

## Public Contract for Services Staff Report

**Date:**

**To:** Douglas County Board of County Commissioners

**Through:** Douglas J. DeBord, County Manager

**From:** Steve Shoultz, CPRE, Director of Parks and Recreation *SS*

**CC:** Nick Giauque, CPRP, Parks Program Manager

**Subject:** **Public Contract for Services in the amount not to exceed \$1,000,000 between Douglas County and Academy Sports Turf, Inc., for the scheduled replacement of synthetic turf on fields E & F at Highland Heritage Regional Park**

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**Board of County Commissioners Business Meeting:**

**April 28, 2026 @ 1:30 p.m.**

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### **I. EXECUTIVE SUMMARY**

This contract between Douglas County and Academy Sports Turf, Inc. (Academy), is for the replacement of two synthetic turf fields at Highland Heritage Regional Park in an amount not to exceed \$1,000,000.

### **II. BACKGROUND**

This turf was installed in 2016 and has reached its 8–12-year life expectancy. Recent evaluations of these fields raised safety concerns about the increased firmness of the playing surface resulting from the wear of the synthetic fibers. These safety concerns have prompted a higher priority for replacing these two fields, as the increased firmness can lead to head, knee, ankle, and foot injuries.

This project will be purchased through the 1GPA Governmental Purchasing Program No. 25-06PV-04. 1GPA is a national purchasing cooperative offering competitively solicited contracts to education, government, and nonprofit agencies. This project will be funded from Fund 260 Conservation Trust Funds and is part of the approved 2026 budget.

### **III. PROJECT REQUEST**

#### **A. Request**

The request is for the approval of a contract not to exceed \$1,000,000 with Academy for the removal and replacement of synthetic turf on fields E & F at Highland Heritage Regional Park.

**B. Location**

Turf replacement will take place at Highland Heritage Regional Park, 9651 S. Quebec Street, Littleton, CO 80130.

**C. Project Description**

This project includes removal of the current turf surface, recycling of the removed turf, grading of the base aggregate, purchase of Tencate Pivot 100 Performance Turf, installation of turf, installation of lines and inlays, and site cleanup. If approved, the replacement is scheduled for June 16, 2025, and will be completed by July 31, 2025.

**IV. STAFF ASSESSMENT**

Staff recommends that the contract between Douglas County and Academy Sports Turf, Inc., for the replacement of two synthetic turf fields at Highland Heritage Regional Park in an amount not to exceed \$1,000,000, be approved by the Board of County Commissioners.

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# CONSTRUCTION CONTRACT

## 2026 HIGHLAND HERITAGE REGIONAL PARK FIELDS E AND F - SYNTHETIC TURF REPLACEMENT

**THIS CONSTRUCTION CONTRACT** (the “Contract”) is made and entered into this \_\_\_ day of \_\_\_\_\_ 2026, by and between the **BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS, STATE OF COLORADO** (the “County”) and **ACADEMY SPORTS TURF, INC.**, authorized to do business in Colorado (the “Contractor”). The County and the Contractor are hereinafter collectively referred to as the “Parties” and individually to as a “Party.”

### WITNESSETH:

**WHEREAS**, the County is utilizing the cooperative price agreement administered through the 1Government Procurement Alliance (1GPA), Contract #25-06PV-04, for furnishing all labor, tools, supplies, equipment, materials, and everything necessary and required for the construction and/or replacement of two synthetic fields including but not limited to turf material, installation, sub-base aggregate laser grading, and labor in Douglas County, located at Highland Heritage Regional Park, fields E and F, 9651 S. Quebec Street, Littleton, CO 80130; and

**WHEREAS**, the Contractor is now willing and able to perform all of said work in accordance with the Contract Documents and its proposal.

**NOW, THEREFORE**, for and in consideration of the compensation to be paid the Contractor, the mutual agreements hereinafter contained, and subject to the terms hereinafter stated, the Parties agree as follows:

**1. CONTRACT DOCUMENTS:** It is agreed by the Parties hereto that the following list of instruments, drawings and documents which are attached hereto and bound herewith or incorporated herein by reference constitute and shall be referred to either as the Contract Documents or the Contract, and all of said instruments, drawings and documents taken together as a whole constitute the Contract between the Parties hereto, and they are as fully a part of and incorporated into this Agreement as if they were set out verbatim and in full herein:

- Contract
- Performance Bond
- Payment Bond
- 1GPA Contract #25-06PV-04
- Exhibit A - Scope of Services
- Exhibit B - Insurance Requirements
- Exhibit C – Method of Payment

**2. SCOPE OF WORK:** The Contractor agrees to and shall furnish all labor and tools, supplies, equipment, superintendence, materials and everything necessary for and required to do, perform and complete all of the work described, drawn, set forth, shown and included in said Contract Documents.

**3. TERMS OF PERFORMANCE:** The Contractor agrees to begin the performance of the work required under this Contract within ten (10) days after being notified to commence work by the County’s Authorized Representative pursuant to a Notice to Proceed and agrees to substantially

complete said work in its entirety by **August 1, 2026**, exact number of days for completion to be determined upon Notice to Proceed. This period of performance is also referred to as the Contract Time. The Contractor is not authorized to commence work prior to its receipt of the Notice to Proceed.

**4. LIQUIDATED DAMAGES:** There will be no liquidated damages for this Contract.

**5. TERMS OF PAYMENT:** Subject to additions and deletions pursuant to Change Order and other provisions of the Contract Documents, The County agrees to pay the Contractor for the performance and completion of all of the work as required by the Contract Documents, and the Contractor agrees to accept as its full and only compensation therefore, subject to additions and deletions pursuant to Change Order and other provisions of the Contract Documents, the total lump sum amount of **ONE MILLION DOLLARS AND ZERO CENTS (\$1,000,000.00)** payable pursuant to the Contract Documents. Any work accomplished and put in place by the Contractor above and beyond the appropriated and allocated funds for each budget year will be done at the Contractor's risk.

**6. INVOICING PROCEDURES:** Payments shall be made to the Contractor based upon invoices submitted by the Contractor, provided such invoices have been approved by the Authorized Representative. Payments will be made to the Contractor within thirty (30) days or within a mutually agreed-upon period after County has received complete invoices from the Contractor. The County reserves the right to require such additional documentation, including monthly activity reports detailing the Contractor's activities and services rendered, as the County deems appropriate to support the payments to the Contractor. The signature of an officer of the Contractor shall appear on all invoices certifying that the invoice has been examined and found to be correct.

**7. ANNUAL APPROPRIATIONS:** This appropriation is for the fiscal year ending **December 31, 2026**. The County is not under obligation to make any future apportionment or allocation to this Contract. Any work performed in excess of amounts appropriated shall be solely the risk of the Contractor. Notwithstanding any other term of this Contract, it is expressly understood and agreed that: (1) any County financial obligation, whether direct or contingent, for all or any part of the work under this Contract, shall extend only to monies duly and lawfully appropriated and budgeted by the County and encumbered for the purposes of this Contract; (2) County does not by this Contract irrevocably pledge present cash reserves for payments in this or future fiscal years; (3) this Contract is not intended to create a multiple-fiscal year direct or indirect debt or financial obligation of County; (4) the obligation of County for expenditure obligations, if any, arising during any subsequent fiscal year in which this Contract could be extended and be in effect shall only extend to utilization and payment of monies appropriated and budgeted and encumbered for the purpose of this Contract in the fiscal year in which obligations arise; and (5) no change order may be issued requiring compensation work which causes the aggregate amount payable under the Contract to exceed the amounts appropriated, budgeted and encumbered for the payment of this Contract in the fiscal year in which such obligations arise, unless the Contractor is given written assurance by the County that lawful appropriations to cover the cost of the additional work have been made or unless such work is covered under a remedy-granting provision in the Contract. Any work completed for this Contract shall be secured from harm until future moneys are appropriated so that additional work may commence. In the event a future appropriation is made by the County, County will inform contractor in writing of any amounts appropriated for work proposed herein.

**8. TAXES:** The Contractor shall apply to the State Revenue Department for an exemption certificate to exempt it from having to pay sales and use tax.

**9. PERMITS AND LICENSES:** Unless otherwise provided, the Contractor shall procure all permits and licenses pay all charges and fees including, but not limited to, all inspection charges of agencies having appropriate jurisdiction, give all notices necessary and incidental to the due and lawful construction of the Project. County may assist Contractor, when necessary, in obtaining such permits and licenses.

**10. INDEMNIFICATION:** The County cannot and by this Contract does not agree to indemnify, hold harmless, exonerate or assume the defense of the Contractor or any other person or entity whatsoever, for any purpose whatsoever. The Contractor shall defend, indemnify and hold harmless the County, its commissioners, officials, officers, directors, agents and employees from any and all claims, demands, suits, actions or proceedings of any kind or nature whatsoever, including Workers' Compensation claims, in any way resulting from or arising from the services rendered under this Contract; provided, however, that the Contractor need not indemnify or save harmless the County, its officers, agents and employees from damages resulting from the sole negligence of the County's commissioners, officials, officers, directors, agents and employees.

**11. CONTRACT BINDING:** It is agreed that this Contract shall be binding on and inure to the benefit of the Parties hereto, their heirs, executors, administrators, assigns and successors.

**12. SEVERABILITY:** If any part, portion or provision of this Contract shall be found or declared null, void, or unenforceable for any reason whatsoever by any court of competent jurisdiction or any governmental agency having authority thereover, only such part, portion or provision shall be affected thereby and all other parts, portions and provisions of this Contract shall remain in full force and effect.

**13. ASSIGNMENT:** The Contractor shall not assign the whole or any part of its duties, rights and interest in this Contract without first obtaining the written consent of the County.

**14. JOINT VENTURE:** If the Contractor is a Joint Venture, the partners to the Joint Venture shall be jointly and severally liable to the County for the performance of all duties and obligations of the Contractor which are set forth in the Contract.

**15. NO WAIVER OF GOVERNMENTAL IMMUNITY ACT:** The Parties hereto understand and agree that the County, its commissioners, officials, officers, directors, agents and employees, are relying on, and do not waive or intend to waive by any provisions of this Contract, the monetary limitations or any other rights, immunities and protections provided by the Colorado Governmental Immunity Act, §§ 24-10-101 to 120, C.R.S., or otherwise available to the County.

**16. INDEPENDENT CONTRACTOR:** Contractor is an independent contractor. Notwithstanding any provision of this Contract, all personnel assigned by Contractor to perform work under this Contract shall be and remain at all times, employees of Contractor for all purposes. It is not intended nor shall it be construed that the Contractor, its employees or volunteers are agents, employees or officers of the County for any purpose whatsoever.

**17. OWNERSHIP OF DOCUMENTS:** Drawings, specifications, guidelines and any other documents prepared by Contractor in connection with this Agreement shall be the property of the County.

**18. INSURANCE:** The Contractor shall be required to maintain the insurance requirements provided in Exhibit B, attached hereto, and incorporated herein by reference.

**19. POLITICAL CONTRIBUTIONS PROHIBITED:** Pursuant to Section 15 of Article XXVIII of the Colorado Constitution, there is a presumption of impropriety between contributions to any campaign and sole source government contracts. Therefore, the Contractor agrees, that in the event Contractor is awarded sole source contracts by the State or any of its political subdivisions exceeding One Hundred Thousand Dollars (\$100,000.00) cumulatively from any and all governmental entities within a calendar year, Contractor shall, for the duration of this Agreement and for two (2) years thereafter, cease making, causing to be made, or inducing by any means, a contribution, directly or indirectly, on behalf of any political party or for the benefit of any candidate for any elected office of the State or any of its political subdivisions. Further, pursuant to Section 16 of Article XXVIII of the Colorado Constitution, in the event that the Contractor is awarded sole source contracts in excess of the amounts discussed herein, Contractor shall promptly prepare and deliver to the executive director of the Colorado Department of Personnel, a true and correct "Government Contract Summary," for this Agreement in a form acceptable to that office.

**20. COLORADO LABOR PREFERENCE:** The provisions of Sections 8-17-101 and 102, C.R.S., are applicable to this Contract. Colorado labor must be employed to perform the work to the extent of not less than eighty percent of each type or class of labor in the several classifications of skilled and common labor employed on the Project. "Colorado labor" means any person who is a resident of the State of Colorado, at the time of employment, without discrimination as to race, color, creed, sex, age, or religion except when sex or age is a bona fide occupational qualification.

**21. COMPLIANCE WITH ALL LAWS AND REGULATIONS:** All of the work performed under this Contract by the Contractor shall comply with all applicable laws, rules, regulations and codes of the United States and the State of Colorado. The Contractor shall also comply with all applicable ordinances, regulations, and resolutions of the County and shall commit no trespass on any public or private property in the performance of any of the work embraced by this Contract.

**22. ENTIRE AGREEMENT:** The Parties acknowledge and agree that the provisions contained herein constitute the entire agreement and that all representations made by any commissioner, official, officer, director, agent or employee of the respective Parties unless included herein are null and void and of no effect. No alterations, amendments, changes or modifications to this Contract, except those which are expressly reserved herein to the Authorized Representative, shall be valid unless they are contained in writing and executed by all the Parties with the same formality as this Contract.

**23. COUNTY EXECUTION OF CONTRACT:** This Contract is expressly subject to and shall not be or become effective or binding on the County, until execution by all signatories of the County.

**24. FORCE MAJEURE:** No Party shall be liable for failure to perform hereunder if such failure is the result of *force majeure*. Any time limit shall be extended for the period of any delay resulting from any *force majeure*, or this Contract may be terminated if such delay makes performance of the Contract impossible or impracticable. *Force majeure* shall mean causes beyond the reasonable control of a Party such as, but not limited to, weather conditions, acts of God, strikes, work stoppages, unavailability of or delay in receiving labor or materials, faults by contractors, subcontractors, utility companies or third parties, fire or other casualty or action of government authorities.

**IN WITNESS WHEREOF,** the County and Contractor have executed this Contract as of the above date.



## PERFORMANCE BOND

**KNOW ALL MEN BY THESE PRESENTS**, that we, the undersigned **Academy Sports Turf, Inc., LLC** a corporation organized under the laws of the State of Colorado, hereinafter referred to as the "Contractor" and **HUB International Midwest, LTD**, a corporation organized under the laws of the **State of Illinois**, and authorized to transact business in the State of Colorado, hereinafter referred to as Surety, are held and firmly bound unto the COUNTY OF DOUGLAS, a political subdivision of the State of Colorado, hereinafter referred to as the "COUNTY", in the penal sum **ONE MILLION DOLLARS AND ZERO CENTS (\$1,000,00.00)** of lawful money of the United States of America, for the payment of which sum the Contractor and Surety bind themselves and their heirs, executors, administrators, successors and assigns, jointly and severally by these presents.

**WHEREAS**, the above Contractor has on \_\_\_\_\_, entered into a written contract with the County for furnishing all labor, materials, equipment, tools, superintendence, and other facilities and accessories for the construction of Contract No. 1GPA#25-06PV-04, in accordance with the all Contract Documents therefor which are incorporated herein by reference and made a part hereof, and are herein referred to as the Contract.

**NOW, THEREFORE**, the condition of this performance bond is such that if the Contractor:

1. Promptly and faithfully observes, abides by and performs each and every covenant, condition and part of said Contract, including, but not limited to, its warranty provisions, in the time and manner prescribed in the Contract, and
2. Pays the County all losses, damages (liquidated or actual, including, but not limited to, damages caused by delays in the performance of the Contract), expenses, costs and attorneys' fees, that the County sustains resulting from any breach or default by the Contractor under the Contract, then this bond is void; otherwise, it shall remain in full force and effect.

**IN ADDITION**, if said Contractor fails to duly pay for any labor, materials, team hire, sustenance, provisions, provender, or any other supplies used or consumed by said Contractor or its subcontractors in its performance of the work contracted to be done or fails to pay any person who supplies rental machinery, tools, or equipment, all amounts due as the result of the use of such machinery, tools, or equipment in the prosecution of the work, the Surety shall pay the same in an amount not exceeding the amount of this obligation, together with interest as provided by law.

**PROVIDED FURTHER**, that the said Surety, for value received, hereby stipulates and agrees that any and all changes in the Contract or compliance or noncompliance with the formalities in the Contract for making such changes shall not affect the Surety's obligations under this bond and the Surety hereby waives notice of any such changes.

[END OF PAGE]

IN WITNESS WHEREOF, said Contractor and said Surety have executed these presents as of \_\_\_\_\_.

\_\_\_\_\_  
CONTRACTOR

By: \_\_\_\_\_  
President

\_\_\_\_\_  
SURETY

By: \_\_\_\_\_  
Attorney-in-Fact

(Accompany this bond with Attorney-in-Fact's authority from the Surety to execute bond, certified to include the date of the bond.)

**PAYMENT BOND**

**KNOW ALL MEN BY THESE PRESENTS**, that we, the undersigned **Academy Sports Turf, Inc.** a corporation organized under the laws of the State of Colorado, hereinafter referred to as the "Contractor" and **HUB International Midwest, LTD**, a corporation organized under the laws of the **State of Illinios**, and authorized to transact business in the State of Colorado, hereinafter referred to as Surety, are held and firmly bound unto the COUNTY OF DOUGLAS, a political subdivision of the State of Colorado, hereinafter referred to as the "COUNTY", in the penal sum of **ONE MILLION DOLLARS AND ZERO CENTS (\$1,000,00.00)**, lawful money of the United States of America, for the payment of which sum the Contractor and Surety bind themselves and their heirs, executors, administrators, successors and assigns, jointly and severally by these presents.

The above Contractor has on the \_\_\_\_\_, entered into a written contract with the County for furnishing all labor, materials, equipment, tools, superintendence, and other facilities and accessories for the construction of Contract No. 1GPA#25-06PV-04, in accordance with all Contract Documents therefor which are incorporated herein by reference and made a part hereof, and are herein referred to as the Contract.

**NOW, THEREFORE**, the condition of this payment bond obligation is such that if the Contractor shall at all times promptly make payments of all amounts lawfully due to all persons supplying or furnishing it or its subcontractors with labor and materials, rental machinery, tools, or equipment, used or performed in the prosecution of work provided for in the above Contract and shall indemnify and save harmless the County to the extent of any and all payments in connection with the carrying out of such Contract which the County may be required to make under the law, then this obligation shall be null and void, otherwise, it shall remain in full force and effect;

**PROVIDED FURTHER**, that the said Surety, for value received, hereby stipulates and agrees that any and all changes in the Contract, or compliance or noncompliance with the formalities in the Contract for making such changes shall not affect the Surety's obligations under this bond and the Surety hereby waives notice of any such changes.

[END OF PAGE]

**IN WITNESS WHEREOF**, said Contractor and said Surety have executed these presents as of this \_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
CONTRACTOR

By: \_\_\_\_\_  
President

\_\_\_\_\_  
SURETY

By: \_\_\_\_\_  
Attorney-in-Fact

(Accompany this bond with Attorney-in-Fact's authority from the Surety to execute bond, certified to include the date of the bond.)



**DETERMINATION: BID AND CONTRACT SECURITY**  
**Turf, Tracks, Courts, and Other Surfaces**  
**Invitation for Bid # 25-06PV**

In accordance with A.A.C. R7-2-1078 it shall be determined in writing that a contract for materials or services may require a bid and performance bond or other security to guarantee faithful bid and contract performance, as deemed to be advantageous to the school district.

1GPA/Lead Agency has determined the necessity of a bid bond in the amount of \$100,000 as a guarantee that the contractor will enter into a contract. Bid security as a percentage of the bid amount is unacceptable, as this is a term contract with no specific bid amount. The need for performance and payment bonds will be determined by the Member on a project basis.

Based upon these factors, 1GPA/Lead Agency has determined the necessity of a bid and contract security for Turf, Tracks, Courts, and Other Surfaces.

*Christy Knorr*

Christy Knorr, President  
1GPA

*Eva Calles*

Eva Calles, Director of Purchasing  
Paradise Valley Unified School District

## **EXHIBIT A**

### **Scope of Services**

The following is for the synthetic turf scope and proposal that the County requested for the Highland Heritage Regional Park fields E and F turf replacement projects in Littleton, CO. The Contractor's proposal is based on removing and installing approximately 96,000 square feet of sports turf for each field, or a total of 195,000 square feet.

#### Inclusions:

1. Mobilization to the job site
2. Provide proper access to the fields
3. Remove existing sand and crumb rubber infill and haul from the site
4. Cut, roll up, and remove existing synthetic turf and haul from the site
5. Check nailer board and replace it as necessary
6. Check base for planarity, add crusher fines as needed, compact, and laser grade
7. Supply and install MaxFlo+ undersurface pad
8. **Base Proposal- Pile Fiber Turf System – Tencate Pivot 100 Performance Turf at 100 oz. and 1.5” (Tufted)**
9. Roll out turf, set and seam panels by gluing
10. Permanent striping for football (white), soccer (yellow), and lacrosse (red) per shop drawings
11. Conduct pre-infill walk-through with owner to ensure compliance
12. Supply and install Pivot Cool at approximately 2.5# per square foot
13. Secure to nailer board upon completion
14. G-max test of each field to ensure compliance

**EXHIBIT B**  
**Insurance Requirements**

The Contractor agrees to procure and maintain with insurers with an A- or better rating as determined by Best's Key Rating Guide, at its own expense, the following policies of insurance:

(a) Workers' Compensation insurance to cover obligations imposed by applicable laws for any employee engaged in the performance of work under this contract, and Employers' Liability insurance with the following limits:

Workers' Compensation:	Statutory
Employers' Liability:	\$1,000,000

(b) Commercial General Liability insurance with minimum combined single limits of ONE MILLION DOLLARS (\$1,000,000) each occurrence and TWO MILLION DOLLARS (\$2,000,000) aggregate. The policy will be applicable to all premises and operations. The policy will include coverage for bodily injury, broad form property damage (including completed operations), personal injury (including coverage for contractual and employee acts), blanket contractual, independent contractors, products, and completed operations. The policy will include coverage for explosion, collapse and underground hazards. The policy will contain a severability of interests provision.

(c) Commercial Automobile Liability insurance with minimum combined single limits for bodily injury and property damage of not less than ONE MILLION DOLLARS (\$1,000,000) each occurrence with respect to each of Contractor's owned, hired and non-owned vehicles assigned to or used in performance of the services. The policy will contain a severability of interests provision.

The required Commercial General Liability and Commercial Automobile Liability policies will be endorsed to include Douglas County as a Certificate Holder and name Douglas County, its officers and employees as additional insureds. The required Workers' Compensation policy will be endorsed to include Douglas County as a Certificate Holder. Douglas County reserves the right to request and receive a certified copy of any policy and any endorsement thereto.

The certificates of insurance will be provided to Douglas County by the Contractor's insurance agent or carrier as evidence that policies providing the required coverages, conditions, and minimum limits are in full force and effect. The completed certificates of insurance and any notices, within 20 days of cancellation, termination, or material change will be sent to:

Megan Datwyler  
Douglas County  
Risk Management  
100 Third Street  
Castle Rock, Colorado 80104

The Contractor will not be relieved of any liability, claims, demands, or other obligations assumed by its failure to procure or maintain insurance, or its failure to procure or maintain insurance in sufficient amounts, durations, or types.

Failure on the part of the Contractor to procure or maintain policies providing the required coverages, conditions and minimum limits will constitute a material breach of contract upon which Douglas County may immediately terminate this contract.

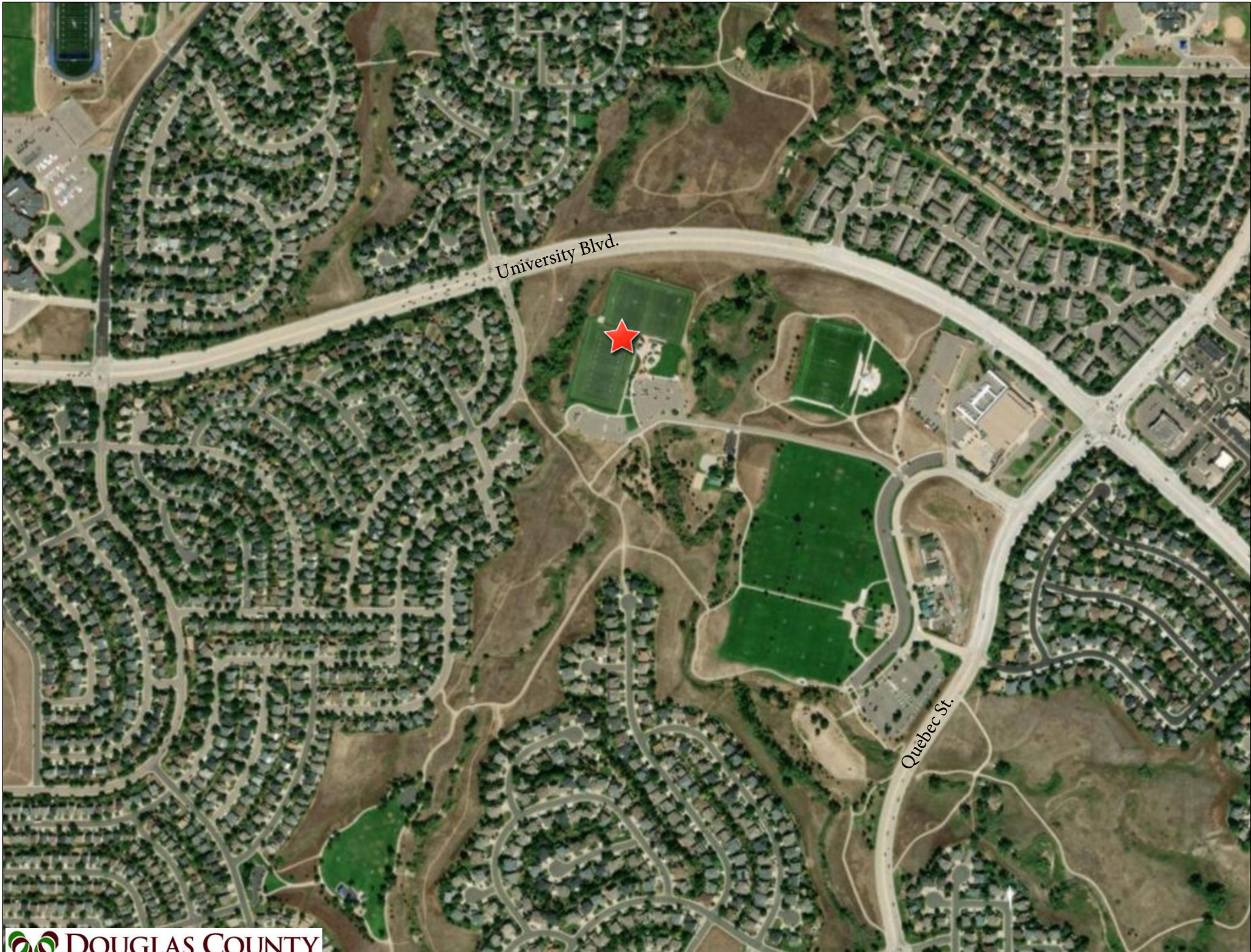
The Parties hereto understand and agree that Douglas County is relying on, and does not waive or intend to waive by any provision of this contract, the monetary limitations (presently \$150,000 per person and \$600,000 per occurrence) or any other rights, immunities, and protections provided by the Colorado Governmental Immunity Act, Sections 24-10-101 et seq., C.R.S., as from time to time amended, or otherwise available to Douglas County, its officers, or its employees.

**Exhibit C**  
**Method of Payment**

Parties agree that the Contractor will submit invoices on the first of the month and pursuant to this Contract, section #6 Invoicing Procedures.

(continued on next page)





University Blvd.

Quebec St.