# 1. Project Identification and Overview

**1.1 Project**

Richard Craig Park Athletic Complex Renovation
Henry County Parks & Recreation
McDonough, Georgia

# Executive Summary

The Richard Craig Park Athletic Complex Renovation is a comprehensive turnkey modernization of one of Henry County Parks & Recreation's premier baseball and softball facilities. The project includes the **phased renovation** of eight conventional baseball and softball fields, the Sunshine League therapeutic field, the concession facility, and all associated site improvements necessary to deliver a fully operational, safe, ADA-accessible, and tournament-quality athletic complex capable of supporting recreational programming, league play, Sunshine League activities, regional tournaments, and community events. **Construction shall be completed in two phases to minimize disruptions to park operations and recreational programming. Phase One shall include the complete renovation and turnover of Fields 1 through 5, including all associated infrastructure and site improvements required to place those facilities into full operational service. Upon completion, testing, final acceptance, and return of Phase One to Henry County Parks & Recreation for public use, the Contractor shall proceed with Phase Two consisting of the complete renovation of Fields 6 through 8, the Sunshine League therapeutic field, the concession building renovation, batting cage improvements, and all remaining site improvements. The Contractor shall coordinate all work with Henry County Parks & Recreation to maintain scheduled recreational programming and minimize disruptions throughout the duration of the project.**

The Work includes, but is not limited to, selective demolition; earthwork; laser grading; drainage improvements; complete replacement of irrigation systems; installation of certified 419 Bermuda sod; reconstruction of athletic infields utilizing new athletic infield mix and topdressing; renovation of the Sunshine League therapeutic field with a specialized ADA-accessible cushioned playing surface; construction of reinforced concrete sidewalks, accessible routes, equipment pads, retaining curbs, dugout roof systems, renovation of the existing concession facility, and miscellaneous site improvements. The project also includes installation of new **9-gauge galvanized chain-link fencing**, complete backstop systems with overhead safety netting, **30-foot black powder-coated backstop support poles**, pedestrian and maintenance gates, **20-foot-tall, minimum 3-inch diameter black powder-coated foul poles**, premium black athletic backstop padding, custom black commercial-grade windscreens featuring the **Henry**

**County Parks & Recreation** and **City of McDonough** logos, home run markers installed on the outfield fencing of all conventional fields, renovation of the existing 60-foot by 81-foot batting cage facility into a five-station training complex with synthetic turf and a sliding curtain divider system, demolition of the existing score tower slab, and restoration of all disturbed areas required for a complete turnkey installation.

The concession facility renovation shall include all labor, materials, equipment, supervision, and incidentals necessary to modernize the building, including new energy-efficient LED lighting, electrical upgrades, commercial restroom improvements, new restroom partitions, epoxy wall coatings, interior and exterior painting, ventilation improvements, accessibility upgrades, and all associated work necessary to provide a fully operational concession and restroom facility.

The Contractor shall serve as the single-source turnkey contractor and shall be solely responsible for furnishing, coordinating, and completing all work associated with the project. This responsibility shall include all civil, structural, architectural, electrical, mechanical, plumbing, irrigation, concrete, fencing, athletic surfacing, and specialty improvements necessary to deliver a complete and fully operational athletic complex. The Contractor shall provide all electrical infrastructure, conduit, wiring, disconnects, controls, testing, commissioning, and final power connections necessary to place all scoreboards, irrigation controllers, concession facilities, electrical equipment, and associated park infrastructure into complete operational service. The Contractor shall coordinate directly with the serving utility provider and all applicable permitting agencies to ensure all electrical systems are installed, energized, tested, and fully operational upon project completion.

In addition to all required Georgia 811 utility notifications, the Contractor shall be solely responsible for obtaining and performing all required private utility locating services prior to excavation. The Contractor shall verify the location of all existing underground utilities and shall be responsible for protecting all known and discovered utilities throughout construction. Any damage resulting from failure to properly locate, verify, or protect existing utilities shall be repaired or replaced by the Contractor at no additional cost to the Owner.

Accessibility is a primary objective of this project. All sidewalks, pedestrian routes, gates, dugouts, concession facilities, spectator areas, and site improvements shall be designed and constructed to meet or exceed applicable ADA accessibility requirements while providing safe, continuous, and barrier-free access throughout the athletic complex. The Sunshine League therapeutic field shall receive specialized improvements that preserve and enhance its inclusive, barrier-free playing environment through the installation of a cushioned therapeutic playing surface, accessible transitions, safety improvements, protective padding, and enhanced access for athletes of all abilities.

The Contractor shall provide all labor, supervision, materials, equipment, permits, subcontractors, project management, transportation, testing, inspections, cleanup, warranties, and incidentals necessary to complete the project as a single-prime turnkey contract. The Contractor shall also include all miscellaneous work required for a complete and operational facility, including unforeseen electrical modifications, utility coordination, field adjustments, and all work reasonably inferable from the Contract Documents. The Contractor shall include a **ten percent (10%) construction contingency allowance** within the Base Bid to address unforeseen conditions, concealed site conditions, utility conflicts, minor Owner-directed scope adjustments, and miscellaneous work necessary to successfully deliver the completed athletic complex. Expenditures from the contingency allowance shall require prior written authorization from Henry County Parks & Recreation, and any unused contingency funds shall be returned to the Owner through the final project reconciliation.

Upon completion, the Richard Craig Park Athletic Complex will provide Henry County Parks & Recreation with a modern, safe, fully accessible, and tournament-quality athletic facility that enhances player safety, improves field performance and drainage, strengthens operational efficiency, modernizes the concession and support facilities, showcases the identities of **Henry County Parks & Recreation** and the **City of McDonough** through custom branding elements, and provides a premier destination for Sunshine League activities, youth athletics, league play, regional tournaments, and community events for decades to come.

This version now mirrors the Hidden Valley phasing language while accounting for Richard Craig's layout and should give bidders clear expectations that **Phase One must be completed, accepted, and returned to service before Phase Two begins**.

The Richard Craig Park Athletic Complex Renovation is a comprehensive turnkey modernization of one of Henry County Parks & Recreation's premier baseball and softball facilities. The project includes the complete renovation of eight conventional baseball and softball fields, the Sunshine League therapeutic field, and all associated site improvements. Work includes, but is not limited to, selective demolition; laser grading and reconstruction of athletic field surfaces; drainage improvements; complete replacement of irrigation systems; installation of certified 419 Bermuda sod; reconstruction of skinned infields; installation of new galvanized athletic fencing, backstop systems, overhead netting, custom backstop padding, custom windscreens, foul poles, dugout roof systems, and associated field amenities; construction of new concrete sidewalks and accessibility improvements; demolition of the existing score tower slab; renovation of the existing batting cage facility; and restoration of all disturbed areas.

The Contractor shall serve as the single-source turnkey contractor and shall be responsible for the coordination and completion of all trades necessary to deliver a fully operational athletic complex. This responsibility shall include **all electrical work associated with the project**, including but not limited to providing power to scoreboards, irrigation controllers, electrical equipment, and any additional electrical infrastructure, utility extensions, conduit, wiring, connections, or unforeseen electrical work required to place all systems into complete operational service. The Contractor shall coordinate all electrical work with the appropriate utility providers, permitting agencies, and the Owner to ensure all systems are installed, tested, commissioned, and fully functional upon project completion.

Accessibility is a primary objective of this project. All pedestrian routes, sidewalks, gates, and site improvements shall be designed and constructed to exceed minimum ADA accessibility requirements by providing wider pedestrian walkways, barrier-free transitions, enhanced accessible routes, and improved access for athletes, spectators, coaches, staff, and visitors of all abilities. The Sunshine League therapeutic field shall receive specialized improvements that preserve and enhance its barrier-free playing environment while maintaining its unique therapeutic and accessible design.

The Contractor shall include within the Base Bid a **ten percent (10%) construction contingency allowance** to address unforeseen conditions, utility conflicts, concealed site conditions, minor design adjustments, electrical modifications, and miscellaneous work necessary to deliver a complete turnkey project. Expenditures from the contingency allowance shall require prior written authorization from Henry County Parks & Recreation, and any unused contingency funds shall be returned to the Owner through the final project reconciliation.

Upon completion, Henry County Parks & Recreation will have a fully renovated, safe, durable, and tournament-quality athletic complex that improves field playability, drainage performance, accessibility, operational efficiency, and long-term maintainability. The completed facility will support local recreation programs, Sunshine League activities, league play, tournaments, and community events for many years to come.

## 1.2 Description

The project consists of the turnkey renovation of the Richard Craig Park Athletic Complex, including eight conventional baseball and softball fields, the Sunshine League therapeutic field, and all associated site improvements. The Work includes, but is not limited to, selective demolition; earthwork; laser grading; drainage improvements; complete replacement of irrigation systems; installation of certified 419 Bermuda sod; reconstruction of athletic infields utilizing new athletic infield mix and topdressing; installation of new **9-gauge galvanized chain-link fencing** throughout the athletic complex, with **black vinyl-coated fencing at the Sunshine League therapeutic field**; installation of new **30-foot black powder-coated backstop support poles**, overhead

backstop netting systems, pedestrian and maintenance gates, **20-foot black powder-coated foul poles**, custom black backstop padding, custom black windscreens featuring the **Henry County Parks & Recreation** logo and the **City of McDonough** logo, home run distance markers, dugout roof systems, new concrete sidewalks, accessible routes exceeding minimum ADA requirements, miscellaneous site improvements, demolition of the existing score tower slab, renovation of the existing batting cage facility, and restoration of all disturbed areas. Upon completion, the Contractor shall provide a complete, fully operational, turnkey athletic complex ready for immediate use by Henry County Parks & Recreation.

### 1.3 Project Objective

The objective of this project is to provide Henry County Parks & Recreation with a modern, fully accessible, tournament-quality athletic complex that exceeds minimum ADA accessibility requirements while improving player safety, field performance, drainage, operational efficiency, and long-term facility sustainability. The Contractor shall furnish all labor, supervision, materials, equipment, transportation, tools, permits, and incidentals necessary to deliver the project as a complete turnkey installation.

### 1.4 Owner

The Owner is Henry County Parks & Recreation. The Owner will provide construction drawings, project specifications, and the intended layout of the athletic complex. The Contractor shall verify all field dimensions, utility locations, grades, and existing site conditions prior to the commencement of construction.

# 2. Turnkey Intent and Single-Prime Responsibility

### 2.1 Single-Prime Responsibility

The Contractor shall serve as the single point of responsibility for the complete execution of the Work and shall coordinate all subcontractors, suppliers, and specialty trades necessary to deliver a fully operational athletic complex.

### 2.2 Turnkey Delivery

The Work shall be provided as a complete turnkey project. The Contractor shall furnish all labor, supervision, materials, equipment, transportation, tools, testing, inspections, and

incidental items required for a complete installation, whether specifically identified within this Scope of Work or reasonably necessary to produce the intended finished product.

### 2.3 Verification of Existing Conditions

Prior to beginning construction, the Contractor shall verify all existing site conditions, field dimensions, grades, utility locations, and quantities. Any discrepancies shall be reported to the Owner before construction proceeds.

### 2.4 Project Coordination

The Contractor shall coordinate construction activities with Henry County Parks & Recreation to minimize disruptions to ongoing park operations. Safe pedestrian access shall be maintained whenever practical, and all construction areas shall be properly secured, protected, and identified throughout the duration of the project.

# 3. General Requirements

### 3.1 Permits and Regulatory Compliance

The Contractor shall obtain all permits, licenses, inspections, and approvals required to complete the Work. All construction shall comply with applicable federal, state, and local regulations, including accessibility requirements, erosion and sediment control regulations, environmental requirements, and applicable building codes.

### 3.2 Safety and Site Security

The Contractor shall maintain a safe, clean, and secure construction site throughout the project. Appropriate barriers, fencing, erosion control measures, signage, and traffic control devices shall be provided as necessary to protect park visitors, employees, and construction personnel.

### 3.3 Utility Locates

The Contractor shall be responsible for locating and protecting all existing underground and overhead utilities prior to excavation or demolition. Any damage to existing utilities resulting from construction operations shall be repaired at no additional cost to the Owner.

### 3.4 Project Scheduling and Submittals

The Contractor shall provide a detailed construction schedule, shop drawings, product data, material submittals, quality control documentation, and other information necessary for project coordination and execution.

**3.5 Mobilization**

The Contractor shall furnish all temporary facilities, equipment, utilities, erosion control measures, storage areas, and project support necessary to perform the Work. Construction limits shall be clearly identified and protected throughout the duration of the project.

**3.6 Protection of Existing Facilities**

The Contractor shall protect all existing facilities, utilities, sidewalks, roadways, landscaping, structures, and improvements designated to remain. Any damage caused by construction activities shall be repaired or replaced at no additional cost to the Owner.

**3.7 Demolition and Removal**

The Contractor shall perform all demolition necessary to complete the project, including removal and legal disposal of existing turf, fencing, concrete, structures, utilities, and miscellaneous site improvements as required by the construction documents. All demolition debris shall be removed from the project site and legally disposed of off-site.

**3.8 Site Cleanup**

The Contractor shall maintain the project site in a clean and orderly condition throughout construction. Upon completion of the Work, all construction debris, excess materials, temporary facilities, and equipment shall be removed from the site, leaving the athletic complex in a clean, finished, and operational condition.

# 4. Athletic Field Renovations (Fields 1–8)

## 4.1 General Scope

The Contractor shall renovate all eight conventional baseball and softball fields to provide safe, properly drained, tournament-quality playing surfaces suitable for youth and adult athletics. Work shall include, but not be limited to, selective demolition, removal of existing turf and unsuitable materials, subgrade preparation, laser grading, drainage corrections, irrigation improvements, installation of certified 419 Bermuda sod, reconstruction of skinned infields utilizing athletic infield mix, application of topdressing, fine grading, and restoration of all disturbed areas. All work shall conform to the Owner's approved field layout and final grades.

## 4.2 Field Renovation Quantities

| Field | 419 Bermuda Sod | Infield Mix | Topdressing |
|---|---|---|---|
| Field 1 | 18,000 SF | 10 Tons | 40 Tons |
| Field 2 | 3,500 SF | 10 Tons | 7 Tons |
| Field 3 | Field quantities to be verified in the field by the Contractor. | | |
| Field 4 | 10,500 SF | 40 Tons | 22 Tons |
| Field 5 | 12,000 SF | 40 Tons | 25 Tons |
| Field 6 | 25,650 SF | 20 Tons | 55 Tons |
| Field 7 | 4,000 SF | 20 Tons | 9 Tons |
| Field 8 | 9,000 SF | 20 Tons | 20 Tons |

The quantities listed above are approximate and shall be verified by the Contractor prior to construction.

## 4.3 Field 1

The Contractor shall remove and dispose of all existing turf, loosen the subgrade, and laser grade the entire field to establish proper drainage. Irrigation components shall be repaired or replaced as required following field evaluation. Excess material shall be removed from the site. The Contractor shall install approximately **18,000 square feet** of certified 419 Bermuda sod, **10 tons** of athletic infield mix, and **40 tons** of topdressing or as required by the final field dimensions. Upon completion, the field shall be fine graded to provide a smooth, safe, and properly drained playing surface.

## 4.4 Field 2

The Contractor shall remove and dispose of existing infield turf, loosen the subgrade, and laser grade the infield to match the outfield elevations. Irrigation shall be repaired or replaced as required. Excess material shall be removed from the site. The Contractor shall install approximately **3,500 square feet** of certified 419 Bermuda sod, **10 tons** of athletic infield mix, and **7 tons** of topdressing or as required by the final field dimensions. The completed field shall be fine graded to provide a uniform playing surface.

## 4.5 Field 3 – Sunshine League Therapeutic Field

The Contractor shall renovate **Field 3**, the Sunshine League Therapeutic Recreation Field, to provide a safe, durable, and fully accessible recreational playing environment designed for athletes of all abilities. The existing field shall be renovated while preserving and enhancing its therapeutic purpose and inclusive design.

Work shall include demolition and removal of existing surface materials as required; subgrade preparation; laser grading; drainage improvements; irrigation modifications as necessary; installation of a new ADA-accessible cushioned safety playing surface with impact-attenuating padding; accessible transitions between all adjacent sidewalks, gates, dugouts, and spectator areas; and restoration of all disturbed areas.

The Contractor shall furnish and install a complete therapeutic playing surface system specifically designed for adaptive recreation and inclusive athletic programming. The finished surface shall provide a safe, slip-resistant, cushioned, and barrier-free environment that minimizes fall impacts while allowing unrestricted wheelchair mobility and accessibility.

All entrances, gates, walkways, player areas, dugouts, spectator viewing areas, and field access points serving the Sunshine League Field shall exceed minimum ADA accessibility requirements and provide safe, continuous access for participants, caregivers, coaches, officials, and spectators of all abilities.

Final field dimensions, materials, and surface system shall conform to the approved construction drawings and manufacturer's installation requirements.

## 4.6 Field 4

The Contractor shall remove and dispose of existing infield turf and approximately **6 feet** of turf lip surrounding the infield. The subgrade shall be loosened, and laser graded to match the outfield elevations. Irrigation shall be repaired or replaced as required. Excess material shall be removed from the site. The Contractor shall install approximately **10,500 square feet** of certified 419 Bermuda sod, **40 tons** of athletic infield mix, and **22 tons** of topdressing or as required by the final field dimensions. The completed field shall be fine graded to establish positive drainage and a smooth playing surface.

## 4.7 Field 5

The Contractor shall remove and dispose of existing infield turf and approximately **10 feet** of turf lip surrounding the infield. The subgrade shall be loosened, and laser graded to match the outfield elevations. Irrigation shall be repaired or replaced as required. Excess material shall be removed from the site. The Contractor shall install approximately **12,000 square feet** of certified 419 Bermuda sod, **40 tons** of athletic infield mix, and **25 tons** of topdressing or as required by the final field dimensions. Final grading shall provide a smooth, properly drained playing surface.

## 4.8 Field 6

The Contractor shall remove and dispose of all existing turf, loosen the subgrade, and laser grade the entire field. Irrigation shall be repaired or replaced as required. The Contractor shall install approximately **25,650 square feet** of certified 419 Bermuda sod, **20 tons** of athletic infield mix, and **55 tons** of topdressing or as required by the final field dimensions. Final grading shall establish positive drainage and a uniform playing surface.

## 4.9 Field 7

The Contractor shall remove and dispose of existing infield turf, loosen the subgrade, and laser grade the infield to match the outfield elevations. Irrigation shall be repaired or replaced as required. Excess material shall be removed from the site. The Contractor shall install approximately **4,000 square feet** of certified 419 Bermuda sod, **20 tons** of athletic infield mix, and **9 tons** of topdressing or as required by the final field dimensions. The completed field shall be fine graded to final elevations.

## 4.10 Field 8

The Contractor shall remove and dispose of all existing turf, loosen the subgrade, and laser grade the entire field. Irrigation shall be repaired or replaced as required. The Contractor shall install approximately **9,000 square feet** of certified 419 Bermuda sod, **20 tons** of athletic infield mix, and **20 tons** of topdressing or as required by the final field dimensions. Final grading shall establish a smooth, safe, and properly drained playing surface.

## 4.11 General Field Finishes

Following installation of sod, athletic infield mix, and topdressing, the Contractor shall fine grade each field to its final design elevations. Finished grades shall promote positive drainage away from playing surfaces while maintaining consistent slopes and transitions. The Contractor shall provide watering, mowing, fertilization, weed control, and general maintenance necessary to establish healthy turf until final acceptance by the Owner.

## 4.12 Quality Requirements

All grading shall be performed utilizing calibrated laser-guided equipment to achieve the specified finish grades. Finished athletic surfaces shall be smooth, uniform, and free of depressions, ruts, humps, or other irregularities. Certified 419 Bermuda sod shall be installed with tight joints and full root-to-soil contact. Athletic infield mix and topdressing materials shall be uniformly placed, compacted, and laser graded to produce consistent playing surfaces. Any deficiencies identified during construction or final inspection shall be corrected by the Contractor at no additional cost to the Owner.

# 5. Sunshine League Therapeutic Field

## 5.1 General Scope

The Contractor shall renovate the Sunshine League therapeutic field while preserving and enhancing its specialized barrier-free playing environment. Improvements shall include replacement of the existing therapeutic playing surface, accessibility enhancements, fencing improvements, concrete improvements, drainage modifications, dugout enhancements, and restoration of all disturbed areas.

## 5.2 Therapeutic Playing Surface

The Contractor shall inspect the existing therapeutic playing surface and repair or replace all damaged or deteriorated areas as necessary to provide a continuous, safe, cushioned, and fully accessible surface suitable for Sunshine League programming. All materials shall be compatible with the existing system and installed in accordance with the manufacturer's recommendations.

## 5.3 Accessibility Improvements

Accessibility improvements shall exceed minimum ADA requirements and include upgraded pedestrian routes, accessible gates, barrier-free transitions, concrete walkways, ramps, and other site improvements necessary to provide safe and convenient access for participants, coaches, spectators, and visitors of all abilities.

## 5.4 Concrete and Drainage Improvements

The Contractor shall replace or improve concrete sidewalks, ramps, equipment pads, and miscellaneous flatwork surrounding the Sunshine League field as required. Drainage improvements shall eliminate standing water and provide positive drainage away from the playing surface and accessible routes.

## 5.5 Fencing and Dugout Improvements

The Contractor shall furnish and install new black vinyl-coated fencing and gates surrounding the Sunshine League field as indicated on the plans. Existing dugouts and shade structures shall be renovated to match the overall improvements throughout the complex, including replacement of roof systems, structural repairs, painting, and accessibility enhancements.

### 5.6 Site Restoration

All disturbed landscape areas shall be fine graded, restored, and sodded with certified 419 Bermuda sod to match adjacent turf areas. Upon completion, the Sunshine League field shall provide a fully accessible, safe, and aesthetically consistent playing environment.

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# 6. Irrigation Systems

### 6.1 General

The Contractor shall furnish and install complete irrigation systems serving all conventional athletic fields, the Sunshine League field, and all associated turf areas. Existing irrigation components shall be evaluated and replaced or repaired as necessary to provide a fully operational system meeting the performance requirements of the Owner.

### 6.2 Irrigation Components

Work shall include all piping, sprinkler heads, valves, sleeves, controllers, wiring, quick couplers, backflow prevention devices, fittings, and miscellaneous components required for a complete installation. All materials shall be commercial-grade products designed for athletic field applications.

### 6.3 Installation

The Contractor shall install all irrigation components in accordance with the manufacturer's recommendations and accepted industry practices. Trenches shall be properly backfilled and compacted. Valve boxes shall be installed flush with finished grade, and controller locations shall be coordinated with the Owner.

### 6.4 Testing and Commissioning

Upon completion, the Contractor shall flush, pressure test, adjust, and commission the irrigation system. Each zone shall be tested to verify proper operation, head coverage, pressure, and uniformity. Necessary adjustments shall be completed prior to final acceptance.

### 6.5 Closeout Documentation

The Contractor shall provide complete irrigation as-built drawings, operating manuals, maintenance information, warranty documentation, and training for Owner personnel prior to project closeout.

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# 7. Drainage Improvements

### 7.1 General

The Contractor shall improve drainage throughout the athletic complex to provide positive surface and subsurface drainage for all renovated athletic fields and associated site improvements.

### 7.2 Surface Drainage

Finished grades shall be established using laser grading techniques to eliminate low areas and promote positive drainage away from playing surfaces. Field crowns, slopes, and surrounding grades shall direct stormwater toward designated drainage facilities.

### 7.3 Subsurface Drainage

Where required by the plans or field conditions, the Contractor shall install underdrains, perforated drainage piping, gravel backfill, filter fabric, and associated drainage components necessary to eliminate subsurface water accumulation.

### 7.4 Drainage Structures

The Contractor shall furnish and install catch basins, French drains, drainage piping, and other drainage structures as required to convey stormwater away from the athletic fields and into the existing stormwater system.

### 7.5 Final Drainage Performance

Upon completion, all renovated areas shall provide continuous positive drainage with no standing water remaining on playing surfaces, sidewalks, spectator areas, or accessible routes.

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# 8. Fencing, Backstops, Gates, and Foul Poles

## 8.1 General

The Contractor shall furnish and install all labor, supervision, materials, equipment, demolition, reinforced concrete foundations, and incidentals necessary to provide a complete athletic fencing system throughout the Richard Craig Park Athletic Complex. Work shall include demolition of existing fencing and backstop systems as required; installation of new **9-gauge galvanized chain-link fencing**, backstops, player protection fencing, overhead safety netting systems, custom backstop padding, custom windscreens, pedestrian and maintenance gates, foul poles, black powder-coated backstop support poles, and all associated hardware and accessories required for a complete turnkey installation.

## 8.2 Athletic Field Fencing and Backstop Systems

The Contractor shall furnish and install complete fencing and backstop systems for each conventional baseball and softball field. Work shall include new outfield fencing, backstop fencing, player protection fencing, overhead safety netting systems, structural support systems, reinforced concrete foundations, gates, hardware, fittings, tension wire, rails, braces, and all accessories necessary to provide a complete athletic field enclosure. Fence layouts, heights, and configurations shall conform to the approved construction drawings.

## 8.3 Fence Materials

All fencing shall consist of **9-gauge galvanized chain-link fabric** supported by **Schedule 40 galvanized steel posts, rails, braces, fittings, tension wire, tension bars, ties, reinforced concrete foundations, and all miscellaneous hardware** required for a complete installation. All fencing materials shall be commercial athletic field grade and designed for long-term outdoor use.

## 8.4 Backstop Support Systems and Netting

The Contractor shall furnish and install complete overhead backstop support systems for each athletic field. Each backstop support system shall include **30-foot-tall black powder-coated steel support poles with a minimum 3-inch diameter**, reinforced concrete foundations, overhead support cables, cable tensioning devices, attachment hardware, and all structural components required to support the complete backstop netting system.

The Contractor shall furnish and install all overhead and backstop netting required for each athletic field. Netting shall be commercial athletic-grade, UV-resistant, properly

tensioned, securely attached, and designed to withstand continuous athletic use and long-term outdoor exposure.

## 8.5 Gates

The Contractor shall furnish and install all pedestrian and maintenance gates complete with reinforced frames, hinges, latches, hardware, reinforced concrete foundations, and all accessories necessary for a complete installation. Accessible gates shall comply with all applicable accessibility requirements.

## 8.6 Custom Backstop Padding and Windscreens

The Contractor shall furnish and install premium athletic-grade impact padding on the home plate backstop of each conventional baseball and softball field. Padding shall consist of high-density impact foam encapsulated in heavy-duty UV-resistant black vinyl specifically manufactured for outdoor athletic facilities and securely attached utilizing manufacturer-approved fastening systems.

The Contractor shall also furnish and install custom black vinyl windscreens at locations designated by the Owner. Windscreens shall be commercial athletic-grade, UV-resistant, reinforced around all edges, and securely attached utilizing manufacturer-approved fastening systems.

Backstop padding and windscreens shall incorporate professionally manufactured custom graphics displaying the **Henry County Parks & Recreation** logo and the **City of McDonough** logo. Graphics shall be permanently incorporated utilizing fade-resistant materials designed for long-term outdoor exposure. Final artwork, sizing, layout, colors, and logo placement shall be submitted to the Owner for review and approval prior to fabrication.

## 8.7 Foul Poles

The Contractor shall furnish and install new permanent foul pole assemblies at each conventional baseball and softball field as indicated on the construction drawings. Each foul pole shall consist of a **minimum 3-inch diameter, 20-foot-tall black powder-coated steel pole** complete with reinforced concrete foundations, anchor systems, hardware, and all miscellaneous materials necessary for a complete installation.

Foul poles shall be installed plumb, securely anchored, and accurately aligned with the respective foul lines. Existing foul poles designated for replacement shall be removed in their entirety and legally disposed of off-site. Disturbed areas shall be backfilled, compacted, fine graded, and restored to match adjacent finished conditions.

## 8.8 Existing Fence Modifications

Existing fencing, backstops, support poles, gates, and associated components designated for removal shall be demolished, removed from the site, and legally disposed of off-site. Remaining fencing shall be modified as necessary to provide seamless transitions between new and existing installations.

### 8.9 Coordination

The Contractor shall coordinate all fencing, backstop systems, overhead netting, dugout improvements, sidewalks, concrete improvements, irrigation systems, custom backstop padding, custom windscreens, foul poles, and associated site improvements to provide a complete, fully integrated athletic complex.

### 8.10 Final Acceptance

Completed fencing systems, backstops, support poles, overhead netting, gates, foul poles, custom backstop padding, custom windscreens, and all associated accessories shall be free of defects, sagging, damage, misalignment, or installation deficiencies. The Contractor shall repair or replace any deficient work identified by the Owner prior to final acceptance.

## 9. Dugouts and Dugout Roofs

### 9.1 General

The Contractor shall renovate and improve the dugout facilities serving each athletic field. Work shall include demolition of existing roof systems where required; construction of new dugout roof assemblies; structural modifications; concrete improvements; painting; and all miscellaneous work necessary to provide complete, durable, and functional dugout facilities.

### 9.2 Dugout Roof Systems

The Contractor shall furnish and install new metal roof systems over all dugouts. Each roof assembly shall include structural steel framing, support posts, metal roofing panels, flashing, trim, fasteners, bracing, and all accessories required for a complete, watertight installation. Roof systems shall be designed to meet all applicable structural and wind-loading requirements.

### 9.3 Structural Improvements

The Contractor shall furnish and install all concrete foundations, piers, footings, anchors, and structural steel supports necessary to support the new roof systems. Any existing concrete slabs, walls, or structural elements disturbed during construction shall be repaired or replaced to match existing conditions.

### 9.4 Materials and Finishes

Roof panels shall consist of prefinished galvanized or Galvalume® metal panels of commercial quality. All exposed structural steel shall receive a factory-applied or field-applied protective coating in the Owner's selected color. Flashing, trim, sealants, and miscellaneous accessories shall be corrosion-resistant and compatible with adjacent materials.

### 9.5 Restoration

The Contractor shall restore all disturbed dugout areas upon completion of construction, including concrete surfaces, fencing, painting, and surrounding turf. Finished dugouts shall be clean, structurally sound, weather-tight, and ready for use.

# 10. Concrete Improvements

### 10.1 General

The Contractor shall furnish and install all concrete improvements necessary to complete the project, including sidewalks, accessible routes, ramps, equipment pads, dugout slabs, curbing, miscellaneous flatwork, and concrete tie-ins as shown on the construction drawings.

### 10.2 Sidewalks and Accessible Routes

The Contractor shall construct new concrete sidewalks connecting parking areas, athletic fields, dugouts, concession facilities, restrooms, and other park amenities. Sidewalks and pedestrian routes shall exceed minimum ADA accessibility requirements wherever practical and provide safe, continuous, barrier-free access throughout the athletic complex.

### 10.3 Concrete Construction

All concrete shall be reinforced and constructed in accordance with applicable industry standards and project specifications. Concrete surfaces shall receive a broom finish unless otherwise indicated and shall include control joints, expansion joints, and positive drainage away from structures and playing surfaces.

### 10.4 Equipment Pads and Dugout Slabs

The Contractor shall furnish and install reinforced concrete equipment pads, dugout slabs, utility pads, and miscellaneous concrete foundations as required. Existing concrete disturbed during construction shall be repaired or replaced to match adjacent improvements.

### 10.5 Curbing and Tie-Ins

The Contractor shall construct reinforced concrete curbing, transitions, and tie-ins where required to provide smooth, continuous connections between new and existing improvements. All transitions shall eliminate trip hazards and maintain accessibility throughout the site.

### 10.6 Final Acceptance

Completed concrete improvements shall be smooth, properly finished, free of cracking or defects, and constructed to provide positive drainage. Any deficient work identified during inspection shall be repaired or replaced by the Contractor prior to final acceptance.

# 11. Score Tower Slab Demolition

### 11.1 General

The Contractor shall demolish and remove the existing score tower concrete slab, and all associated foundations, anchors, reinforcement, and miscellaneous materials as indicated on the construction drawings.

### 11.2 Demolition and Disposal

All demolished materials shall be removed from the site and legally disposed of off-site. Excavations shall be backfilled with suitable compacted material and restored to match adjacent grades.

### 11.3 Site Restoration

Following demolition, the Contractor shall fine grade, sod, and restore all disturbed areas to match surrounding conditions. Any abandoned utilities associated with the former score tower shall be properly terminated in accordance with applicable codes and utility requirements.

## 12. Batting Cage Renovation

### 12.1 General

The Contractor shall furnish all labor, supervision, materials, equipment, demolition, repairs, installation, testing, and incidentals necessary to renovate the existing **60-foot by 81-foot batting cage facility** into a modern, professional-grade training facility. The existing reinforced concrete slab shall remain and be incorporated into the completed facility.

### 12.2 Demolition

The Contractor shall demolish and remove all existing batting cage framing, fencing, netting, posts, hardware, anchors, gates, and miscellaneous appurtenances not designated to remain. All demolished materials shall be removed from the site and legally disposed of off-site.

### 12.3 Concrete Slab Repairs

Following demolition, the Contractor shall inspect the existing reinforced concrete slab and complete all repairs necessary to prepare the facility for renovation. Work shall include grinding, patching, crack repair, joint repair, leveling, surface preparation, removal of existing anchors, repair of damaged concrete, and correction of any surface irregularities. The completed slab shall be structurally sound, level, and free of trip hazards.

### 12.4 Synthetic Turf Installation

The Contractor shall furnish and install premium athletic-grade synthetic turf over the entire **60-foot by 81-foot batting cage slab**. Turf shall be specifically manufactured for baseball and softball training facilities and shall be installed in accordance with the manufacturer's recommendations. Installation shall include all adhesives, seam materials, transitions, edge restraints, and accessories required to provide a complete, durable, and professional finished surface.

### 12.5 Batting Cage System

The Contractor shall furnish and install a complete commercial-grade batting cage system over the renovated facility. The completed installation shall consist of **five (5) individual batting cages** utilizing commercial-grade structural framing, overhead support cables, netting, anchors, hardware, and all miscellaneous accessories required for a complete installation.

### 12.6 Curtain Divider System

The Contractor shall furnish and install heavy-duty curtain-style divider netting suspended from a commercial overhead wire track system. Divider curtains shall operate on a sliding cable system, allowing each of the five batting cages to function independently or be opened to create larger practice areas for team training. All netting shall be commercial athletic-grade, UV-resistant, and designed for long-term outdoor use.

### 12.7 Final Acceptance

Upon completion, the renovated batting cage facility shall provide a professional training environment complete with repaired concrete slab, premium synthetic turf, five fully operational batting cages, sliding curtain divider system, commercial-grade netting, and all associated components necessary for immediate use by Henry County Parks & Recreation.

## 13. ADA and Accessibility Improvements

### 13.1 General

The Contractor shall furnish and install all accessibility improvements necessary to provide a safe, convenient, and inclusive athletic complex. All improvements shall comply with applicable federal, state, and local accessibility requirements and are intended to exceed minimum ADA standards wherever practical.

### 13.2 Accessible Routes

The Contractor shall construct continuous accessible routes connecting parking areas, athletic fields, dugouts, bleachers, restrooms, concession facilities, and other park amenities. Sidewalks, ramps, curb transitions, and pedestrian pathways shall provide barrier-free access throughout the complex.

### 13.3 Accessibility Features

The Contractor shall furnish and install accessible gates, entrances, transitions, concrete improvements, signage, spectator accommodations, and miscellaneous accessibility features as indicated on the construction drawings. All improvements shall provide safe and convenient access for athletes, coaches, spectators, staff, and visitors of all abilities.

### 13.4 Final Acceptance

Upon completion, all accessibility improvements shall be free of obstructions, trip hazards, abrupt elevation changes, or other conditions that would impede accessible travel throughout the athletic complex.

## 14. Concession Building Renovation

**14.1 Concession Building Renovation**
The Contractor shall furnish all labor, supervision, materials, equipment, permits, subcontractors, project management, transportation, testing, inspections, cleanup, warranties, and incidentals necessary to complete the renovation of the existing concession building as a complete turnkey project. Work shall include all selective demolition, removal and legal disposal of existing fixtures, finishes, accessories, electrical components, and miscellaneous materials designated for replacement. The Contractor shall complete all light construction, framing modifications, carpentry, repairs, patching, and miscellaneous improvements necessary to provide a complete, fully operational, and professionally renovated concession facility.

**14.2 Pressure Washing and Surface Preparation**
The Contractor shall thoroughly pressure wash the entire interior and exterior of the concession building prior to the commencement of painting operations. All concrete masonry unit (CMU) walls, wood surfaces, ceilings, soffits, fascia, doors, door frames, trim, sidewalks immediately adjacent to the building, and all other surfaces requiring painting shall be cleaned of dirt, mildew, grease, loose paint, debris, and contaminants. Surface preparation shall include scraping, sanding, patching, caulking, priming, and all work necessary to provide clean, properly prepared surfaces suitable for painting and coating applications.

**14.3 Interior and Exterior Painting**
The Contractor shall prepare and paint all interior and exterior building surfaces. Work shall include all concrete masonry unit (CMU) walls, drywall, wood surfaces,

ceilings, doors, door frames, trim, soffits, fascia, exposed structural members, and all miscellaneous painted surfaces. All painting shall be completed utilizing premium commercial-grade coatings in accordance with the manufacturer's recommendations and shall provide a uniform, durable, and professional finish suitable for a high-use public recreational facility.

**14.4 Epoxy Wall Coating**
The Contractor shall furnish and apply a commercial-grade epoxy wall coating to all interior walls within the concession and restroom areas. The coating system shall be specifically designed for high-moisture, high-traffic public facilities and shall provide a durable, washable, stain-resistant, mildew-resistant, and long-lasting finish.

**14.5 LED Lighting Improvements**
The Contractor shall remove all existing lighting fixtures and furnish and install new commercial-grade, energy-efficient LED lighting fixtures throughout the concession building. Work shall include all wiring, conduit, junction boxes, switches, controls, mounting hardware, electrical modifications, and all miscellaneous materials necessary to provide a complete, code-compliant, and fully operational lighting system.

**14.6 Electrical Improvements**
The Contractor shall furnish and install all electrical work necessary to complete the concession building renovation. Work shall include replacement or modification of electrical panels where required, receptacles, switches, breakers, wiring, conduit, electrical devices, and miscellaneous electrical components necessary to support the renovated facility. Upon completion, all electrical systems shall be tested, commissioned, and fully operational.

**14.7 Building Repairs**
The Contractor shall repair or replace all deteriorated, damaged, or deficient building components encountered during construction. Repairs shall include framing, siding, trim, soffits, fascia, ceilings, doors, windows, wall finishes, hardware, and all miscellaneous architectural components necessary to provide a complete, structurally sound, and professionally renovated facility.

**14.8 Final Cleaning and Acceptance**
Upon completion of the renovation, the Contractor shall remove all construction debris, equipment, temporary protection, and unused materials from the project site. The concession building shall be thoroughly cleaned, all finishes shall be free of defects, damage, overspray, and construction residue, and the facility shall be left in a safe, fully operational, and ready-for-use condition. All work shall be completed to the satisfaction of Henry County Parks & Recreation prior to final acceptance.

# 15. Quality Control, Testing, and Commissioning

### 15.1 General

The Contractor shall maintain a comprehensive quality control program throughout construction to ensure all work complies with the contract documents, applicable codes, manufacturer recommendations, and accepted industry standards.

### 15.2 Testing and Inspections

The Contractor shall perform all required inspections, testing, and adjustments necessary to verify proper installation and operation of grading, drainage, irrigation systems, concrete improvements, fencing, dugout structures, and all other project components. Any deficiencies identified during construction or inspection shall be corrected prior to final acceptance.

### 15.3 Commissioning

Upon completion of the Work, the Contractor shall demonstrate the operation and performance of all installed systems, including irrigation equipment and associated components. The Contractor shall complete all punch list items prior to requesting final acceptance.

# 16. Project Closeout

### 16.1 General

Upon completion of the Work, the Contractor shall perform final grading, restoration, cleanup, and removal of all temporary construction facilities, debris, excess materials, and equipment from the project site.

### 16.2 Documentation

The Contractor shall provide complete project closeout documentation, including as-built drawings, operating manuals, maintenance information, warranties, and all

documentation necessary for the Owner to properly operate and maintain the completed facility.

### 16.3 Owner Training

The Contractor shall provide training for Owner personnel covering the operation, maintenance, adjustment, and routine servicing of all installed equipment and systems.

### 16.4 Final Acceptance

Final acceptance shall occur following completion of all Work, correction of punch list items, submission of required closeout documentation, and approval by Henry County Parks & Recreation. The project shall be constructed using a phased approach. Phase One shall consist of the complete renovation and turnover of Fields 1 through 5 and all associated infrastructure necessary to place those facilities into service. Upon completion and acceptance of Phase One by Henry County Parks & Recreation, the Contractor shall proceed with Phase Two, consisting of the remaining fields, support facilities, and associated site improvements. The Contractor shall coordinate all work with Henry County Parks & Recreation to minimize disruptions to scheduled recreational programming throughout construction.

# 17. Warranty

### 17.1 General

The Contractor shall warrant all labor, workmanship, materials, and equipment furnished under this Contract for a minimum period of one (1) year from the date of final acceptance unless a longer warranty is provided by the manufacturer.

### 17.2 Manufacturer Warranties

The Contractor shall furnish all applicable manufacturer warranties for equipment, materials, and specialty products installed as part of the project and shall assign those warranties to Henry County Parks & Recreation.

### 17.3 Turf Establishment

The Contractor shall warrant all newly installed sod and planted materials through the establishment period. Areas exhibiting failure, deterioration, or unacceptable growth due to improper installation shall be repaired or replaced at no additional cost to the Owner.

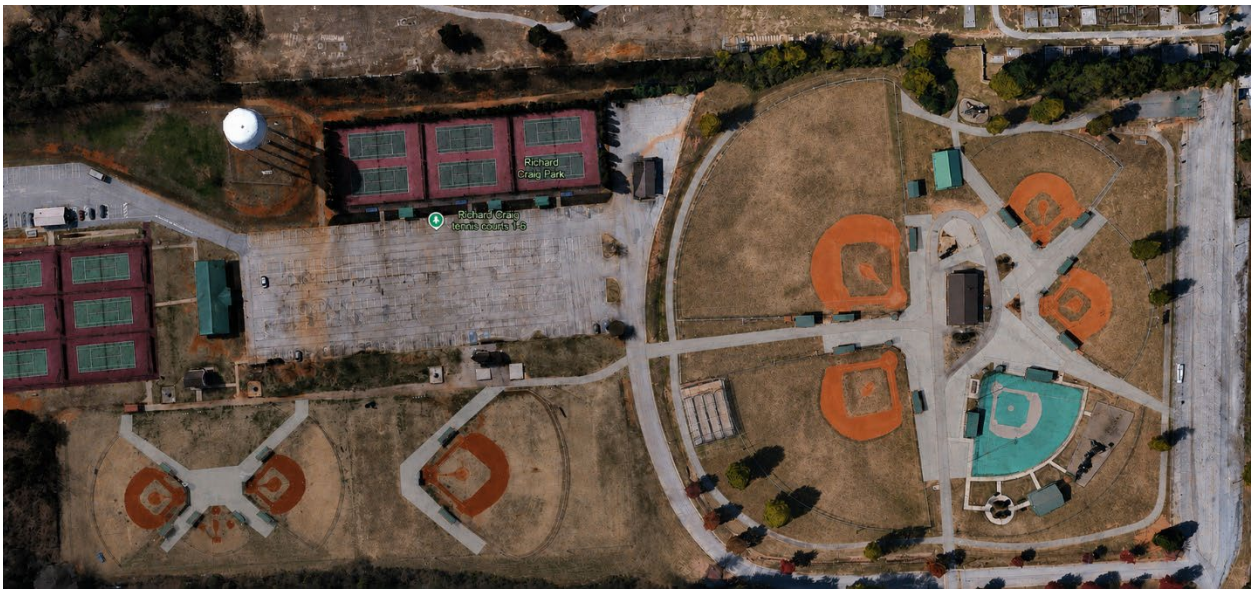
## 17.4 Warranty Corrections

Any defects in workmanship, materials, or installed equipment identified during the warranty period shall be promptly repaired or replaced by the Contractor at no additional cost to the Owner.










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