports utilizing (2) two layers of 2"x6" lumber fastened through the new metal and plywood into the structural deck, properly flashed with flashing membrane.
- Furnish all labor and material for a metal edge at the top of the exterior perimeter of the gutter structure.
- Furnish all labor and material for a cross grip walk pad at the base of the gutter following the manufacturer's most recent specifications.
- Provide a manufacturer's 20-year NDL warranty.

The scope of work for the 4R and 4L gutters will remove the existing membrane and substrate at the base of the gutter and replace with one layer of CDX plywood mechanically attached and covered with PVC coated metal.

- Furnish all labor and material to remove the existing roof membrane and substrate at the base of the gutter down to the existing structural metal deck. Resulting debris to be removed from the building and premises.
- Furnish all labor and material to install new 5/8" CDX plywood through the base of the gutter and a 12" up both vertical sides. Mechanically fasten 4" on center staggered to structural deck.
- Furnish all labor and material to install PVC coated metal through the base of the gutter and run 18" up both vertical sides. Product to be a minimum of (2) two separate pieces. All separate pieces shall be spaced 1/4" apart and joints shall be covered with 2" wide aluminum tape. A 6" minimum wide strip of flashing membrane shall be hot air welded over the joint.
- Furnish all labor and material for new conduit supports utilizing (2) two layers of 2"x6" lumber fastened through the new metal and plywood into the structural deck, properly flashed with flashing membrane.

Existing electrical heat trace will be removed by others. Selected Contractor will install new curbing and membrane details at curbing for heat trace. Heat trace will be reinstalled by others.

Base Bid – Alternative 1 Deduct

The alternative to the base bid for this project is to perform a reduced scope on the 2R outfield gutter. The reduced scope is to perform the same scope as described above for the 4R and 4L outfield gutters to the 2R outfield gutter which removes the scope that addresses the PVC membrane at the vertical sides of the gutter.

TAXES

This project is Sales & Use Tax Exempt (CES Number 008-0000051268-04). A Wisconsin Sales and Use Tax Exemption Certificate will be provided to the selected Contractor.



SCHEDULE

The District anticipates notifying the selected Contractor and issuing a contract for the Work by May 31, 2023. All work shall be completed no later than October 31, 2023.

Work shall be coordinated around the Milwaukee Brewers home baseball schedule and major events, including any potential post-season games, and shall not disrupt normal building operations or occupancy. The Contractor shall be off the roof and no work done from 2 hours prior to 2 hours after each home game and off 2.5 hours prior to Saturday home games. The 2023 game schedule is attached as **Appendix C**.

BIDDING CONTRACTOR'S REPRESENTATION

By submitting a bid, each Contractor certifies that it has examined and fully comprehends the requirements and intent of this RFP. By submitting a bid, each Contractor further certifies that, prior to submitting its bid, it has visited the site and examined all conditions affecting the Work and proposes to furnish all labor, materials, equipment and supplies necessary for, or incidental to, the proper execution of the Work.

CONDITIONS OF WORK

Access to American Family Field will be subject to standard building access regulations in place at that time. The selected Contractor will be provided with parking at American Family Field.

PROTECTION OF WORK AND PROPERTY

Contractor shall continuously maintain adequate protection of all work from damage and shall protect Owner from injury or loss arising in connection with the Contract. Contractor shall make good any such damage, injury, or loss and shall adequately protect adjacent property.

Contractor shall take all necessary precautions for the safety of employees on the project, and shall comply with all applicable provisions of federal, state, and local safety laws and building codes to prevent accidents or injury to persons on, about or adjacent to the premises where the work is being performed. Contractor shall erect, and properly maintain at all times as required by the conditions and progress of the work, all necessary safeguards for the protection of workers and the public and shall post danger signs warning against, without limitation, hazards created by such features of construction as protruding nails, hoists, scaffolding, and falling materials. Contractor shall provide and maintain flags, danger signs, barricades, rails, etc., as required to for safety. Job site safety is the sole responsibility of the Contractor.

DIVERSE FIRM PARTICIPATION

The District has a goal of achieving 15% Diverse Firm participation in construction contracts as outlined in the 06/09/2020 Diversity Contracting Program. A copy can be found in **Appendix D** and on the Project Participation Committee tab on the Southeast Wisconsin Professional Baseball Park District website (www.wibaseballdistrict.com). Contractors must review and complete the form(s) as appropriate and submit with their bid.

WARRANTY

Sika Corporation Warranty

Upon successful completion of the work to Sika Corporation's satisfaction and receipt of final payment, the Sika Corporation Warranty shall be issued.

- System Warranty



- Wind Speed: 60 mph

Applicator/Roofing Contractor Warranty

Contractor shall supply the Owner and Sika Corporation with a separate workmanship warranty. In the event any work related to roofing, flashing, or metal is found to be within the Applicator warranty term, defective or otherwise not in accordance with Contract Documents, the Applicator shall repair that defect at no cost to the Owner and Sika Corporation. Applicator's warranty obligation shall run directly to Owner and Sika Corporation. A copy shall be sent to Owner and Sika Corporation. A version of this Applicator / Roofing Contractor Warranty shall be provided to the Owner and Sika Corporation as part of this bid process.

Owner Responsibility

Owner shall notify both Sika Corporation and the Applicator of any leaks as they occur during the time period when both warranties are in effect.

Warranty Durations

- Sika Corporation's warranty shall be in effect for a (20) year duration.
- Applicator/Roofing Contractor's Warranty shall be in effect for a (5) year duration.

CLOSEOUT REQUIREMENTS

Prior to demobilization from the site, the Work shall be reviewed by the Owner's project administrator and the Contractor. A minimum of three (3) day notification of anticipated substantial completion shall be given to the project administrator for final walk through to complete prior to demobilization. All defects noted and non-compliances with the specifications or the recommendations of Sika Corporation shall be itemized in a punch list. These items must be corrected immediately by the Contractor to the satisfaction of the Owner's project administrator and Sika Corporation prior to demobilization.

The selected Contractor shall submit the following to the Project Administrator as part of project closeout, in addition to completing the closeout items as listed in the specifications. The Project Administrator must approve these items prior to recommending final payment to the District.

1. Final conditional lien waiver
2. Contractor's labor warranty
3. Manufacturer's warranty
4. Completion of all punch-list items

APPENDICES

- A. Installation specifications and drawings
- B. General Terms and Conditions to Construction Contract
- C. 2023 Milwaukee Brewers Game Schedule
- D. Diversity Contracting Program



SOUTHEAST WISCONSIN PROFESSIONAL BASEBALL PARK DISTRICT

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



BID FORM

This bid form must be signed by a person authorized to legally bind the Contractor. By submitting this bid, the Contractor agrees that the fixed price contained herein shall remain firm for a period of 30 days from the due date of this RFP.

NAME OF COMPANY _____ (Affix Corporate Seal if Applicable)

STREET ADDRESS _____

CITY STATE ZIP CODE _____

TELEPHONE NUMBER _____

E-MAIL ADDRESS _____

SIGNATURE _____

TYPE NAME AND TITLE _____

DATE _____

I. LUMP SUM BASE BID – PVC MEMBRANE REPLACEMENT (4L, 4R AND 2R OUTFIELD GUTTERS)

In accordance with all Bidding Documents, Conditions, General Requirements, and Addenda, provide all necessary labor, materials, tools, equipment, supplies, and supervision necessary to perform all work required to replace the 4L, 4R and 2R outfield gutters as depicted in Appendix A and described herein at American Family Field that meet the performance requirements as outlined in the bid documents and, if this bid is accepted, will execute a formal contract equal in form to that found in **Appendix B**.

Lump Sum		Dollars \$
Amount \$	_____	_____
	(Words) U.S. Funds	(Figures) U.S. Funds



II. LUMP SUM BASE BID – ALTERNATIVE 1 DEDUCT – REDUCTION OF SCOPE FOR 2R GUTTER

In accordance with all Bidding Documents, Conditions, General Requirements, and Addenda, provide all necessary labor, materials, tools, equipment, supplies, and supervision necessary to perform all work required to replace the 2R gutter using the same scope as 4L and 4R gutters as depicted in Appendix A and described herein at American Family Field that meet the performance requirements as outlined in the bid documents and, if this bid is accepted, will execute a formal contract equal in form to that found in **Appendix B.**

Lump Sum
(Less) Amount \$ _____ (Less) Dollars (\$) _____
(Words) U.S. Funds (Figures) U.S. Funds

III. UNIT COST/SF - DENS DECK REPLACEMENT

Provide a per square foot unit cost for deteriorated 1/ 2” DensDeck replacement. Contractor will be required to verify all DensDeck replacement.

Unit Cost
Amount \$ _____ Dollars \$ _____
(Words) U.S. Funds (Figures) U.S. Funds

IV. UNIT COST – LABOR RATE AND MATERIAL MARK-UP

Provide labor rate for any additional work requested and % of mark-up above cost on any additional materials requested.

Labor Rate: \$ _____ / Hour Dollars \$ _____ / Hour
(Words) U.S. Funds (Figures) U.S. Funds

Material Mark-up Above Cost: _____ % _____ %
(Words) (Figures)

V. DIVERSE FIRM PARTICIPATION

Attach a completed “Diverse Firm Utilization Plan” and, if necessary, the “Exemption Certification” and “Certification of Good Faith Effort” to this bid form. Forms can be found in **Appendix D.**