

**A**

**REQUEST FOR PROPOSAL**

**FOR**

**ROOF STEEL PAINTING**

**AMERICAN FAMILY FIELD**  
**1 BREWERS WAY**  
**MILWAUKEE, WISCONSIN 53214**

**ISSUED BY:**  
**SOUTHEAST WISCONSIN PROFESSIONAL BASEBALL PARK DISTRICT**  
**(“DISTRICT”)**

**May 5, 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”) for roof steel painting services 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 specifications and drawings.

## OVERVIEW

Bids should be submitted using the Bid Forms included in this RFP. The Sigma Group will serve as Project Administrator on this project. Access to the site (if needed) can be obtained through:

Shannon Schwingle, Project Administrator

414-550-9830

[sschwingle@thesigmagroup.com](mailto: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](mailto: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](http://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](mailto:sschwingle@thesigmagroup.com).



Responses to questions will be posted on the District's website ([www.wibaseballdistrict.com](http://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 drawings and specifications are found in **Appendix A**. All work and materials shall conform in every detail to the scope, drawings and specifications.

#### Access:

- Contractor shall be responsible for all access to the areas to be painted.

#### Preparation of Metal Surfaces:

- Prepare surfaces according to manufacturer's recommendations.
- Clean metal of dirt, oil, ice, and any other material that might interfere with painting.

#### Materials to be Used:

- Primer: Sherwin Williams Corothane I – Mio Aluminum
- Top-Coat: Sherwin Williams Corothane I – Aliphatic Finish in Custom Color Miller Park Green
- Contractor to supply primer, paint and all materials and equipment for the Work. Paint product can be obtained/ordered through:

Sherwin Williams  
4516 W Burnham St.  
West Milwaukee, WI 53219-1607  
414-347-1133

#### Protection and Cleaning:

- Maintain thorough dust and dirt control throughout the painting process.
- Thoroughly protect all surrounding surfaces that won't be painted with clean drop cloths, masking tape, etc.
- Maintain protection below work area if working over seats/field and on PVC roof membrane to avoid damage.
- Do not allow spilled materials to be tracked in a work area or to other areas.
- Do not allow paint to dry in cans that are being used or on applicators.
- Spray application will not be allowed.

#### Inspection, Touch up and Repairs:

- After finishing coats are dry, inspect all surfaces and make all necessary repairs.
- Unacceptable work includes runs, drips, spotting, incomplete coverage, globs, etc.
- Contractor shall assist with access for testing by agents of the Project Administrator.



- Remove and replace or repaint any finish or paint not in compliance with the Scope or the Specifications herein.
- Contractor shall remove, refinish, or repaint work not in compliance with these Specifications at Contractor's expense.

Painting work for this RFP is limited to the locations indicated on the drawing(s) in Appendix A. Contractor shall perform a full prime and paint of all exposed structural steel within the limits of this RFP including all faces of steel that is accessible.

The section to be painted as part of the Base Bid is:

- Panel 2L (B-Side) from C-1 on the pivot side to C-30 on the outfield side (see sheet titled S6.02B in Appendix A)

### **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 November 17, 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](http://www.wibaseballdistrict.com)). Contractors must review and complete the form(s) as appropriate and submit with their bid.

### **WARRANTY**

Included in the cost of the work, the successful bidder shall provide a guarantee on all workmanship to be free of defects for a period of one year from the time of final project completion.

### **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.

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. Completion of all punch-list items

### **APPENDICES**

- A. 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 – PAINT 2L B-TRUSS FROM C-1 to C-30

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 paint the 2L B-Truss at American Family Field 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		
Amount \$	_____ Dollars \$	_____
	(Words) U.S. Funds	(Figures) U.S. Funds

### II. 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**.