



Byrne & Jones

SPORTS CONSTRUCTION

13940 St. Charles Rock Road
ST. LOUIS, MO 63044
PHONE: (314) 567-7997
FAX: (314) 567-1828

WWW.BYRNEANDJONES.COM/sports

DATE: REV 02.11.2026

Dixon High School
300 Lincoln Statue Drive
Dixon, IL 61021

Attn: Roger Fegan, Athletic Director

Re: Dixon High School Track and Field Project

Dear Mr. Fegan,

On behalf of **Byrne & Jones Sports & Parks**, we are pleased to submit our proposal for your upcoming athletic facility project. As long-standing **members of the American Sports Builders Association (ASBA)** and the **National Recreation and Park Association (NRPA)**, we take great pride in delivering industry-leading quality, service, and innovation to every project we undertake.

On the sports side, our team includes **12 ASBA-Certified Builders** and has earned **22 ASBA Excellence Awards**—a testament to our commitment to craftsmanship and excellence. To date, we've successfully completed **over 700 running track projects, more than 600 synthetic turf and natural grass field projects, and over 350 court projects** nationwide. Few firms can match the depth and diversity of our experience.

On the parks side, we specialize in **playgrounds, splash pads, walking paths, and other park amenities**, bringing the same level of expertise and precision to community-focused spaces. Our parks teams have completed **over 100 parks projects** across the Midwest and include **3 Certified Playground Safety Inspectors**.

What truly sets Byrne & Jones apart is our **turnkey capability**. We are the **only company in the Midwest with full in-house expertise** to design and construct **nearly all aspects of any outdoor athletics complex and park and recreation space**. While many competitors specialize in just one area, our integrated approach ensures seamless coordination, efficiency, and accountability from start to finish.

As a **family-owned company for nearly 50 years**, we deliver family-owned service and remain committed to our **core values: Do the Right Thing, Do What It Takes, Mutual Trust and Respect, and We Are Experts**.

We appreciate your consideration and would be honored to partner with you on this project. Please don't hesitate to contact us with any questions or to discuss next steps.

Joseph Schuit
Director of Sales
Byrne & Jones Construction | Sports Division
C: (314) 619 – 3326
E: jschuit@byrneandjones.com



FIELDS | TRACKS | COURTS | PARKS & REC



Byrne & Jones

SPORTS CONSTRUCTION

13940 St. Charles Rock Road
ST. LOUIS, MO 63044
PHONE: (314) 567-7997
FAX: (314) 567-1828

WWW.BYRNEANDJONES.COM/sports

PROJECT	Dixon HS Track and Field Renovations	DATE	REV 02.11.2026
TO	Roger Fegan, Athletic Director	PLANS	Per B&J
FROM	Joseph Schuit, Director of Sales	SPECS	ASBA Standards

GENERAL CONDITIONS

- Provide project renderings, shop drawings, and detailed drawings for owners approval prior to construction
- Pre-construction meeting to be held prior to mobilization to the site
- Secure applicable permits required include City, County, and State
- Owner shall provide reasonable access to the jobsite for construction, material deliveries, and material laydown
- Mobilization of necessary material, equipment and labor to the job site
- Provide dedicated on-site project superintendent and office/field project manager
- Provide on-site supervision of all staging area, material and equipment delivery
- In-House Professional Surveying provided for layout of our work
- Provide portable restrooms, dumpsters, and construction fencing as needed
- Provide as-built drawings upon completion
- Conduct final walkthrough with owner for project acceptance
- Provide maintenance manual and training of owner personnel
- Backfill, seed, and straw the areas disturbed by B&J during construction
- Re-training of maintenance equipment use in the event of school staff turnover, if applicable
- B&J's proposal includes all necessary items to complete the detailed scope of work. No additional costs will be incurred unless the owner elects to add scope to the project or through unforeseen circumstances.
- Our proposal only includes known/foreseeable circumstances or conditions. Unforeseen circumstances or items not listed in this proposal are not included. Any work provided outside of the scope of work listed in this proposal can be provided for an additional cost by a mutually agreed to change order.

WARRANTIES

- 8 year synthetic turf manufacturer's warranty
 - 10 year warranty on some upgraded products
 - Byrne & Jones will provide needed repairs, if any, during the duration of the turf warranty
- All Warranties are Non-Pro-Rated
- 5 Year Track Surface Warranty
- 1 year pickleball/tennis court coloring and striping warranty
- 1 year civil construction/general contractors warranty



FIELDS | TRACKS | COURTS | PARKS & REC



Byrne & Jones

SPORTS CONSTRUCTION

13940 St. Charles Rock Road

ST. LOUIS, MO 63044

PHONE: (314) 567-7997

FAX: (314) 567-1828

WWW.BYRNEANDJONES.COM/sports

SYNTHETIC TURF FOOTBALL FIELD

- Excavate to subgrade for the football field area
- Install an 8" x 8" interior concrete curb with two continual rebar around the perimeter of the track and field border
- Install a 12" collection pipe for the new field system
 - Collection pipe to tie into the existing field drainage system for outflow
- Install geotextile fabric over the subgrade and in the collection trench
- Install a treated 2x4 turf nailer to the concrete curb and field events inside the field
- Install 4" of drainable base rock over the entire area to receive turf
- Install 2" of drainable surface rock over the entire area to receive turf
- Install a new pair of goal post with 20' uprights
- Install a pair of soccer goals with tie down clamp system
- Install synthetic turf specifically engineered for multi-use sports
 - Includes soccer and football markings
 - Includes a sand and rubber infill
 - Center logo, endzones and markings to match drawing dated 12-12-24
- Furnish a groomer and sweeper for maintenance of the turf

TRACK SURFACE R&R

- Remove the existing running track surface to expose the asphalt base
- Examine the asphalt base for damage
 - If no damage or cracking is prevalent further repairs will not be needed
 - If damage or cracking is found the owner will be notified and consulted with how to proceed
- Clear the asphalt of loose debris
- Cover the surrounding areas with plastic to prevent over spray or damage during construction
 - Removal upon completion
- Install a Champion black base mat track surface over the existing asphalt system
- Install a red or black Champion structural spray to the base mat system
- Stripe the new track surface to NFHS standards
 - Stenciling or school logo will require additional funds, this includes tick marks





TRACK SURFACE REMOVAL & REPLACEMENT WITH 1.5" ASPHALT MILL & OVERLAY

- Remove the existing running track surface to expose the asphalt base
- Profile mill the top 1.5" of the track oval asphalt
 - Does not include any work to the runways, high jump, or other field events
- Clear the asphalt of loose debris
- Apply a tack coat to the asphalt
- Install a 1.5" lift of athletic specific hot mix asphalt
- Clear the asphalt of loose debris
- Cover the surrounding areas with plastic to prevent over spray or damage during construction
 - Removal upon completion
- Install a Champion black base mat track surface over the existing asphalt system
- Install a red or black Champion structural spray to the base mat system
- Stripe the new track surface to NFHS standards
 - Stenciling or school logo will require additional funds, this includes tick marks

FIELD EVENTS

- Excavate to subgrade for the new field events
 - Events include (2) LJ/TJ Runways, (1) high jump, (1) Pole vault
- Install 4" of base rock and 4" of fiber mesh reinforced concrete for field events
- Excavate and install 2 new sand pits complete with 6"x12" border curb, sand, and drain
- Long Jump/Triple Jump runways include 4 total embedded takeoff boards
 - All other takeoff boards to be painted
- Pole vault runway to have 2 landing areas, and includes pole vault boxes and covers
- Install a Champion SP black mat and structural spray system for the runways and high jump
- Stripe the field events to NFHS standards
 - Stenciling of school logo, lettering or field event tick marks will require additional funds

TOTAL INVESTMENT: \$1,790,000

ADDITIONAL SCOPES

- | | |
|--|---------------|
| ○ Furnish & install a Schmitz foam eco sport shock pad | \$134,000 add |
| ○ Remove the asphalt on the track down to the aggregate base and install 4" of new asphalt | \$126,000 add |
| ○ Add purple exchange zones for the track oval | \$35,000 add |





Byrne & Jones

SPORTS CONSTRUCTION

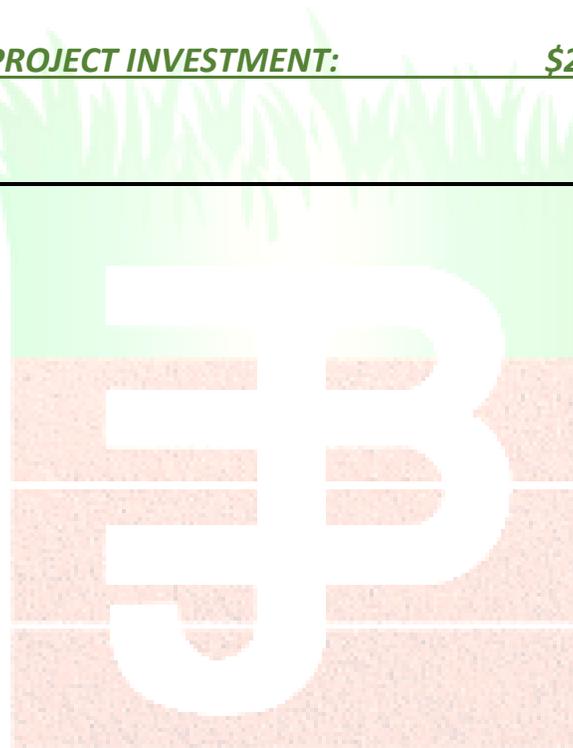
13940 St. Charles Rock Road
ST. LOUIS, MO 63044
PHONE: (314) 567-7997
FAX: (314) 567-1828

WWW.BYRNEANDJONES.COM/sports

SOIL STABILIZATION

- Unless otherwise noted, soil stabilization of the subgrade is not included in this proposal. A determination on whether or not soil stabilization is required will be determined by a proof roll of the subgrade to be observed by B&J and the owner. Should the owner elect not to do any soil stabilization recommended by B&J, B&J cannot guarantee the base of the field will not move causing planarity issues. B&J recommends that the owner always have a contingency for soil stabilization as most projects in the Midwest will require it in some form.
- **Recommended contingency for the stabilization of the football field \$115,000**

TOTAL PROJECT INVESTMENT: \$2,200,000





Byrne & Jones

SPORTS CONSTRUCTION

13940 St. Charles Rock Road
ST. LOUIS, MO 63044
PHONE: (314) 567-7997
FAX: (314) 567-1828

WWW.BYRNEANDJONES.COM/sports

NOTES/EXCLUSIONS

1. Price does not include any storm water detention or water quality.
2. Price does not include any work not specified in the above proposal.
3. Includes mobilization in (1) phase.
4. Price based on normal working hours and days.
5. Price based on mutually agreeable contract language.
6. Price based on tax exempt pricing.
7. Price based on complete access to the jobsite.
8. Price does not include any rock breaking, blasting, excavation, or removals.
9. Price does not include the testing for, removal or disposal of contaminated or unsuitable soils or materials.
10. Any modification to rock, asphalt, and material type must be mutually agreed upon.
11. Price does not include any pavement repairs due to construction traffic.
12. Unless otherwise noted, Soil Stabilization is not included in this proposal.
13. **Running Tracks**
 - a. Additional stenciling, markings or logos past minimum NFHS and State-Required Standards will require additional funds
 - b. 2" Mill and Overlays Assume a minimum of 4" total asphalt depth on track and field events where applicable.
 - i. If less than 4" of asphalt is present, owner will be contacted with plans on how to proceed
 - c. Polyurethane respray proposals assume track is currently polyurethane
 - d. Removal and replacement of the track surface will not fix any existing deviations or cracking in the asphalt or subbase
14. **Natural Grass Fields**
 - a. If choosing to seed your athletic field instead of sod, we recommend seeding in the Fall, following our maintenance log and not playing any competitive sports games or practices on it until the following Fall.
 - b. If owner elects to not follow this recommended timeline, owner assumes all risk of failed grow-in.
 - c. Price does not include any B&J-provided continued maintenance after install.
15. B&J has five TIPS Cooperative Purchasing Contracts including Sports Fields, Courts, or Tracks; Paving; and General Trades, Labor and Materials. Contract #'s: 23010401, 23010402, 23020101, 23020102, and 200602.
16. This proposal falls under contract #: 23020101
17. Priced based on owner signing the TIPS reduction form.
18. Net 30 payment terms.
19. Pricing is good for 30 days.
20. If booking in 2026 for 2028 construction, please factor in a guaranteed maximum price increase contingency of 7%.
 - a. Ex. \$2,200,000+ 7% (\$154,000) = \$2,354,000 Guaranteed Maximum for Track and Field Construction in 2028.

If you have any questions, please feel free to contact me.

Sincerely,

Joseph Schuit
Director of Sales
Byrne & Jones Construction | Sports Division

ACCEPTED BY :

Print Name, Title

Signature

Date



FIELDS | TRACKS | COURTS | PARKS & REC