

**Construction of Improvements at Nolan Field
Ansonia, Connecticut
March 18, 2025**

ADDENDUM #5

ESSENTIAL ELEMENTS FOR ALTERNATE BID

All those who have submitted a bid in response to the March 18, 2025 bid solicitation for the NOLAN FIELD IMPROVMENTS project (“the Project”) are hereby given the opportunity to respond to this Bid Addendum. Responses will be considered by the Ansonia Board of Aldermen, in their capacity as the sole City entity authorized to approve bids pursuant to Section 138 of the City Charter.

- Bidders are requested to submit an alternate proposal for the project as a “**turnkey**” or design build concept, **not to exceed \$8,000,000 (Eight Million Dollars)** in total.

Proposals must be limited to the Nolan Field complex, and should not include any outside fields or facilities.

- Project completion dates and liquidated damage provisions remain the same as the underlying bid specifications.
 - If you are unable to meet the project completion date for Area A, what is the project completion date that you will be able to meet? Note that these fields are needed for the fall 2025-2026 school year athletic programs. Bidders are required to provide a detailed schedule of when work will start and be completed for each of the individual Elements.
- Bidders shall have 11 calendar days to respond, as shall be provided equal opportunity to present to the Board of Aldermen. Any questions shall be submitted to the City by 5:00 PM EST on April 16, 2025.
- Bidders shall provide a detailed description of the products and materials that comprise their Proposals, including specifications, photographs and/or renderings to illustrate any proposal and to provide information on design elements and dimensions. All equipment shall meet the National Federation of High School Standards for sports equipment.
- Bidders are required to provide a detailed breakdown of the individual costs associated with each of the work elements in their Master Proposal.

- Bidders should identify the individual who will serve as the project manager for the Project.
- Bidders are requested to submit plans for a design for the Project, best prioritizing the following desired design elements and features:
 - Two multi-use turf fields for use by Football and Soccer – one on Area A, and the other on Area B -- submitted with specific documentation of the quality and player safety of the turf method and product proposed.
 - Include information as to the ASTM G-Max testing for the turf products proposed and whether this is guaranteed for the life of the turf product.
 - Include the infill weight.
 - Include the stitch gauge (mm)/infill average rubber particle size.
 - You may include alternative pricing for alternative turf products; however, the benefits of alternative products should be provided if this is done.
 - Include type of curbing required (rubber or concrete).
 - Include whether padding would be required or needed.
 - Turfed main baseball diamond. Insofar as the turfed main baseball diamond is on Area A, it should feature a shared foul line with the turfed Football/Soccer field. It must feature two dugouts, two bullpens and a batting cage.
 - Two to Three turfed or grass diamonds located in what has been designated as “Area B” in the bid specs, best accommodating Baseball, Softball and Little League, inclusive of dugouts, bullpens and batting cage.
 - Safety and aesthetic improvements to existing bleachers located on “Area A.” Provide an ADA compliant ramp and seating area for 4 spots with adjacent companion seats.
 - One to two new and/or rehabbed post-tensioned concrete and/or bituminous concrete Basketball Courts with necessary hoops/nets.
 - Three to Four new post-tensioned concrete Tennis Courts with necessary nets.

- Necessary drainage to support all fields/courts/improvements.
- Upgraded and/or new lighting of all field spaces, courts, walkways and spectator areas meeting applicable IES sports field standards.
- An access path between Field A and Field B.
- Storage shed(s) to support fields.
- All necessary fencing, backdrops, safety nets.
- All necessary goal posts, soccer nets, foul poles and field equipment needed to play.
- Renovate bathrooms in the field house to remove bathrooms and create space for separate men and women's changing rooms.
- Improvements to Concession Stand.
- 8-year warranty for turfed fields.
 - Provide details as to what is covered under the warranty and what exclusions are maintained.
- Necessary Maintenance equipment needed to service turfed fields. If maintenance equipment beyond a groomer and a sweeper is needed, provide details associated with same. Outline warranty or maintenance for said equipment.
- Cost for 5-year annual maintenance/ repair plan. Provide an alternative cost for 10 years.
- Detail the annual maintenance services to be provided, including information as to whether annual GMAX tests will be performed, if required based on the selection of turf.
- New, refurbished and/or repaired fencing for fields and facilities. Note where new fencing will be utilized, and where refurbished or repaired fencing will be utilized. Identify type / weight of fencing proposed.

- Scoreboards to service fields or indicate if current scoreboards will be utilized and any cost for maintenance or upgrades needed for same.
- Install modular bathroom facility to service entire complex with no less than 3 bathroom stalls for men and three bathroom stalls for women (plumbing/ electrical included).

Nothing in this Addendum shall restrict bidders from proposing additional design elements or features that bidders would recommend as enhancing the overall project and City priorities.

Nothing in this Addendum shall restrict bidders from offering various options to the City relative to design elements and features, with the understanding that the total project may not exceed \$8 million in total.

The City reserves the right to accept or reject bids based on cost and a consideration of the best interests of the City, and value to City residents.
