



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: 05.20.2026

Normal West High School
501 N Parkside Rd
Normal, IL 61761

Attn: Thomas Rockwell, Director of Facilities

Re: Normal West High School JV Baseball Field to Turf Softball Field

Dear Mr. Rockwell,

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.

Victor Mullen
Business Development Manager
Byrne & Jones Construction | Sports Division
C: (314) 708-8486
E: vmullen@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	Normal West High School JV Baseball to Softball	DATE	05.20.26
TO	Thomas Rockwell, Director of Facilities	PLANS	Per B&J C1.1 dated 03/24/25
FROM	Vic Mullen, Business Development Manager	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
 - Byrne & Jones will provide needed repairs, if any, during the duration of the turf warranty
- All Warranties are Non-Pro-Rated





CONVERT JV BASEBALL FIELD TO FULL SYNTHETIC SOFTBALL FIELD

- Demo and dispose of existing fence, backstops, foul poles, dugouts
- Cap existing irrigation
- Excavate to subgrade for the softball field
 - Spoils to be hauled off site
- Install an HDPE collection pipe around the perimeter of the field that ties into an existing structure or daylight within 50' of the field
- Install a new 30' tall netting backstop system with integrated panel wall
 - 40' long wings, 52' long center
- Install new 6' tall black vinyl coated chain link fence around the perimeter of the field
- Install a concrete curb with 2 #4's continuous around the perimeter of the field
- Install a 2x4 treated nailer to the concrete curb to attach the turf
- Install 1 pair of CMU block dugouts
 - Dugouts to be 40' long x 10' wide
- Install a pair of 20' tall foul poles with a wing
- Install 4 oz non-woven geotextile fabric over the subgrade and in the collection trench
- Furnish, grade, and compact 4" of drainable base stone for the field area
- Furnish, grade, and compact 2" of drainable surface stone for the field area
- Furnish and install 1 set of bases, base anchors, and 1 bury all home plate
- Furnish and install equipment for (2) single lane bullpens
 - Equipment includes home plates and pitching rubbers
 - Bullpens to be in the foul territory inside the fence
- Furnish and install synthetic turf system specifically engineered for softball
 - Batter's box, catcher's box, foul lines, and coaches boxes included
- Backfill, seed, and straw all areas disturbed by B&J during construction

TOTAL INVESTMENT: \$1,024,000

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 full softball field is \$60,000**





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 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. Oil Price Volatility: Pricing reflects oil market conditions as of the proposal date. Oil-based material cost increases (including, but not limited to, turf, track materials, fuel, trucking, and equipment operation) may be passed through to the Owner with documentation. A 5% contingency is recommended.
14. 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, 26020101, 26020102, and 200602.
15. This proposal falls under contract #: 26020101
16. Priced based on owner signing the TIPS reduction form.
17. Net 30 payment terms.
18. Pricing is good for 30 days.
19. We do not request or accept payment to ACH or wiring instructions. We will only request and accept payment by written check.

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

Sincerely,

Victor Mullen
Business Development Manager
Byrne & Jones Construction | Sports Division

ACCEPTED BY :

Print Name, Title

Signature

Date



FIELDS | TRACKS | COURTS | PARKS & REC