



Venue: VyStar Ballpark

Contractee: Jacksonville Baseball LLC (JAXBB)

Address: 301 A. Phillip Randolph Blvd., Jacksonville, FL 32202

Project Name: VyStar Ballpark Bullpen Relocation

Facility Manager for City of Jacksonville: ASM Global

RFP Release	Pre-Bid Meeting	Final Questions Due	Answers to All Questions	All Proposals Due	Anticipated Bid Award
Date: 10/24/25	Date: 10/30/25 Time: 1:00p ET*	Date: 11/4/25 Time: 5:00p ET	Date: 11/6/25	Date: 11/14/25 Time: 5:00p ET	Date: 11/18/25

Submit All Responses To:

Project Manager: Matthew Goudreau, Assistant General Manager

Contact Information: mattg@jaxshrimp.com, (904) 358-2846 ext. 119

*The Pre-Bid Meeting will require all potential bidders to be on site. Those attending will be able to one (1) hour after the Pre-Bid Meeting.

The anticipated start date of this project is November 19, 2025. This project must be completed by February 13, 2026 to accommodate the coming show/event season. This project will be awarded per Item #31 Selection Criteria as indicated on Page 28 below. In addition, JAXBB has also submitted the Contract Documents to the City of Jacksonville for Plan Review in order to expedite the Permit Process.

PROJECT DESCRIPTION

The VyStar Ballpark Bullpen Relocation (VBBR) is located at 301 A. Phillip Randolph Blvd. Jacksonville, FL 32202. The project will be completed in a timely manner that will not disrupt the day-to-day operation of the venue. The baseball park event schedule cannot be interfered with. The job will consist of a complete relocation of both bullpens to the locations shown behind the outfield wall. All associated work required to create the bullpens an accompanying amenities are described in details within the Drawings and Specifications issued by OSPORTS.

Qualifications from responders and subcontractors shall be submitted with the purpose that their applications demonstrate the best qualifications to provide the required comprehensive services that will serve the Jacksonville Baseball LLC and the city of Jacksonville, to complete the described Work by the deadline set forth.

All interested Contractors shall submit a document to illustrate the candidate's firm profile and experience. Please list a minimum of three similar projects for consideration that represent your understanding of the project description and scope of work. In addition to the requested document and project examples, the RFP Package and Bid Form (8 Pages) is to be submitted as described below.



GENERAL REQUIREMENTS:

1. Proposer shall furnish and supply all labor, personnel, service, supervision, skills, permits, licenses, disposal fees, mobilization fees, tools, equipment, lifts, rigging, apparatus, gaskets, bolts, hardware, parts, supplies, material, incidentals, travel time, transportation, fuel surcharge, shipping, and documentation necessary to complete the specified work.
2. Proposer shall maintain a credible work force daily to ensure progress of project. A superintendent or supervisor shall be on the jobsite at all times when work is being performed. At no time shall any non-skilled laborers or helpers be left on the job unsupervised.
3. Proposer employees or personnel shall not under any circumstances fraternize with employees or building clients at the facility.
4. Proposer must be fully equipped and capable of meeting all specifications and requirements of this bid.
5. Prior to submitting a bid, the Proposer shall examine all documents relating to this project and visit the job site to ascertain the nature of the work and the character of the job site. The Proposer shall become familiar with the contractual requirements, project limitations, and various aspects of the work, physical conditions, and surroundings of the job site. The Proposer shall include in their bids a sum sufficient to cover the costs of doing the work under the existing site conditions and project requirements. By submitting a bid for the project, the Proposer declares that he or she has thoroughly investigated the job site, examined all related project documents and is familiar and satisfied with the nature, character and condition of the project site, contractual requirements, project limitations and the various aspects of this project. Jacksonville Baseball LLC will not consider any claims for compensation whatsoever on account of the Proposers' failure to fully investigate and examine the project requirements and job site conditions as required above.
6. Proposer must provide an estimated schedule for this project from date of Purchase Order with bid to competition.
7. Service Hours may vary and are subject to change including nights and weekends. Additional work hours can be coordinated upon award.
8. All material, parts, supplies, and/or product utilized for this project shall be new and unused.
9. Technical and Descriptive Literature: Proposers shall include the complete manufacturer's technical and descriptive literature regarding the brand and material your firm is proposing to utilize for this project. Literature shall be sufficient in detail in order to allow a full and fair evaluation of the offer submitted.
10. Materials, supplies, services and parts requested by Jacksonville Baseball LLC or part of this project must be of the highest quality and must conform to any related state, municipal or federal standard and be consistent with standard commercial practices.
11. All services provided performed under this project shall be, unless otherwise stated in the contract, shall be in accordance with the methods and procedures of the industry's highest standards.



12. Proposer shall comply with all applicable State and local laws, ordinances, codes, and regulations.
13. Proposer shall engage JSEB contractors and/or subcontractors to provide services for this project. Jacksonville Baseball LLC, in partnership with the City of Jacksonville, has committed to meeting a 30% participation rate for JSEB qualified businesses for this capital project.
14. Proposer shall complete all work in a neat and workmanlike manner, to the satisfaction of Jacksonville Baseball LLC.
15. Proposer shall secure all equipment, tools and related materials while working in the facility against the occurrence of theft, accidents, injuries or damage to any person or property at all times.
16. Proposer shall maintain sufficient safeguards against the occurrence of accidents, injuries or damage to any person or property around the project or work site. Barricades, caution tape and/or signs shall be placed around all work areas.
17. Any damage to existing utilities, building, finished surfaces, equipment, City or public property or improvements, resulting from the performance of this contract shall be repaired to the satisfaction of Jacksonville Baseball LLC at the Proposer's sole expense. The repair or replacement work shall be of equal or greater quality and in appearance to prior condition. If damage caused by the Proposer must be repaired or replaced by Jacksonville Baseball LLC, the cost of such work shall be deducted from the monies due the Proposer.
18. Excess materials, rubbish, garbage, rags, debris, etc., generated from the inspection work services shall be disposed of off-site by the Proposer daily at the Proposer's own expense. Any material needing removal is to be disposed of off-site in a safe and legal manner. The Proposer shall not stockpile debris, rubbish, garbage, excess materials or other unwanted materials on the sidewalk or on the street. Washing of excess materials into the storm drain is prohibited. Payment for transportation and disposal of excess materials and removed equipment shall be included in the contract and no additional compensation shall be made.
19. Questions from Proposers (all Bidders) to be submitted to the Project Manager (see #29) by the deadline noted above and shall include concise issues that affect the preparation of the RFP. Responses to be issued via Addendum.
20. Other Concurrent Work Onsite: The Playing Surface Improvements Project (PSIP) will be taking place concurrently with this Bullpen Relocation Project. The PSIP consists of a complete demolition of the existing playing surface and also includes developing an entirely new drainage system, root zone, irrigation system, grassing and all components of a new baseball playing surface. The PSIP completion deadline is 1/26/2026.
21. Coordination will be Required for Additional Associated Work Directly Contracted by Jacksonville Baseball LLC:
 - a. Daktronics: Will be responsible for the relocation of LED Modules for the Outfield Wall Ribbon Board.
 - b. Musco Lighting: Will be responsible for design and installation of additional bullpen lighting requirements to meet MLB Facility Standards.



22. **Warranty Coverage:** All repairs, refurbishments, material, parts, equipment, labor, installation, craftsmanship and workmanship, shall be fully warranted and guaranteed for a minimum of one (1) year (parts, service, labor and travel time) from the date of final acceptance by JAXBB. If the replacement parts, materials, etc., utilized for this project is covered by a standard manufacturer's warranty greater than over one (1) years then the Proposer must extend that coverage to JAXBB. Any additional repairs and services required within the warranty period will be at the expense of the successful Proposer. All material, supplies, parts, etc., will be replaced at no additional cost to JAXBB. The Proposer is required to expressly warrant that all items are new and free from defects, warranted for their merchantability. Proposer shall respond to all complaints within three (3) business days from initial call. Failure to do so may result in cancellation of future contracts with JAXBB. This warranty shall not void the Manufacturer's warranty for quality or durability. Proposer shall provide to JAXBB a copy of the manufacturer's warranty, signed and executed by an authorized manufacturer's representative.
23. Proposer shall provide a minimum of three (3) customer references, for which the Proposer has performed similar- scope services, for Jacksonville Sports Facilities Work, that will qualify Proposer to perform this project. Jacksonville Baseball LLC reserves the right to contact the references provided. The reference information shall include company names, contact name, telephone numbers, type of services provided and date of services (timeframe). In addition, a formal dossier of the Company including but not limited to history, brochures, previous projects, financial information and description of general expertise. This documentation has a limit of 20 Pages and should be submitted as a separate attachment to this eight (8) page RFP.
24. **Invoicing Requirements:** All invoices shall include, but not be limited to the following information:
- a. Purchase Order Number; Service Description; Total Cost of Services
 - b. Invoicing guidelines per OSPORTS Specification Section 01 20 00 & Example Contract Exhibit "A"
25. Failure to comply with requirements stated in these specifications will result in the termination of contract due to non-performance, including entire Project Manual as issued by OSPORTS.
26. It is intended that the Proposal includes all labor and materials to accomplish a complete installation in every aspect. However, Proposers are cautioned to familiarize themselves with the existing conditions on the premises and to include all incidental work that might occur during the job.
27. Each proposer is required to provide all information described on the BID FORM Page 8 – The Bid Form must be 100% complete in order to provide a responsible bid. Critical items on Page 8 include but are not limited to:
- a. Bid Breakdown: The general line item Breakdown requested on the Bid Form is critical for analysis and comparison purposes by JAXBB, ASM Global and the City of Jacksonville, and should be as accurate as possible.
 - b. Bid Due Date & Email: As noted, the emailed version of the Bid Package must be submitted by the 11/14 deadline. Hard Copies can be delivered by 5:00 PM on Monday 11/17.



- c. Additional Information: See item #23 above for additional information to be submitted with this proposal. Please submit as a bound document separate from the RFP.
- d. Alternate: If include, the Alternate will be described within OSPTS Documents. If no Alternate exists, the Proposer will enter \$0 in this line item.
- e. Addenda: All Addenda received must be documented and correct to provide a Responsible Bid.

The Proposer MUST Email the Proposal to the Project Manager no later than time and date specified in the RFP or addendums.

Proposal must be signed and sealed by a corporate officer, general partner, sole proprietor, (as applicable) or other authorized signatory having the authority to commit the Proposer in full.

28. Jacksonville Baseball LLC is acting as Agent for the City of Jacksonville. Jacksonville Baseball LLC is the entity that will issue all purchase orders, contracts and receive invoices on behalf of the City of Jacksonville. Payments with regards to this Solicitation will be made by the JAXBB (aka "CLUB", "OWNER", "CONTRACTEE") once reimbursed by the City of Jacksonville.

City of Jacksonville is tax exempt. This project is tax exempt. This does not affect or exempt any bidders' tax responsibility otherwise.

29. Project Manager: The Project Manager or his designated representative will be responsible for coordinating all aspects of service relating to this contract once the bid is formally approved and awarded by. Proposer will work under the direction of the Project Manager or the designated Jacksonville Baseball LLC representative throughout the duration of the contract.

The authorized Jacksonville Baseball LLC representative shall decide all questions that may arise as to the quality and acceptability of any work or services performed under this contract in accordance to the specification set forth in the bid requirements. If, in the opinion of the designated Jacksonville Baseball LLC representative, the performance becomes unsatisfactory, Jacksonville Baseball LLC shall notify the Proposer of such, and the Proposer shall make acceptable such performance at no additional cost to Jacksonville Baseball LLC.

Project Manager:

Matthew Goudreau, Assistant General Manager

Office: (904) 358-2846 ext. 119

Email: mattg@jaxshrimp.com



30. Insurance: The selected proposer shall, at its own expense, secure and deliver to Jacksonville Baseball LLC prior to commencing work and shall always keep evidence of insurance coverage which meets the City of Jacksonville minimum requirements.
31. Selection Criteria: The qualified bidder with the lowest and/or best responsible bid price and/or qualifications, and whose business and financial capabilities, past performance, experience and reputation meet the required standards will be awarded the contract.
32. Exclusive Service Providers: Jacksonville Baseball LLC have certain exclusive agreements for service providers that may be required to be utilized as part of the scope within this project. The following providers **MUST** be used (if the project calls for needs within these categories):
 - a. Security Staff: SAFE Management
 - b. Waste Hauling: Waste Pro
 - c. Building Automation Controls: Siemens
 - d. Portable Restrooms/Sinks: United Rentals
33. Bonding: The successful bidder, upon award of the contract, will be required to provide a bid bond to ensure they will enter into a contract and provide the necessary performance and payment bonds. The successful bidder will be required to furnish a bond in the amount of 5% of the contract price. This bond shall guarantee the faithful performance of the contract and compliance with all terms and conditions.
34. Due to the critical nature of the Project Deadline, JAXBB and the successful Proposer ("GC") therefore agree that if the GC fails to achieve Substantial Completion of the Work on or before the established date, JAXBB shall be entitled to retain or recover from the GC, as liquidated damages and not as a penalty, the amount as indicated within the attached Exhibit "A"- the **Contract Format** to be utilized for this Project. Such liquidated damages are not intended to cover, and shall not limit JAXBB remedies against the GC attributable to any cause other than delayed Substantial Completion of the Work.

-End of Section-



TECHNICAL REQUIREMENTS – SCOPE OF WORK

Refer to OSPORTS Documents:

Drawings dated October 22, 2025 (52 Sheets)

AND

Project Manual Specifications dated October 17, 2025 (354 Pages)



BID FORM

VyStar Ballpark - Full Building Assessment

Proposer proposes to provide all labor, material, equipment, appurtenances, overhead, profit, bonds and insurance necessary to accomplish the work described in the Request for Proposal documents and any subsequent addenda or responses to questions issued prior to the proposal date for a total Breakdown Cost of:

A. General Conditions & Bond (Labor & Material) \$ _____

B. Demolition, Sitework, Concrete, Structural (L & M) \$ _____

C. General Trades Work (Labor & Material) \$ _____
(All Other Base Bid Work not included in A, B, D)

D. MEP Work (Labor & Material) \$ _____

E. Bid Alternate #1 (Labor & Material) \$ _____

BASE BID + ALTERNATE GRAND TOTAL (A+B+C+D+E) \$ _____

**THE BREAKDOWN ABOVE IS MANDATORY TO BE COMPLETED IN ORDER TO PROVIDE A RESPONSIBLE BID
ATTACH ADDITIONAL INFORMATION AS DESCRIBED IN #23 ABOVE**

ALL BIDS DUE BACK VIA EMAIL TO THE PROJECT MANAGER WITH TWO HARD COPIES SENT TO:

Jacksonville Baseball LLC, 301 A Phillip Randolph Blvd., Jacksonville, FL 32202 to the attention of Matthew Goudreau. Bids must be Emailed and received by Jacksonville Baseball LLC on **Friday, November 14, 2025** by **5:00 PM EDT**.

Addenda Received (Number/Date): ____/____; ____/____; ____/____; ____/____

Submitted by (print): _____

Company Name (print): _____

Signature: _____

Date: _____