



March 24, 2026

New Buffalo Area Schools

Attn: Adam Bowen, Superintendent
1112 East Clay Street
New Buffalo, MI 49117

Sourcewell # 031622-HLC

RE: New Buffalo High School Multiplex Athletic Facility Improvements (Field and Track)

Mr. Bowen,

On behalf of GeoSurfaces, Inc., we appreciate the opportunity to submit our proposal for the football field and track improvements at New Buffalo High School.

This proposal and scope narrative is based on recent discussions with New Buffalo Area Schools and is intended to align with the school's project goals, operational needs, and long-term facility expectations.

GeoSurfaces, A Tencate Company, develops, designs, and constructs high performing artificial turf, Sports Lighting Solutions, and running track products across the country. With manufacturing facilities on four continents, GeoSurfaces is a part of the largest sports manufacturing and sports construction company in the world. With our 20+ years of industry experience and multiple technological breakthroughs – including numerous product and construction patents, GeoSurfaces transforms ordinary into world class facilities.

The following proposal outlines our proposed Scope of Work, Field Testing & Quality Assurance, Warranty, Pricing Structure, General Conditions, and Clarifications & Exclusions for review.

Sincerely,

James Beaver
Business Development Manager





Procurement Method – Sourcewell

This proposal is submitted pursuant to Sourcewell Cooperative Purchasing Contract No. 031622-HLC (Synthetic Turf and Track Systems), competitively solicited and awarded to Hellas Construction.

GeoSurfaces, Inc., a wholly owned subsidiary of TenCate Grass and an authorized provider performing work under these awarded Sourcewell contracts, is approved to furnish, install, and invoice for synthetic turf systems, athletic track surfacing and related athletic facility components in accordance with the terms, conditions, and approved amendments of the Sourcewell contracts. Use of these contracts provides Sourcewell member schools and public agencies with a compliant cooperative purchasing pathway and access to pre-established, nationally bid pricing.

Scope of Work – Multiplex Athletic Facility Improvements (Field and Track)

GeoSurfaces, Inc. will furnish all labor, materials, equipment, and supervision necessary to perform a complete removal and replacement of the existing synthetic turf system on the football field, and resurfacing the track.

Base Bid—Football Field Replacement (94,474 SF)

Scope includes:

- Utility location and coordination prior to construction activities.
- Installation and subsequent removal of track bridge to protect the existing track surface during construction operations.
- Removal of existing synthetic turf system, including infill materials.
- Offsite hauling and proper disposal of the removed turf system and associated materials.
- Drag rolling and regrading of the existing stone base to ensure proper planarity and preparation for new turf installation.

New Turf System—Pivot 100/GeoFlo+ 20mm Pad

- Supply & Install approximately 94,474 SF +/- of TenCate's PIVOT Performance Turf 100 oz. blended fiber (biaxial face yarn with texturized and semi textured support yarns).
- GeoFlo+ 20mm Shock Pad
- PivotCool Ballast System

Line Markings & Graphics Package

- Football Line Package in accordance with NFHS standards.
- Soccer Line Package in accordance with NFHS standards.
- Alternating turf panel design
- Colored end zones
- Colored perimeter border
- One (1) color center field logo
- Colored players area and field lettering

Note: Field graphics and sports markings shall be installed in accordance with the approved project renderings.

Equipment:

- Goal Post: Furnish and install (1) set of football goal posts (yellow), including foundations and sleeves
- Play Clock: Owner to furnish existing play clock. GeoSurfaces to provide mounting post, installation, and electrical connection to existing power source for permanent installation.



Track Resurfacing—56,032 SF

GeoSurfaces shall provide all labor, materials, equipment, and supervision necessary to complete the track resurfacing as follows:

- Remove and proper disposal of the existing track surfacing down to the exposed asphalt base
- Cleaning and preparation of the existing asphalt surface to ensure proper adhesion of the new surfacing system
- Installation of new track surfacing system:
 - Stockmeier – Stobitan SC – Base Mat Structural Spray 13mm
 - BMSS Track System includes three (3) spray coats
- Track Striping & Markings
 - Layout and installation of all required lane lines, numbers and event markings
 - Event markings to include long jump, pole vault, and high jump areas
 - All markings to be installed in accordance with MHSAA regulations
 - Exchange zones to be blue
 - Track Color: Running surface to be black

Note: Field graphics and sports markings shall be installed in accordance with the approved project renderings.

Field Testing & Quality Assurance:

Upon completion of installation, GeoSurfaces will perform GMAX impact attenuation testing in accordance with industry standards to confirm the field meets applicable safety and performance criteria at the time of testing. A written report of the test results will be provided to the Owner.

GeoSurfaces shall also perform annual in-house GMAX testing for each year of the twelve (12) year warranty period, with a written report summarizing the results of each test provided to the Owner.

All testing reflects conditions at the time of testing, and ongoing field performance is dependent upon proper use, maintenance, site conditions and weather.

Warranty:

Football Field Replacement

- Standard One (1) year warranty for construction installation
- PIVOT Synthetic Turf – 12 Year Warranty
- GeoFlo+ 15mm/20mm Shock Pad – 25 Year Warranty

Track Resurfacing

- Standard One (10-year warranty on installation)
- Stockmeier Stobitan SC (BMSS 13mm System)

Warranty Conditions

- Warranties are contingent upon full and timely payment.
- Warranty covers product and installation defects under normal use and maintenance.
- Repairs due to vandalism, misuse, acts of nature, or improper care are excluded.
- Warranty documentation and maintenance manual will be provided at project closeout.

Annual Field Performance Inspection & Maintenance Program:

In addition to the GMAX testing outlined above, GeoSurfaces will conduct an annual maintenance walkthrough of the completed facility throughout the duration of the applicable warranty period.

As apart of this service, GeoSurfaces will:

- Perform a visual inspection of all field components
- Review overall field condition and maintenance practices
- Provide recommendations for ongoing care and performance

A written report will be provided following each visit summarizing:

- Overall field condition
- Recommended maintenance items
- Observations related to warranty coverage

GMAX testing is not applicable to non-contact areas, such as softball infields; however, those areas will still receive a visual inspection with documented recommendations.

Routine maintenance in accordance with the Operation & Maintenance Manual remains the responsibility of the Owner. Any corrective work outside the warranty scope will be communicated in advance, with associated cost submitted for review and approval prior to proceeding.

Base Pricing Summary:

Scope	Total
Turf Replacement -Football Field: Pivot 100oz on GeoFlo+ 20mm Shock Pad	\$978,900.00
Scope	Total
Resurface Track: Stockmeier – Stobitan SC – Base Mat Structural Spray 13mm	\$360,358.00
TOTAL PROJECT COST	Total
Multiplex Athletic Facility Improvements (Field and Track)	\$1,339,258.00

Note: All pricing is based on the Scope of Work outlined herein and subject to the Scope Assumptions, Clarifications, and Exclusions.

Scope Assumption, Clarifications & Exclusions

Scope Assumptions:

- This Project is being procured through the Sourcewell Cooperative Purchasing Program pursuant to Contract Nos. 031622-HLC (Turf & Track Systems). Pricing is based on the applicable contract and approved amendments.
- This scope includes removal of the existing synthetic turf system and installation of a new synthetic turf system, resurfacing of the existing track as defined in the Scope of Work.
- Existing subgrade, stone base, asphalt track base, drainage systems, and structural lighting foundations are assumed, stabilization, or reconstruction of these components.
- Work will be performed during normal working hours, Monday through Friday, 7:00AM to 5:00 PM.
- Project schedule is subject to weather conditions, materials lead times, utility coordination, and force majeure events.
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Clarifications:

- GeoSurfaces will provide shop drawings, seaming layouts (if applicable), and construction drawings for Owner review and approval prior to installation.
- A pre-construction meeting will be conducted to review schedule, site access, safety protocols, and coordination requirements.
- Turf scope is a rip-and-replace project and includes removal of the existing turf and infill, offsite disposal, and drag rolling/regarding of the existing stone base only. No laser grading, excavation, or installation of new aggregate base is included.
- Track scope includes removal of existing track surfacing down to the asphalt base and installation of the specified BMSS 13 mm track system. Asphalt crack repair, leveling, milling, or structural repairs are excluded unless otherwise noted.
- GMAX testing will be performed on impact athletic fields upon completion and during annual warranty walkthroughs, as applicable. Non-impact athletic fields upon completion and during annual warranty walkthroughs, as applicable. Non-impact areas will receive visual inspection only.
- Existing field drainage systems are assumed to be functional and will not be altered. Inspection, cleaning, or repair of existing drainage systems is excluded.
- Owner to furnish play clock. GeoSurfaces scope includes installation, mounting, and connection to existing power source only.
- GeoSurfaces is not responsible for hidden or latent defects in existing subsurface conditions, asphalt, drainage systems, or structural components.
- As-built documentation, warranty certificates, and the Operations & Maintenance Manual will be provided at project closeout.
- Final walkthrough and acceptable will occur prior to final payment.
- The contract sum includes the applicable Sourcewell fee in our proposal.
- Payment and Performance Bonds are included in the Contract Sum.
- All applicable sales and use taxes are included in the Contract Sum.
- This proposal is based on standard (non-prevailing) wage rates. Any requirements for prevailing wage, Davis-Bacon, or other mandatory wage rates not identified at the time of bid shall be considered a change in scope and may result in adjustment to the Contract Sum.

Exclusions:

- Subgrade remediation, soil stabilization, undercutting, or structural base reconstruction
- Rock removal, blasting, unsuitable soils, or subsurface conditions not visible at bid time
- Asphalt milling, leveling, crack repair, structural asphalt replacement
- Concrete work of any kind, including curb, flatwork, runways, or D-zones
- Offsite drainage modifications or stormwater infrastructure beyond existing system reuse
- Irrigation system repair or modification
- Fencing, scoreboards, sound systems, netting, or site amenities unless specifically listed
- Hazardous material testing or remediation
- Geotechnical engineering or third-party testing beyond specified GMAX certification
- Restoration outside defined construction limits
- Electrical service upgrades, new panels, transformers, utility company fees, or primary service modifications
- Modifications, reinforcement, or replacement of existing lighting poles, crossarms, or foundations

Additional Construction Days:

Additional construction days may be required under the following circumstances:

- **Approved Change Orders** that modify the scope of work.
- **Acts beyond the contractor’s control**, including vandalism, site damage, or interference by third parties.
- **Weather Delays**, including but not limited to rain, snow, high winds, extreme temperatures, or other acts of nature.

All weather-related delays will be tracked and documented monthly and communicated to the Owner. Any adjustments to the project schedule resulting from the above conditions shall not constitute a breach of contract and will be handled through a mutually agreed schedule extension.

Change Orders:

Any work outside of defined scope of this proposal, including, but not limited to, additional work required due to unforeseen circumstances conditions—will be fully executed Change Order prior to commencement.

Change Order pricing will be based on GeoSurfaces’ direct costs for labor, materials, equipment, and reasonable supervision, along with an appropriate markup for overhead and profit. All Change Orders will be provided in writing for the Owner’s review and approval.

This proposal is valid for thirty (30) days from the date of issuance. The proposal dated March 24, 2026, will expire on April 24, 2026. Signature below acknowledges receipt of this proposal only. Final terms shall be established in a mutually executed contract.

For: **GeoSurfaces, Inc.**

To: **New Buffalo Area Schools**

By: _____

By: _____

Title: _____

Title: _____

Date: _____

Date: _____



RENDERING NOTES

1. TURF LIMITS: 94,474 SF+/-
2. NFHS FOOTBALL
3. NFHS SOCCER
4. ALTERNATING PANEL DESIGN
5. COLORED BORDER
6. COLORED END ZONE
7. 1 COLOR, END ZONE LETTERS - 15' & 20'
8. 1 COLOR CENTER FIELD LOGO
9. 1 COLOR SIDE LINE LETTERS - 7'



DRAWN BY: MH

PRODUCT: PIVOT

PILE HEIGHT: ---

DATE

REVISIONS:

NEW BUFFALO HIGH SCHOOL
 FOOTBALL (REPLACEMENT)
 NEW BUFFALO MI 49117
 CONCEPT RENDERING 4

JOB #: #####

DATE: 3/23/2026