Request for Proposals: Synthetic Turf Soccer/Lacrosse Field

Crown Mountain Park and Recreation District · Eagle County, Colorado

Draft Nov 4, 2026 · Revised scope coordination

1. Introduction

Crown Mountain Park and Recreation District (the "District") seeks proposals from qualified synthetic turf contractors to build a complete infilled synthetic turf field for U12/14 soccer and lacrosse at Crown Mountain Park in El Jebel, Eagle County, Colorado. Work begins at the prepared and accepted earth subgrade furnished under the separate Site Improvements contract and continues through field drainage, aggregate, shock pad, infill and finished playable turf.

The District will select one contractor on best value: price, qualifications, product and schedule. We have kept this RFP short on purpose. We ask only for what we need to compare proposals fairly. Detailed submittals, samples and test reports come after award, as the technical specification describes.

Project at a glance

Item	Detail
Owner	Crown Mountain Park and Recreation District
Location	Crown Mountain Park, El Jebel, CO (Eagle County)
Field use	9v9 soccer & LAX; Inlaid lines/markings for soccer, LAX, baseball
Engineer of record	Kimley-Horn and Associates, Inc.
Governing specification	Section 32 18 23, Infilled Synthetic Turf Playing Field System (Exhibit A)
Contract type	Lump-sum construction contract
District contact	Nate Grinzinger · ngrinzinger@crownmtn.org · (616) 610-6294

Where this RFP and the specification differ on a technical requirement, the specification governs. Where they differ on procurement procedure, this RFP governs.

2. Key Dates

Proposals are due by **2:00 p.m. Mountain Time on [due date]**. Late proposals will not be opened. The District may adjust any date below by addendum.

Milestone	Date
RFP issued	[date]

Milestone	Date
Required Pre-proposal zoom	[date, time] at Crown Mountain Park
Proposals due	**[date], 2:00 p.m. MT**
Board of Directors award	[board meeting date]

Site conditions: Crown Mountain Park sits near 6,500 feet elevation. Bidders should plan for a short construction season, cool nights, and adhesive and infill work in suitable weather. The park stays open to the public during construction, so the work area may be fenced and kept secure.

Subgrade turnover. Before beginning field drainage or aggregate installation, the turf contractor shall inspect the prepared earth subgrade with the District and design team. Verify required elevations, tolerances and compaction documentation, and record acceptance or identify deficiencies in writing. The site-improvement contractor shall correct deficiencies in its work before turnover. After acceptance, each contractor shall protect the prepared subgrade and remain responsible for damage caused by its operations.

3. Scope of Work

The turf contractor's work begins at the prepared and accepted earth subgrade furnished by the site-improvement contractor.

Turf Field Scope and Subgrade Acceptance

Earth subgrade, site drainage, and grading will be furnished by the site-improvement contractor.

Turf contractor will provide:

1. **Sub Drainage system:** trench excavation, bedding, piping, sub drainage structures, backfill, restoration, and connection to the designated site drainage point.
2. **Field system:** geotextile, aggregate base and finish stone, shock pad, BrockFILL/sand infill, synthetic turf
3. **Turf system:** perimeter anchor/nailer, shock pad, synthetic turf with factory-tufted lines where practical, inlaid soccer and lacrosse lines, and BrockFILL/sand infill. See specification on exhibit 32 18 23
4. Submit all required submittals per spec section 32 18 23, including dimensioned striping and line work plan/drawing.
5. **Testing paid by contractor:** pre-shipment turf roll testing, and annual G-max testing for the full warranty term
6. **Closeout:** O&M manuals, warranties, and attic stock as provided in 32 18 23

Furnished by the District (not in contract): compaction and materials testing agent, site survey and geotechnical report, turf maintenance equipment, soccer goals, lacrosse goals and corner flags. Ball stop poles and netting. The contractor coordinates with the District's testing agents and gives at 7 day's working notice before each phase. General site excavation, bulk earthwork, initial field earth-subgrade

preparation and compaction, and site drainage outside the field system are performed under the separate Site Improvements contract.

4. Basis of Design: Turf System

The basis of design is listed below. Equal systems are welcome. Propose your premier product that meets current US Youth Soccer U12/14 rules.

Component	Basis of design	Key requirements
Turf	Synthetic turf; Field Green white, blue, red lines Soccer, LAX, baseball	2.0 in pile, 60 oz/yd² face weight, 3/8 in gauge, tuft bind > 8 lb-F
Infill	BrockFILL with silica sand	Sand 25–35% by volume, single source, 5/8 in visible fiber or per manufacturer
Shock pad	BrockUSA PowerBase YSR, 25mm	Or approved equal
Seam adhesive	Nordot #34G	One-part moisture-cured polyurethane
Base stone	3/4 in minus, angular	Permeability > 50 in/hr single quarry
Finish stone	1/4 in chip minus, angular	Permeability > 12 in/hr

Undisclosed deviations are not accepted by award.

Product safety. The District requires submittal of MSTS sheets.

5. Minimum Qualifications

Proposals that do not meet all five minimums will not be considered.

1. At least **10 comparable synthetic turf fields installed in the last 3 years**.
2. **Approved installer** of the turf manufacturer being proposed (letter from manufacturer).
3. 110% performance and payment bonds and the required insurance at contract signing.

6. What to Submit

Keep the narrative to **15 pages or fewer**, not counting the price form, bond, product data sheets and the manufacturer letters. Please skip marketing material. Organize the proposal in this order:

Tab	Contents	Page guide
1	Cover letter, signed by an authorized officer, with your main contact	1
2	**Experience:** list of fields installed in the last 3 years (name, location, size, product, completion date). Mark 5 as references, with owner contact name, phone and email.	3–4

Tab	Contents	Page guide
3	**Team:** superintendent resume with 5 projects led; project manager; key subcontractors (turf vendor, turf installer, base installer) and their role	2–3
4	**Proposed system:** turf, infill, shock pad and adhesive by product name, with data sheets. A short list of any deviations from Exhibit A, or the statement "No deviations." Manufacturer's installer-approval letter.	2 + data sheets
5	**Product safety:** manufacturer's signed chemical statement and a short note on infill migration and end-of-life (Section 4)	1–2
6	**Warranty:** manufacturer's standard warranty, with any exceptions to the 8-year system warranty in Exhibit A listed plainly	1 + sample
7	**Schedule:** bar chart from notice to proceed to substantial completion, with crew size and weather assumptions	1
8	**Price form** (Attachment A), **acknowledgment** (Attachment B)	Forms

Not required with the proposal: shop drawings, physical samples, stone gradation testing, ASTM lab reports and supplier lists. The selected contractor provides these after award, per Exhibit A, Sections 1.8 and 1.9.

7. Contract Terms

The selected proposer will sign the District's standard lump-sum construction agreement or District form. Key terms:

- **Bonds:** 110% performance and payment bonds at signing, from a surety licensed in Colorado (C.R.S. 38-26-106).
- **Insurance:** Commercial general liability $1.5M per occurrence / $2M aggregate; auto liability $1.5M; umbrella $2M; Colorado workers' compensation at statutory limits. The District is named additional insured on the CGL, auto and umbrella policies.
- **Payment:** monthly progress payments. Contractor required to submit any material deposits.
- **Warranty:** 8-year minimum system warranty covering turf, seams, drainage function, grade tolerance and permeability, with annual G-max testing (initial 90–125 G; never above 175 G).
- **Taxes:** The District is tax-exempt. Exclude Colorado sales and use tax on materials incorporated into the work. The contractor obtains its own Colorado Contractor's Exemption Certificate.
- **Permits:** The District holds land-use approval. The contractor obtains any construction or grading permits required by Eagle County for its work. [Confirm with Eagle County]
- **Immunity:** Nothing in the contract waives the District's protections under the Colorado Governmental Immunity Act.

8. How to Submit and General Conditions

Submit one searchable PDF by email to ngrinzinger@crownmtn.org with the subject line "Turf Field RFP – [Firm Name]". An electronic bid bond is acceptable. The District will confirm receipt by reply email.

Cost. Each proposer bears its own cost to prepare and present its proposal.

Public records. Proposals become public records under the Colorado Open Records Act after award. Mark any true trade secrets clearly. Pricing cannot be confidential.

District rights. The Board of Directors makes the award at a public meeting. All negotiations with selected proposer will be handled by the district and its staff.

Exhibits (available from the District contact):

- Exhibit A — Specification Section 32 18 23, Infilled Synthetic Turf Playing Field System (Kimley-Horn)
- Exhibit B — Civil and site drawings
- Exhibit C — Geotechnical report and site survey
- Exhibit D — Draft construction agreement

Scope interfaces to finalize in issued plans: Assign the concrete turf header curb and identify the exact field-to-site drainage connection point before proposals are due. Neither contractor shall assume responsibility for an unassigned item. These interface decisions do not change the earth-subgrade and turf-system allocation stated in Section 3.

Attachment A: Price Form

Price the basis-of-design system or your proposed equal. Line items must add up to the Total Base Bid.

Proposed turf system: _____

#	Base bid item	Lump sum ($)
1	Mobilization, bonds, insurance, site protection	
2	Prepared-subgrade acceptance and protection; field-drainage trench excavation/backfill only (no bulk earthwork or initial earth-subgrade preparation)	
3	Turf-field subdrainage system (fabric, pipe, trench stone, basins, cleanouts and designated connection); exclude site drainage beyond connection	
4	Base stone and finish stone, in place and to grade	
5	Shock pad	
6	Turf, perimeter anchor, seams, inlaid lines	
7	BrockFILL/sand infill	

#	Base bid item	Lump sum ($)
8	Ball stop netting: details to be provided. Contractor testing: Industry standard	
9	Aggregate and finished-field surveys, closeout, training, attic stock	
	Total Base Bid	

#	Alternate	Add / (Deduct) ($)
Alt 1		
Alt 2	Each additional inlaid logo, up to [__] sq ft	
Alt 3	Extend system warranty from 8 to 10 years	

Unit price (for changes in quantity)	Unit	Price ($)
Authorized unsuitable-soil removal/replacement within turf drainage trenches only; bulk earthwork excluded	cubic yard	
Additional base stone, in place	ton	
Additional finish stone, in place	ton	

Attachment B: Proposer Acknowledgment

By signing below, the proposer confirms that:

- It has read this RFP, Exhibits A–D and Addenda No. ____ through ____.
- It meets all five minimum qualifications in Section 5.
- Its pricing is firm for 90 days and includes all work in Exhibit A, except items furnished by the District.
- It has not colluded with any other proposer.
- It will provide the required bonds and insurance if selected.

Firm name	
Address	
Colorado registration / license no.	
Authorized signer (name, title)	

Signature	
Date	
Contact email and phone	