



WISCONSIN PROFESSIONAL BASEBALL PARK DISTRICT



**A**  
**REQUEST FOR PROPOSALS**  
**FOR**  
**CHILLER INSTALLATION**

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

**ISSUED BY:**  
**WISCONSIN PROFESSIONAL BASEBALL PARK DISTRICT**  
**("DISTRICT")**

**JUNE 2, 2025**



## WISCONSIN PROFESSIONAL BASEBALL PARK DISTRICT



### INTRODUCTION

The 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 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 install an owner pre-purchased chiller at American Family Field.

Work shall be in full accordance with the documents within this RFP, including any addenda and written response to questions issued and in full accordance with manufacturer’s instructions. Please see **Appendix A** for detailed scope of work, including drawings and specifications.

### 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.

Shannon Schwingle, Project Administrator  
414-550-9830  
[sschwingle@thesigmagroup.com](mailto:sschwingle@thesigmagroup.com)

Bids should be written to the attention of:  
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 by **5:00 PM (CT) on July 1, 2025.**

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.



## WISCONSIN PROFESSIONAL BASEBALL PARK DISTRICT



Any and all questions related to this RFP must be submitted in writing no later than 5:00 pm (CT) on June 23, 2025, 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 (CT) on June 25, 2025. **Please check the website periodically since a preliminary response to questions may be posted sooner than June 25, 2025.**

A copy of the Wisconsin Professional Baseball Park District standard General Conditions to Construction Services Contract is included in **Appendix B**. A contract with these terms and conditions will be presented to the selected Contractor for signature. Bidding Contractors are required to return any exceptions to these standard Terms and Conditions with their bid. Any exceptions to contract terms will be taken into consideration when bids are reviewed.

### PREBID SITE VISIT / MEETING

While the District has provided certain as-built drawings as part of this RFP, they should not be relied upon for completeness. Bidding Contractors are required to visit the site and observe and measure all areas as part of this bid. A **mandatory pre-bid meeting and walkthrough** will be held at American Family Field on June 12, 2025 at 10:00 am (CT). Email the Project Administrator, Shannon Schwingle, at [sschwingle@thesigmagroup.com](mailto:sschwingle@thesigmagroup.com) no later than June 10, 2025 to receive the pre-bid meeting details.

The Sigma Group  
Shannon Schwingle, Project Administrator  
414-550-9830  
[sschwingle@thesigmagroup.com](mailto:sschwingle@thesigmagroup.com)

### SCOPE OF WORK

See **Appendix A** for drawings, and specifications. All work and materials shall conform in every detail to the scope, drawings and specifications. If there is a conflict within or between the any of the RFP documents involving an obligation, a duty, or the quality or quantity of Work required, then the document imposing the most stringent obligation or duty and the highest quality or greatest quantity shall control. All quantities are to be field measured and verified by the bidding Contractor.

### SCHEDULE

Milestone	Date
Mandatory pre-bid meeting	June 12, 2025 @ 10:00 am
RFP questions due	June 23, 2025
RFP response to questions posted	June 25, 2025
RFP bids due	July 1, 2025
Contract awarded to selected Contractor *	Week of July 14, 2025
Substantial completion, including all testing and commissioning	March 6, 2026



\* A copy of the Wisconsin Professional Baseball Park District standard General Conditions to Construction Services Contract is included in **Appendix B**.

### **CHILLER PREPURCHASE AGREEMENT**

Equipment prepurchased by District will be assigned to the successful Contractor so that, once selected, that Contractor becomes (1) responsible for coordination of the installation and (2) the single construction and warranty period contact for the project thereafter. Bidder agrees to accept, honor and acknowledge Owner's assignment of its obligations under the prepurchase agreement. A copy of the prepurchase contract can be found in **Appendix D**.

### **ACCURACY**

This RFP may include errors, omissions, or deficiencies, and the accuracy and completeness of this document and related documents are not guaranteed. In the event such errors, omissions, or deficiencies are discovered by the Contractor, the Contractor shall promptly notify the District in writing within seventy-two (72) hours of discovery. The Contractor shall abide by and comply with the true intent and meaning of the requirements as stated herein and shall not avail itself of any apparent error or omission, should any exist. Further, by submitting a Bid, Contractor warrants that all items to be supplied under any resultant contract shall, unless otherwise agreed by the Owner, meet the performance requirements set forth in this RFP.

### **PERMITS AND REGULATIONS**

Bidder shall include in their bid all costs necessary to comply with all applicable laws, ordinances, rules and regulations. All work for the project must be performed in accordance with all federal, state, and local laws, ordinances, and rules and regulations relating to the work. Where the bid documents exceed these requirements, the bid documents shall govern. In no case shall work be installed contrary to or below the minimum legal standards.

### **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 to achieve 15% participation by Diverse Firms as outlined in the 06/09/2020 Diversity Contracting Program. A copy can be found in **Appendix C** and on the Project Participation Committee tab on the Wisconsin Professional Baseball Park District website ([www.wibaseballdistrict.com](http://www.wibaseballdistrict.com)). Bidders must review and complete the form(s) as appropriate and submit with their bid documents. Failure to do so may result in your response being rejected.

### **WARRANTY**

#### **Contractor Warranty**

In addition to all applicable manufacturer warranties, Contractor shall supply the Owner with a workmanship warranty that is in effect for a period of one (1) year from the substantial completion date. In the event any work related to the scope of work is found to be defective or otherwise not in accordance with Contract documents within the Contractor warranty term, the Contractor shall repair that defect at no cost to the Owner and within a manner deemed acceptable by the Owner.

**A version of this Contractor Warranty shall be provided to the Owner as part of this bid process.**

### **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.

### **CLOSEOUT REQUIREMENTS**

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. As-built drawings
3. O&M manuals
4. Contractor's labor warranty
5. Manufacturer's warranty
6. Completion of all punch-list items and training

### **APPENDICES**

- A. Scope of Work
- B. Wisconsin Professional Baseball Park District standard General Conditions to Construction Services Contract
- C. Diversity Contracting Program



## WISCONSIN PROFESSIONAL BASEBALL PARK DISTRICT



*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.*

### **BID FORMS**

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 1 – REMOVE EXISTING AND INSTALL NEW (OWNER PRE-PURCHASED) YORK 950T CHILLER**

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 for the removal of existing and install of new chiller at American Family Field.

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



**II. LUMP SUM ALTERNATE BID 1 – INSTALL SECTION OF 14” CONDENSOR WATER SUPPLY PIPING**

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 as shown on pages M020D and M020 to replace one section of condenser water supply piping at the exterior of the building adjacent to the cooling towers at American Family Field.

Lump Sum

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

**III. LUMP SUM ALTERNATE BID 2 – REPLACE CONDENSOR WATER PUMP P-13**

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 as shown on pages M020D and M020 to replace condenser water pump P-13 and provide VFD for the condenser pump motor at American Family Field.

Lump Sum

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

**IV. LUMP SUM ALTERNATE BID 3 – RECOVER R123 REFRIGERANT FROM CHILLER AND TURN OVER TO OWNER**

In accordance with all Bidding Documents, Conditions, General Requirements, and Addenda, provide all necessary labor, materials, tools, equipment, supplies, and supervision necessary to capture the refrigerant from the chiller per EPA regulations and turn over to owner in recovery cylinders.

Lump Sum

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

**V. UNIT COST – LABOR RATE AND MATERIAL / EQUIPMENT MARK-UP**

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

Regular Labor Rate

\$ Per Hour:	Dollars \$
(Words) U.S. Funds	(Figures) U.S. Funds



## WISCONSIN PROFESSIONAL BASEBALL PARK DISTRICT



Overtime Labor Rate

\$ Per Hour:

Dollars \$

(Words) U.S. Funds

(Figures) U.S. Funds

Material Mark-Up

% Above Cost:

%

(Words)

(Figures)

Equipment Mark-Up

% Above Cost:

%

(Words)

(Figures)

### VI. CONTRACTOR WORKMANSHIP WARRANTY

Attach a sample of the one year contractor workmanship warranty.

### VII. DIVERSE FIRM PARTICIPATION

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

**Signature**

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**Title**

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### VIII. ADDENDUM(S) RECEIVED

Acknowledge receipt of each Addendum issued for this RFP.

**Addendum(s) Received (insert #s)**

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**Signature**

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**Title**

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### IX. GENERAL CONDITIONS TO CONSTRUCTION SERVICES CONTRACT RECEIVED

Acknowledge receipt AND acceptance of the General Conditions to Construction Services Contract issued with this RFP OR exceptions attached hereto. Any exceptions to contract terms will be taken into consideration when bids are reviewed.

**Signature**

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**Title**

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## WISCONSIN PROFESSIONAL BASEBALL PARK DISTRICT



### **APPENDIX A, B, C and D**

Contact Shannon Schwingle to receive copies of Appendices.

The Sigma Group  
Shannon Schwingle, Project Administrator  
414-550-9830  
[sschwingle@thesigmagroup.com](mailto:sschwingle@thesigmagroup.com)