REQUEST FOR SEALED BIDS

Tennis Court Reconstruction and Athletic Surfacing

Eight Existing Tennis Courts - Long Prairie, Minnesota

Owner	Independent School District No. 2753, Long Prairie-Grey Eagle
Project Site	District tennis court complex, Long Prairie, Minnesota (see Exhibit A - aerial/site plan to be added)
Mandatory Site Visit	Required. Bidders must schedule an individual site visit with the District before submitting a bid.
Bid Due	[INSERT DATE AND TIME]
Bid Opening	[INSERT DATE, TIME, AND LOCATION]
District Contact	District Office - 320-357-3605; email: [INSERT EMAIL]

Important before issuance: The District should have the final technical specifications reviewed by a Minnesota-licensed design professional and confirm funding source/prevailing-wage requirements before public advertisement.

1. INVITATION AND BASIS OF AWARD

Independent School District No. 2753 (LPGE) invites sealed bids for complete reconstruction and athletic surfacing of its existing eight-court tennis complex. The District intends to correct underlying pavement/base deficiencies rather than perform a temporary surface-only repair.

Bids shall be submitted for the phased and combined options identified in the Bid Form. The District may award one four-court phase, both four-court phases, or all eight courts together, subject to School Board approval, available funding, and applicable procurement requirements. The District will identify the four-court limits for each phase on Exhibit A before issuance.

The anticipated basis of award is the lowest responsible bidder whose bid conforms in all material respects to the specifications, quality requirements, and bid conditions. The District reserves the right to reject any or all bids, waive nonmaterial irregularities where legally permitted, and select the bid option authorized by the School Board.

2. MANDATORY INDIVIDUAL SITE VISIT

A site visit is mandatory. Each bidder shall independently schedule and complete a site visit with a District representative before submitting a bid. The bidder is responsible for examining existing courts, access, staging constraints, fencing, drainage, equipment, adjacent improvements, and other visible conditions that may affect the work.

A signed Site Visit Acknowledgment shall be included with the bid. Failure to complete the required site visit may render the bid nonresponsive.

3. PROJECT INTENT AND SCOPE OF WORK

The work is intended to produce a complete, durable, play-ready hard-court system. The successful contractor shall provide all labor, supervision, equipment, materials, hauling, disposal, subcontractors, permits, coordination, testing, protection, cleanup, and incidental work necessary for a complete project.

Demolition and Removal

Remove the existing asphalt court deck for the awarded courts down to the existing aggregate/base. Remove and legally dispose of asphalt, unsuitable material, debris, and other waste. Protect fencing, utilities, sidewalks, landscaping, and adjacent improvements designated to remain.

Base/Subgrade Evaluation and Correction

After asphalt removal, inspect the exposed aggregate base/subgrade. Remove and replace unsuitable, unstable, soft, contaminated, or otherwise deficient material as necessary; regrade and compact the base;

and provide a stable, uniform platform for the new court deck. Unexpected corrective work shall require District authorization before proceeding.

Drainage and Grading

Provide positive drainage and correct localized grades/low areas within the reconstructed court limits. No significant drainage problem is presently known, but the completed pavement shall not contain unacceptable ponding. The contractor shall verify drainage before athletic coating is installed.

New Asphalt Court Deck

Install a new asphalt court deck suitable for exterior tennis courts in Minnesota. Materials, paving practices, joints, compaction, smoothness, tolerances, and drainage shall meet or exceed current American Sports Builders Association (ASBA) asphalt and tennis-court construction guidance. The bidder shall identify the proposed pavement section, asphalt mix(es), compacted thickness of each lift, aggregate/base assumptions, and compaction method with the bid.

Net-Post Footings and Sleeves

Include new tennis net-post footings/sleeves for all reconstructed courts. Coordinate elevations with the final pavement and athletic surfacing so completed net heights and court geometry comply with applicable tennis standards.

Existing Equipment

Remove, protect, store on site as directed, and reinstall reusable nets, posts, center straps, benches, or other removable equipment affected by the work. Items reasonably determined during the site visit to require replacement shall be identified and priced as alternates unless specifically included in the base bid.

Athletic Surface System

After the new asphalt has cured for the period required by the selected surfacing manufacturer, prepare and coat the courts with a 100% acrylic sport-court system suitable for asphalt, such as NOVA Sports or approved equivalent. The system shall include required primers/conditioners, acrylic resurfacer coat(s), not fewer than two color coats unless the manufacturer requires a more robust system, and line paint. Products shall be installed strictly in accordance with manufacturer requirements.

Tennis Layout and Striping

Provide regulation tennis striping and court layout in accordance with current USTA requirements. Court colors will be selected by the District from the successful bidder/manufacturer standard palette before installation.

Pickleball Striping Alternate

Provide an alternate price for pickleball striping. Bidder shall state the proposed number/configuration of pickleball courts per tennis court and provide a per-tennis-court price.

Final Restoration

Restore disturbed turf/soil and adjacent areas, remove construction debris and excess materials, reinstall designated equipment, clean the site, and leave the awarded courts complete and play ready.

4. QUALITY AND TECHNICAL STANDARDS

- Construction shall conform to applicable codes and current industry-recognized standards for hard-court tennis construction, including applicable USTA and ASBA guidance.
- Brand names, where referenced, establish a level of quality and performance. Approved equivalent products are permitted when they meet or exceed the specified performance characteristics and are accepted by the District before use.

- The contractor shall coordinate paving and specialty athletic surfacing so that responsibility for the finished court system is clear. The prime contractor remains responsible to the District for the complete work, including subcontracted portions.
- Before color coating, the contractor shall perform a drainage/flood check or equivalent verification acceptable to the District and correct unacceptable ponding or surface irregularities attributable to the contractor's work.
- All work shall be completed by experienced personnel using equipment and methods appropriate for athletic asphalt and acrylic court construction.

5. PRIME CONTRACTOR AND SUBCONTRACTORS

The District prefers a single prime contractor responsible for the complete awarded scope, including demolition, base correction, paving, athletic surfacing, striping, and final acceptance. The prime contractor may subcontract specialized portions of the work, including paving or athletic surfacing, but remains fully responsible for coordination, quality, schedule, warranty administration, and completion of the entire contract.

The bid shall identify all known first-tier subcontractors and the specific work each will perform. The athletic-surfacing contractor/subcontractor shall demonstrate experience with comparable tennis-court projects.

6. PROJECT SCHEDULE

The District prefers construction during the April-July construction window, with work beginning as early in the spring as weather, soil, asphalt-production, and surfacing-manufacturer requirements reasonably permit. For any phase awarded for the 2027 construction season, the bidder shall provide a proposed start date and shall target substantial completion and play-ready turnover no later than July 31, 2027, unless otherwise approved in writing by the District.

The contractor is responsible for sequencing asphalt placement, cure time, surface preparation, acrylic coating, striping, and equipment installation in accordance with manufacturer and industry requirements. The District may elect to defer the second four-court phase to a later construction season. Any deferred phase remains subject to the terms of the award, funding, and applicable procurement requirements; if not awarded under the original contract, the District may rebid the deferred work.

7. OWNER-CONTROLLED CONTINGENCY AND CHANGE WORK

The bid form includes a District-controlled contingency equal to ten percent (10%) of the applicable base bid. The contingency is intended solely for unforeseen conditions or additional work authorized by the District. The contingency is not additional earned compensation and the contractor has no entitlement to unused contingency funds. No contingency work shall proceed without written authorization from the District.

To assist in pricing unforeseen base conditions, bidders shall provide unit prices for common corrective work. Unit prices will be used only when authorized and do not guarantee any quantity of work.

8. REQUIRED UNIT PRICES FOR UNFORESEEN CONDITIONS

Item	Unit	Unit Price	Notes/Assumptions
Excavate/remove unsuitable base or subgrade	Cubic yard	$_____	Includes loading/haul/disposal
Furnish/place/compact aggregate base	Ton	$_____	State material/gradation
Geotextile/geogrid stabilization, if recommended	Square yard	$_____	State product
Additional asphalt beyond bid pavement section	Ton	$_____	State mix
Other proposed corrective item	_____	$_____	_____

9. BID ALTERNATES

- Alternate A - Pickleball striping, priced per reconstructed tennis court and total for the awarded phase(s).
- Alternate B - Replacement tennis nets/posts or other equipment identified during the mandatory site visit. Itemize each proposed replacement.
- Alternate C - Fence and/or gate repairs identified during the mandatory site visit. Itemize by location and scope.
- Other bidder-proposed alternates that improve durability or reduce lifecycle cost may be listed separately, but shall not substitute for the required base bid.

10. WARRANTIES

The bid shall include separate written warranties for (1) demolition/base/asphalt workmanship and materials and (2) athletic surfacing/striping workmanship and materials. Each warranty shall be for not less than two (2) years from final acceptance unless the bidder/manufacturer provides a longer standard warranty. Bidders shall clearly state all warranty terms, exclusions, claim procedures, and any manufacturer warranties included.

11. BIDDER QUALIFICATIONS AND RESPONSIBILITY

- Bidder shall be a responsible contractor as required by applicable Minnesota law and shall submit the required responsible-contractor verification with its bid.
- Provide at least three references for comparable athletic-court, pavement reconstruction, or tennis-court projects completed within the past five years. Identify the project owner, location, scope, year, and contact information.
- Identify the superintendent/project manager and specialty athletic-surfacing contractor proposed for this project.
- Provide evidence of workers' compensation coverage and commercial general liability/automobile insurance. Final insurance limits and additional-insured requirements shall be included in the contract documents.
- Bidder shall disclose any material deviations from these specifications. Failure to identify a deviation may be treated as agreement to comply.

12. PUBLIC CONTRACTING REQUIREMENTS

This solicitation is intended to comply with Minnesota public contracting requirements applicable to school districts. The successful bidder shall execute a written contract and furnish all legally required documentation before work begins.

- Bid security: Each sealed bid shall include bid security equal to five percent (5%) of the total amount bid in a form acceptable to the District.
- Performance and payment bonds: If required by Minnesota law based on the awarded contract amount, the successful contractor shall provide performance and payment bonds in the amount required by law. The bidder shall include applicable bond costs in its bid.
- Responsible contractor: For any project subject to Minnesota Statutes section 16C.285, the prime contractor and subcontractors must satisfy and verify the statutory responsible-contractor criteria.
- Prevailing wage: [TO BE CONFIRMED BEFORE ISSUANCE BASED ON PROJECT FUNDING.] If state funds or another applicable funding source trigger prevailing-wage requirements, the successful contractor and subcontractors shall comply with all applicable wage, payroll, and reporting requirements.
- Permits and approvals: Contractor shall obtain permits and approvals assigned to the contractor by the final contract documents and coordinate required inspections.

13. BID SUBMISSION

Submit one sealed bid package marked: "TENNIS COURT RECONSTRUCTION BID - DO NOT OPEN" to [INSERT RECEIVING OFFICE/ADDRESS] no later than [INSERT DEADLINE]. Late bids will not be considered. Bids will be publicly opened at the time and place stated in the published notice.

The bid package shall include: completed Bid Form; site-visit acknowledgment; responsible-contractor verification; proposed pavement section and product information; subcontractor list; project schedule; references; warranty information; bid security; and any required addenda acknowledgment.

14. BID FORM

Bidder: _____ Date: _____

The bidder acknowledges review of the Request for Bids, completion of the mandatory site visit, and responsibility for furnishing a complete project for the price(s) below.

Bid Item	Base Bid	10% Owner Contingency	Total Authorized Amount	Notes
Phase 1 - Four Courts (limits shown on Exhibit A)	$_____	$_____	$_____	2027 construction
Phase 2 - Four Courts (limits shown on Exhibit A)	$_____	$_____	$_____	Price if separately awarded for same construction season
Combined - All Eight Courts	$_____	$_____	$_____	Single mobilization / same construction season

Combined-project cost difference: Compared with the sum of Phase 1 + Phase 2, completing all eight courts in the same construction season results in a **savings / premium (circle one)** of $_____.

Optional future-season pricing information: If Phase 2 is deferred to the following construction season, bidder may state a guaranteed price or objective escalation method through [INSERT DATE]: _____. This information is requested for planning purposes and does not obligate the District to award or exercise a future phase.

Alternates

Alternate	Price	Description/Assumptions
A - Pickleball striping	$_____ per tennis court / $_____ total	Configuration: _____
B - Equipment replacement	$_____	Itemize on attachment
C - Fence/gate repairs	$_____	Itemize on attachment

Bidder Proposed Pavement Section

Aggregate/base section and material:

_____

Asphalt mix(es): _____

Compacted asphalt thickness by lift:

_____

Compaction/testing method: _____

Athletic surfacing system/manufacturer:

_____

Proposed Schedule and Warranty

Earliest mobilization/start: _____

Asphalt/base warranty: _____

Athletic surfacing/striping warranty:

_____

Certification

By signing below, the bidder certifies that the bid is complete, that the bidder has visited the site, and that the bidder will perform the awarded work in accordance with the bid documents and applicable requirements.

Authorized Signature: _____ Date: _____

Printed Name/Title: _____

Company: _____

Address/Phone/Email: _____

EXHIBIT B - MANDATORY SITE VISIT ACKNOWLEDGMENT

Project: LPGE Tennis Court Reconstruction and Athletic Surfacing

Bidder/Company: _____

Representative: _____

Site Visit Date/Time: _____

The undersigned confirms that the bidder inspected the project site and had an opportunity to observe existing court conditions, access, equipment, fencing, drainage, adjacent improvements, and other visible conditions relevant to the work.

Bidder Representative Signature: _____ Date: _____

District Representative Signature: _____ Date: _____

EXHIBIT A - PROJECT LIMITS / AERIAL SITE PLAN



Before issuance, identify: (1) Phase 1 four-court limits, (2) Phase 2 four-court limits, (3) construction access route, (4) staging area, and (5) adjacent areas/improvements to be protected.