

Addendum No. 1

Advertisement for Request for Qualifications

Issue Date: 07/01/2026

Project Name: Church Street Park Field Improvements

This Addendum #1 is issued to provide the following supplemental information:

1. Notes from the Pre-submittal conference conducted on June 17, 2026, 11:00 AM, including
 - A copy of the presentation
 - Cricket Pitch Square and Considerations document, distributed at the conference
 - 21-page example deeper dive document, distributed at the conference
 - Questions and Answers received prior to the conference
 - Sign-in sheet
2. A finalized version of the Questions and Answers, including questions received after the conference and up to the June 30, 2026, 2:00 PM RFQ clarification questions deadline.

Meeting notes

Eric Pearson, the senior capital projects manager, started the meeting shortly after 11:00 AM with Town staff introductions.

- John Letteny, Assistant Town Manager
- Karen Bass, Purchasing and Contracts Manager
- Kevin Kelly, Athletics Facilities Maintenance Supervisor
- Brian Rhea, Athletics Program Manager
- Cindi King, Director Morrisville Parks, Recreation & Cultural Resources
- Kyle Cooper, Capital Project Manager
- Mark Spanioli, Director of Engineering
- Trent Kelly, Director TK TURF SERVICES PTY LTD
- Eric Pearson, Sr. Capital Project Manager

Eric Pearson provided an overview of the agenda and the project timing, followed by the presentation the Town delivered to the City of Raleigh and Wake County regarding the Town's Hospitality Tax Funds Application for two specific cricket field projects:

This project, "Field Improvements" is comprised of two major components:

1. Improved Drainage – this involves removal and replacement of the current field to install a drainage system that will maximize the usefulness of the field by allowing water to drain in hours rather than days
2. Inclusion of two additional pitches to the field to increase the availability for play by as much as 50%

The Lighting Improvements project, which allows for international broadcast was recently completed to support the 2026 playing season.

The Field Drainage Improvements project is forecast for completion to support the 2027 playing season and the Town is looking forward to cricket as an Olympic sport, with Morrisville anticipated to host warm-ups.

Eric noted the presentation highlights the proposed use of the Hospitality Tax Funds. The completed lighting improvements project was forecast and ended up costing approximately \$2 million. The field drainage project is forecast to cost approximately \$3 million, which is the amount identified in the Request for Qualifications.

Following the Application Presentation, on page 18 of the presentation Eric noted some specific hospitality funds grant requirements.

Cricket Pitch Square and Outfield Design Considerations: Trent Kelly, the turf consultant, presented technical recommendations for constructing the cricket pitch square and outfield, emphasizing the importance of timing, materials, and quality standards. Copies of the documents were provided as handouts to the conference attendees.

RFQ Response Requirements and Performance Standards: Eric Pearson reviewed the RFQ response expectations, noting performance requirements for turf coverage, irrigation, drainage, and technical standards, and clarified the role of the design builder in interfacing with stakeholders and ensuring compliance.

Eric Pearson addressed submitted questions regarding procurement, bidding, and compliance, clarifying statutory requirements, competitive bidding options, HUB participation, and the responsibilities of the design-build team. Copies of the Questions and Answers were provided as handouts to the conference attendees.

A verbal question was raised from a participant. Eric requested the question be put in writing and it will officially be answered in writing. For purposes of the meeting notes, the question and response was

Q. Just want to check the grow and the 12 week grow and is substantial completion that April date or is that established ready to play?

A. Eric replied, Basically, the April 2027 date is to be ready for the cricket season. This will likely be sometime after April, when the play schedule is finalized.

Q. So that's going to be worked out. So the idea is the pitch and the outfield need to be ready by April of next year. Are you open to overseeding?

A. Trent Kelly commented, in terms of overseeding, we wouldn't be encouraging that for a brand-new oval build. That will be my recommendation, because you've got really good Bermuda grass growing conditions come March, April. But that will be up to up for discussion.

A. Eric noted this type of issue should be addressed in response to the RFQ, like how your firm would engage during the design phase to have those discussions. Perhaps not a specific technical answer, because again, we all know that there's cost, quality, and time considerations to be balanced.

In response to this Project Completion Date Clarification: The Town will try to provide formal clarification in the addendum regarding the April 2027 substantial completion date and its relation to the grow-in period and readiness for play, based on the discussion and questions raised.

The meeting was adjourned; participants were reminded to make sure they signed the attendance sheet before leaving. There were no requests for an accompanied tour of the cricket field.

Attachments:

- Power Point Presentation
- 3 - page Cricket Pitch Square and Outfield Considerations, Greenspace 4D
- 21- page Deeper Dive Example, Greenspace 4D
- Questions and Answers
- Attendance Sign-in Sheet



Morrisville
Live connected. Live well.

Church Street Park Field Improvements

Design-Build Request for Qualifications
Pre-Submittal Conference



Morrisville
Live connected. Live well.



Agenda

- Sign-in
- Introductions
- Purpose of the Pre-Submittal Conference
- RFQ and Project Timing
- Project Scope
- RFQ Response
- Questions and Answers
- Site Visit Opportunity

RFQ and Project Timing

- June 1, 2026
Advertise Request for Qualifications
- June 17, 2026
Pre-submittal conference
- June 30, 2026
RFQ clarification questions deadline
- July 9, 2026
Statement of Qualifications deadline
- July - August 2026
Town negotiates contract with selected firm
- September 2026
Begin design phase
- Sept/Oct 2026
Begin construction phase
- April 2027
Project substantial completion

Project Scope

- Presentation to City of Raleigh and Wake County regarding the Town's Hospitality Funds Application
- Specific Hospitality Grant Requirements
- Cricket Pitch Square and Outfield Considerations

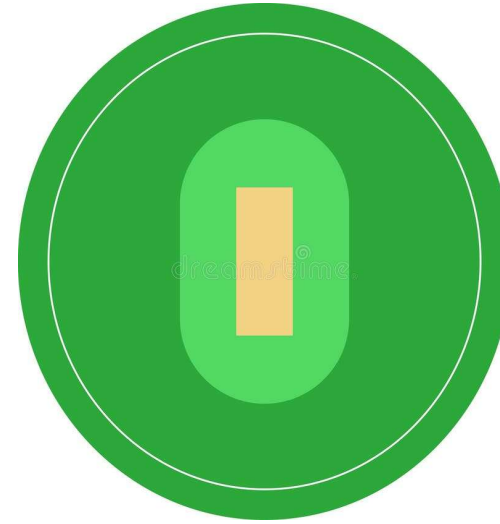


Town of Morrisville

Raleigh/Wake Hospitality Funds Application
Church Street Park Cricket Improvements

November 21, 2025

What is Cricket?



Standard Cricket Field & Pitch



Why Cricket?

- Cricket is the second most popular sport in the world with approximately 2.5 billion fans
(Source – *worldatlas.com*)
- There are no other professional cricket facilities in the region; the closest is in Florida.
- Cricket is rapidly expanding in the United States.



Why Morrisville?

Morrisville's diverse community includes Asian-Indians as almost 50% of its population. Cricket is their sport of choice.



Our Partners



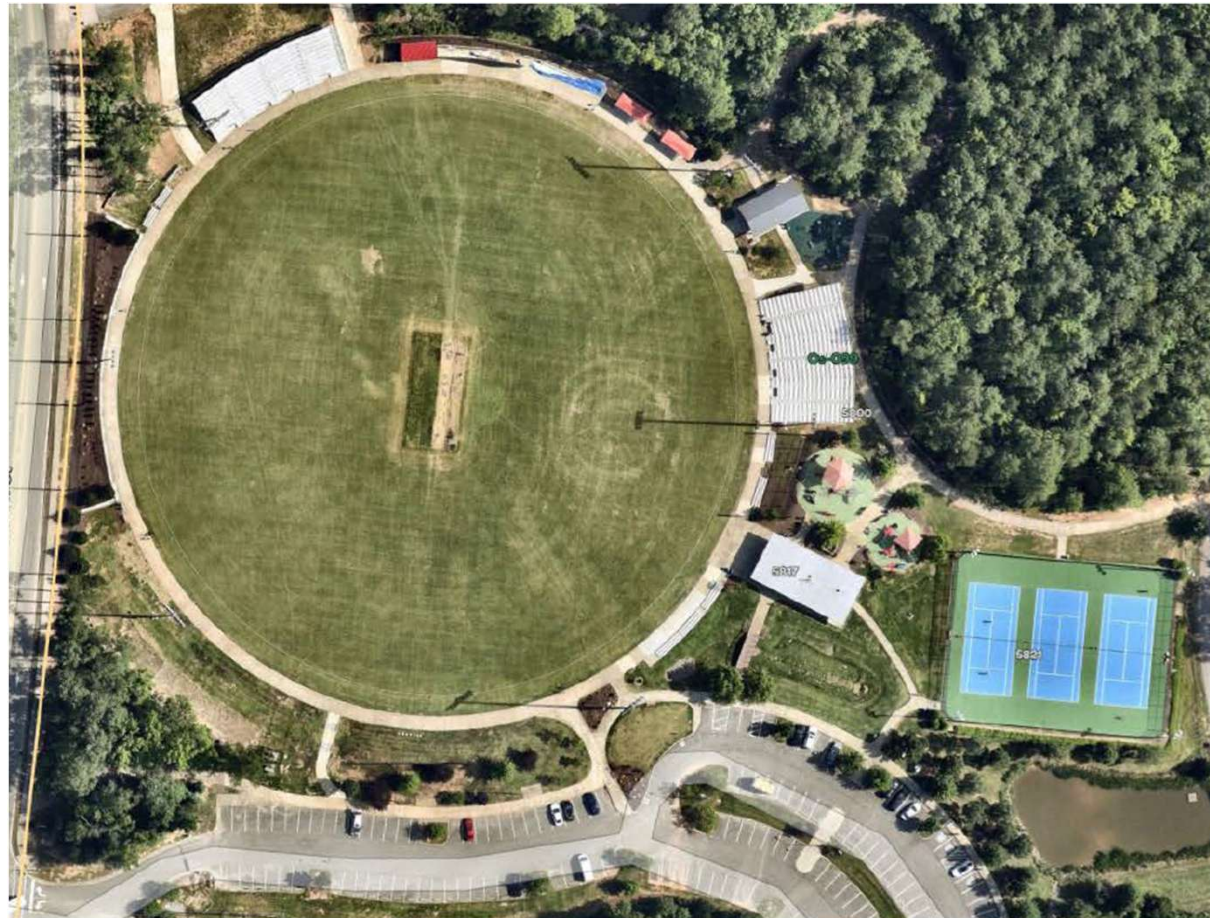
American Cricket Enterprises (ACE) – contributed more than \$1.5M toward the addition of bleacher seating at Church Street Park.

The Town has had outreach from other organizations, including the Global Cricket League, National Cricket League, SAMP Super 60, and others.



The Project – Field Improvements

Improved drainage and the inclusion of two additional pitches to enhance playability.

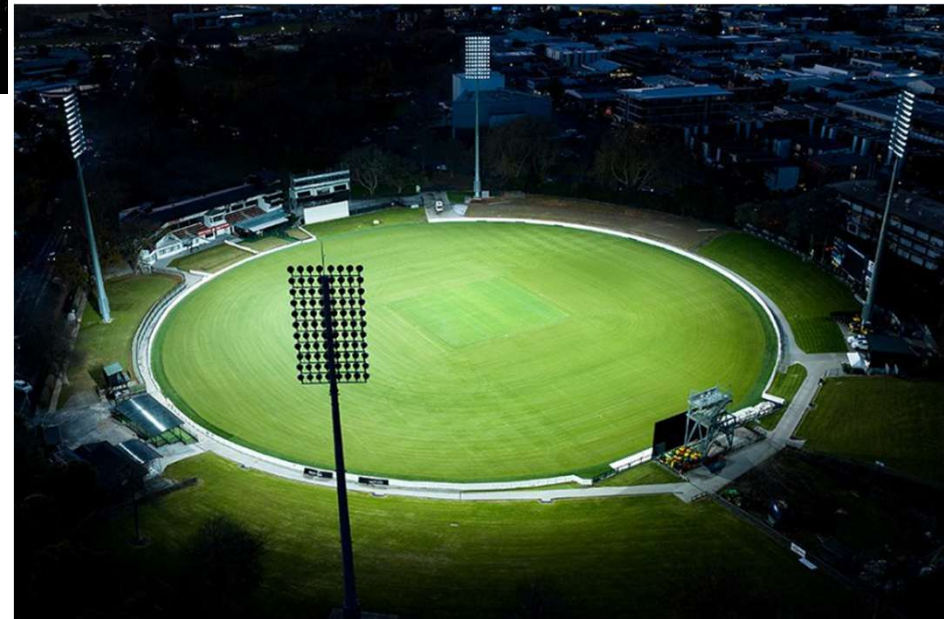


The Project – Lighting Improvements



Enhanced lighting also allows for expanded community use of the park.

Enhanced lighting allows for international broadcast of matches and avoids play in the heat of the day.



Timeline

2016

- Church Street Park Opens

2018

- Lighting Added
- First International Match

2021

- Signed Agreement with ACE

2023

- First Major League Cricket Match
- Hosted the Minor League Championship (2023, 2024, 2025)

2026

- Lighting upgrades – 2025/2026 offseason

2027

- Field improvements – 2026/2027 offseason

2028

- Cricket as an Olympic sport; Morrisville anticipated to host warm-ups



Budget

- The budget for this project is approximately \$5 million.
- The Town is seeking 40% of the cost in this grant application.

Expenditure	FY2026	FY2027	Total
Planning and Design - Field	\$0	\$100,000	\$100,000
Land Acquisition / Right of Way	\$0	\$0	\$0
Construction			
Field (addition of drainage)	\$0	\$2,426,546	\$2,426,546
Pitch (addition of two pitches)	\$0	\$173,454	\$173,454
Lighting	\$1,750,000	\$0	\$1,750,000
Equipment / Furnishings	\$0	\$0	\$0
Other	\$0	\$0	\$0
Contingency (12.5%)	\$218,750	\$337,500	\$556,250
Total	\$1,968,750	\$3,037,500	\$5,006,250

- The Town will fund the remaining \$3 million from its Parks Reserve Account.
- This project is a precursor to future enhancements.



Economic Impact

Using the formula provided, we conservatively estimate just under \$500,000 of tax revenue (based on 5% growth) over the next 7 years.



With the rapid growth of cricket in the U.S. and our region, we believe these numbers could be higher over time.

YEAR	Professional	MiLC	Other	TOTAL	Tax Revenue
2024	12,000	500	0	12,500	\$26,308
2025	0	4,000	0	4,000	\$8,421
2026	18,000	4,200	2,000	24,200	\$50,930
2027	18,900	4,410	4,000	27,310	\$57,481
2028	20,790	4,630	4,200	29,620	\$62,338
2029	21,830	4,860	4,410	31,100	\$65,455
2030	22,921	5,100	4,631	32,651	\$68,718
2031	24,067	5,360	4,862	34,289	\$72,165
2032	25,270	5,620	5,105	35,996	\$75,758
2026-2032	151,778	34,180	29,208	215,166	\$452,845



Other Outcomes

- Improved performance at Church Street Park that will allow for more professional and amateur cricket matches.
- Additional visitors from outside the region to see professional cricket played.
- Enhanced hotel/motel and meals tax revenues.
- Positive attention brought to Wake County from around the world based on broadcasting.
- Support for the interests of our diverse communities in Wake County.
- Enhanced community use of the park.



Questions for us?



Thank you for your time!

Specific Hospitality Grant Requirements

- Last Dollars In. Hospitality Tax Proceeds are intended to be the last dollars applied to Project completion.
- Project Milestones
 - (a) Execute a construction contract or obtain a building permit for the Project within 12 months after the Effective Date; and
 - (b) Achieve substantial completion of the Project within 36 months after the Effective Date.
- Acknowledgement of Funding. Recipient agrees to make good faith efforts to acknowledge Wake County's Hospitality Tax Funding in any Project-related signage, press materials, and marketing communications, including but not limited to social media.
- Ongoing Compliance and Documentation. During the term of this Agreement and until the Performance Goals are met, Wake County may request and the Recipient shall provide within 30 calendar days, documentation demonstrating that the Funding Commitment is being used as authorized, including financial statements, performance data, and Project expenditure records.
- Public Records. Recipient acknowledges that this Agreement and all related documents are public records subject to disclosure under N.C.G.S. Chapter 132.

Cricket Pitch Square and Outfield Considerations

The Town's turf consultant has prepared a 3-page document to help describe considerations for constructing and establishing the cricket pitch square and outfield, given the timeframe for the facility to be ready to host high level cricket in the summer of 2027.

Copies are available and this will be included in the addendum.



Morrisville

Live connected. Live well.



TOWN OF MORRISVILLE

CHURCH STREET PARK DEVELOPMENT

CRICKET PITCH SQUARE AND OUTFIELD CONSIDERATIONS

1. INTRODUCTION

The Town of Morrisville is redeveloping Church Street Park oval to establish it as a specialist cricket hub, including being a host venue for a variety of high-level cricket fixtures. It will also have the capacity to accommodate a variety of other events and is a valued area of green space for the community.

The Town of Morrisville wishes to upgrade the quality of the playing surface and associated infrastructure so that it can reliably meet immediate and future needs and expectations and will be better placed to cater for any further increased usage.

The following outlines some important considerations regarding the construction and establishment of the cricket pitch square and outfield given the timeframe available for the facility to be ready to host high level cricket in the summer of 2027.



2. CRICKET PITCH SQUARE

The "heavy" nature of cricket pitch soil (i.e. Dura Edge Black Stick Cricket Pitch Soil) means that Bermuda turf roots take longer to penetrate deeper into the profile than would be the case is a "lighter" textured soil and hence establish the necessary root and rhizome network to ensure sustained pitch performance and recovery.

As a result, the timing of construction is critical and must be the earliest priority to allow the greatest possible opportunity for adequate turf establishment and maturity before pitch preparations and usage commence. The necessary mowing and rolling result in extreme compaction of the soil and damage to the turf plant.

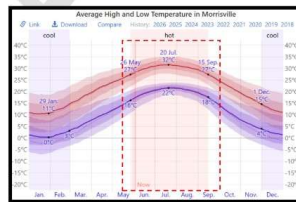
An underprepared new pitch square and immature turf may be able to produce one or two early season pitches that are suitable, but turf recovery will be seriously compromised due to the lack of plant material generating energy for regrowth. As a result, pitch performance will quickly decline.

Therefore, the conceptual timeline below is recommended, with greater detail to be provided in final design documentation.

September 29, 2026*	Cricket pitch square construction commences. Refer construction detail in specifications.
Late October, 2026	Cricket pitch square construction complete.
November, 2026	Turf establishment program implemented to maximise root system development prior to winter dormancy of Bermuda grass. Practices such as mowing and rolling to be detailed in specifications.
December, 2026 – March, 2027	Implement program to reduce impact of winter dormancy and assist spring recovery. Avoid unnecessary compaction of pitch square – refer specifications.
Early to mid-March, 2027	Commence spring fertility to assist break of dormancy. Commence light rolling if turf recovery is suitable.
Mid-March to April, 2027	Once turf actively growing, commence pitch preparations.

*Should there be the opportunity to commence earlier than September 29, this should be utilised as it will be beneficial and a revised timeline will be developed.

Table 1 – Average temperature ranges for Morrisville, highlighting indicative ideal growth period for Bermuda grass (red dashed line)



Source: © WeatherSpark.com



1. OUTFIELD

While the Bermuda grass will also be used on the outfield, the nature of the sand profile and maintenance practices needed to produce a suitable surface do not place the same degree of stress on the turf.

Therefore, there is not the same degree of urgency to have the outfield turf laid. Once the pitch square is constructed and planted, the construction and establishment of the remainder of the outfield can then be prioritised.



Photo 1 – Example of pitch square constructed and ready for turf installation before outfield subgrade preparation has been completed.

As a result, the following is a guideline to an ideal timeframe for outfield construction, with greater detail to be provided in final design documentation.

September 29, 2026*	Outfield stripping and subgrade shaping commence to allow cricket pitch square to be set to necessary levels.
Late October, 2026	Cricket pitch square construction complete.
November/December, 2026	Installation of irrigation and subsurface drainage systems, importation and trimming of rootzone material to specified depth. If weather permits, amendment applications, turf installation and light rolling can also be undertaken.
December, 2026 – March, 2027	If turf not laid, monitor rootzone material to minimize drift and contamination. If turf has been laid, implement program to reduce impact of winter dormancy and assist spring recovery. Avoid any unnecessary traffic on outfield.
Early to mid-March, 2027	If turf is not laid, undertake amendment applications, turf installation, light rolling, and establishment fertility. If turf has been laid, commence spring fertility to assist break of dormancy. Commence mowing.
Mid-March to April, 2027	Once turf actively growing, undertake hollow tine aeration and lightly top dress with root zone material. Commence surface preparations.

*Should there be the opportunity to commence earlier than September 29, this should be utilised as it will be beneficial and a revised timeline will be developed.

Cricket Pitch Square and Outfield Considerations

The Town's turf consultant has prepared a 21-page example deeper dive document. This 'EXAMPLE' outlines generally accepted standards applicable to an international competition quality cricket field. The successful firm will be responsible to develop the appropriate plans, specifications, method statements, etc. to obtain any necessary permits and stakeholder approvals.

Copies are available and this will be included in the addendum.



Morrisville
Live connected. Live well.



TOWN OF MORRISVILLE CHURCH STREET PARK DEVELOPMENT

1. INTRODUCTION

The Town of Morrisville is redeveloping Church Street Park oval to establish it as a specialist cricket hub, including being a host venue for a variety of high level cricket fixtures. It will also have the capacity to accommodate a variety of other events, and is a valued area of green space for the community.

The Town of Morrisville wishes to upgrade the quality of the playing surface and associated infrastructure so that it can reliably meet immediate and future needs and expectations and will be better placed to cater for any further increased usage.

The works covered in this document relate to the re-construction of the outfield, comprising the stripping of the existing surface, grading of base material, supply and installation of subsoil drainage, supply and installation of rootzone material, supply and installation of turf, turf establishment and initial maintenance of the playing surface.



RFQ Response

Program

Exhibit A1 includes the Field Improvements Program Criteria. These Program Criteria are to be further discussed, confirmed, and possibly refined during the Phase 1 / Due Diligence and Preliminary Design Phase Services period.

Design

The Design-Builder is expected to interface with the Town's project stakeholders through the design period.

Construction

Complete the project within the established budget and timeframe



Content and Format of Response Package

Section 1 – General Information

Section 2 – Relevant Firm Experience

Section 3 – Team Member Experience & Qualifications

Section 4a – Project Understanding, Approach & Project Management

Section 4b – Schedule

Section 5 - Other Factors

- Safety management

- Workload capacity

- No conflict of interest

- HUB outreach & participation

- Quality and value of work

Section 6 - Legal



Morrisville
Live connected. Live well.

Submitted Questions

1.Q. Do permit plans need to be stamped?

1.A. The Town's Inspections Director provided the following document:

- The Seal Brochure <https://www.ncbarch.org/seal-brochure/>
- You may want to reach out to the NC Board of Architecture and Registered Interior Designers and the NC Board of Examiners for Engineers and Surveyors for clarification.
- The scope of this project may be covered by an exemption. The previous electrical engineer was Edmondson Engineers <https://www.edmpa.com/>. Its plans are included as exhibits in the RFQ.



Submitted Questions

2.Q. Please confirm:

1. Will the selected Design-Build team be responsible for preparing construction documents and subsequently administering a competitive bidding process for portions of the work? (language in the documents imply this will occur)

Or

2. Once you select the Design-Build team, this team will automatically be the winning bidder for both design and build and no other bid process will take place?



Submitted Questions

- 2.A. Each design builder shall submit in response to the request for qualifications an explanation of its project team selection. Pursuant to NC General Statutes 143-128.1A. Design-build contracts, there are two project team selection options:
- a. A list of the licensed contractors, licensed subcontractors, and design professionals whom the design-builder proposes to use for the project's design and construction.
 - b. A list of the licensed contractors and design professionals whom the design-builder proposes to use for the project's design and construction and an outline of the strategy the design-builder plans to use for open subcontractor selection based upon the provisions of Article 8 of Chapter 143 of the General Statutes.



Morrisville
Live connected. Live well.

Submitted Questions

2.A. Continued

After ranking and selecting the highest scoring team, the Town and Design-Build team would negotiate a Phase 1 contract. The project would progress through Phase 1 to Phase 2 with the Design-Build team and the Town would undertake no other bid process unless the parties fail to come to an agreement. The Design-Build team would be fully responsible for designing, constructing, and handing over the completed project.



Submitted Questions

- 3.Q. We note references within the materials that may indicate compliance with North Carolina General Statute §143-128.1A and associated HUB participation requirements. Kindly confirm whether the project will require:
1. Public advertisement of bid packages
 2. Formal pre-bid conferences
 3. Compliance with HUB participation goals
 4. Competitive bidding of trade scopes, including work that might otherwise be self-performed.



Morrisville
Live connected. Live well.

Submitted Questions

3.A. Coates' Canons North Carolina Local Government Law Blog has several articles on this

New Design-Build Construction Method – No Local Act Required

Under North Carolina G.S. 143-128.1A, if a design-builder is self-performing work, they are generally not required to competitively bid out that specific portion of work or the associated materials.



Submitted Questions

3.A. Continued

1. Project Team Selection Option 1 (Negotiated Approach) The Rule: If the design-builder proposes a project team and elects to self-perform the work, they can do so without bidding. They may also enter into negotiated subcontracts for other portions of the work without bidding.
2. Project Team Selection Option 2 (Open Subcontractor Selection) The Rule: If the design-builder chooses to outline a strategy for "open subcontractor selection," they must follow competitive bidding requirements for subcontractors based on Article 8 of Chapter 143. Self-Performing Constraints: Under this method, the design-builder may still self-perform some work, but they cannot enter into negotiated contracts with first-tier subcontractors who are not included in the proposed project team.



Submitted Questions

3.A. Continued

1. Public advertisement of bid packages

For purposes of state competitive bidding requirements applicable to local governments, all contracts into which they enter fall into four categories:

1. purchase—purchases of supplies, materials, apparatus, and equipment;
2. construction or repair—construction of horizontal or vertical structures or infrastructure or the repair of such structures or infrastructure;
3. Mini-Brooks Act services—surveying, architectural, engineering, construction management-at-risk, design-build, design-build bridging, and public-private partnership;
4. everything else—general service contracts, leases that do not include an option to purchase, and real property purchases.



Submitted Questions

3.A. Continued

Once the design-build team is selected via a qualifications based process pursuant to the Mini-Brooks Act, the “open subcontractor selection” process must be conducted pursuant to the construction or repair process.

The thresholds

1. < \$30,000—no specified process for purchase and construction or repair contracts;
2. \$30,000 to \$500,000—informal bid threshold for construction contracts;
3. >\$500,000—formal bid threshold for construction or repair contracts.



Morrisville
Live connected. Live well.

Submitted Questions

3.A. Continued

The formal bidding procedures prescribed in Article 8, Chapter 143, of the North Carolina General Statutes must be followed whenever a North Carolina local government undertakes construction or repair work with an estimated expenditure of public funds of \$500,000 or more. This includes developing Plans and Specifications and formal public advertising.



Morrisville
Live connected. Live well.

Submitted Questions

3.A. Continued

If the design-builder proposes a project team and elects to self-perform the work, pursuant to 143-128.1A. Design-build contracts (c) (8) (a), the design-builder may self-perform some or all of the work with employees of the design-builder and, without bidding, also enter into negotiated subcontracts to perform some or all of the work with subcontractors, including, but not exclusively with, those identified in the list. This includes materials and equipment.



Morrisville
Live connected. Live well.

Submitted Questions

3.A. Continued

2. Formal pre-bid conferences

While formal pre-bid conferences are not required for formal bid threshold construction or repair projects, projects costing \$300,000 and more, good faith efforts to encourage minority business participation apply to both local governments and bidders. Attend scheduled pre-bid conferences and explain minority goals are one of the steps that are required to demonstrate good faith efforts.



Morrisville
Live connected. Live well.

Submitted Questions

3.A. Continued

3. Compliance with HUB participation goals

For building construction and repair projects costing \$300,000 and more, good faith efforts to encourage minority business participation apply to both local governments and bidders.



Submitted Questions

3.A. Continued

4. Competitive bidding of trade scopes, including work that might otherwise be self-performed

Construction or repair contracts involving the expenditure of \$30,000 or more but less than \$500,000 of public funds are subject to informal bidding requirements.

The informal bidding statute sets out only minimal procedural requirements. Specifically, the local government (or in this case the design builder) must

1. “secure” bids,
2. keep a record of all bids received,
3. award the contract to the lowest responsive, responsible bidder.

In addition, if the construction or repair project involves a building, the local government must engage in informal HUB recruitment efforts, namely, solicit HUB participation, maintain a record of HUB firms solicited, and document its HUB participation recruitment efforts.



Submitted Questions

- 4.Q. In the event that a public bidding process is required, please clarify whether the Design-Build entity is expected to serve as the contracting authority responsible for administering the process, or if the Town (or an alternative entity) will retain responsibility for bid administration and compliance.
- 4.A. If the Design-Build entity decides to submit in response to the request for qualifications an explanation of its project team via selection Option 2 (Open Subcontractor Selection), then a public bidding process would be required and the Design-Build entity would be expected to serve as the contracting authority responsible for administering this process. The Design-Build entity could work with the Town to help facilitate the process – for example conducting bid openings at Town Hall, support with advertising, etc.



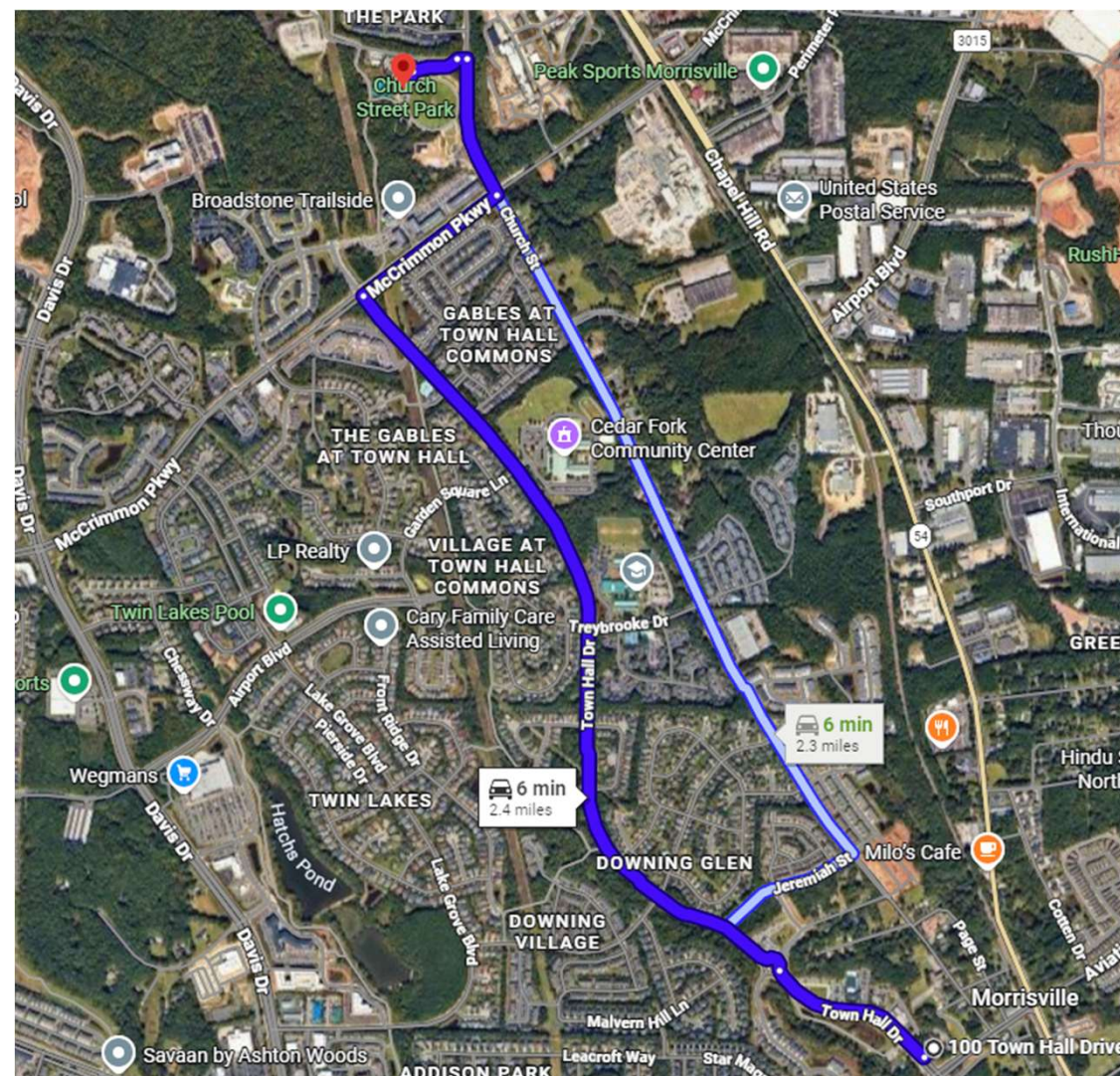
Submitted Questions

- 5.Q. We understand that the Town may shortlist up to three firms following the RFQ phase. Please confirm whether the Town reserves the option to proceed directly with a selected Design-Build team without initiating a subsequent competitive bidding phase.
- 5.A. If upon review of the submittals and ranking, the Town determines that it has identified the highest-ranking respondent, the Town may elect to proceed directly with a selected Design-Build team. There is no intent to competitively bid the work, although the Town and the selected Design-Build team must come to a mutual understanding for executing the Progressive Design Build Agreement.

Additional Questions

?

Site Visit



TOWN OF MORRISVILLE

CHURCH STREET PARK DEVELOPMENT

CRICKET PITCH SQUARE AND OUTFIELD CONSIDERATIONS

1. INTRODUCTION

The Town of Morrisville is redeveloping Church Street Park oval to establish it as a specialist cricket hub, including being a host venue for a variety of high-level cricket fixtures. It will also have the capacity to accommodate a variety of other events and is a valued area of green space for the community.

The Town of Morrisville wishes to upgrade the quality of the playing surface and associated infrastructure so that it can reliably meet immediate and future needs and expectations and will be better placed to cater for any further increased usage.

The following outlines some important considerations regarding the construction and establishment of the cricket pitch square and outfield given the timeframe available for the facility to be ready to host high level cricket in the summer of 2027.



2. CRICKET PITCH SQUARE

The “heavy” nature of cricket pitch soil (i.e. Dura Edge Black Stick Cricket Pitch Soil) means that Bermuda turf roots take longer to penetrate deeper into the profile than would be the case is a “lighter” textured soil and hence establish the necessary root and rhizome network to ensure sustained pitch performance and recovery.

As a result, the timing of construction is critical and must be the earliest priority to allow the greatest possible opportunity for adequate turf establishment and maturity before pitch preparations and usage commence. The necessary mowing and rolling result in extreme compaction of the soil and damage to the turf plant.

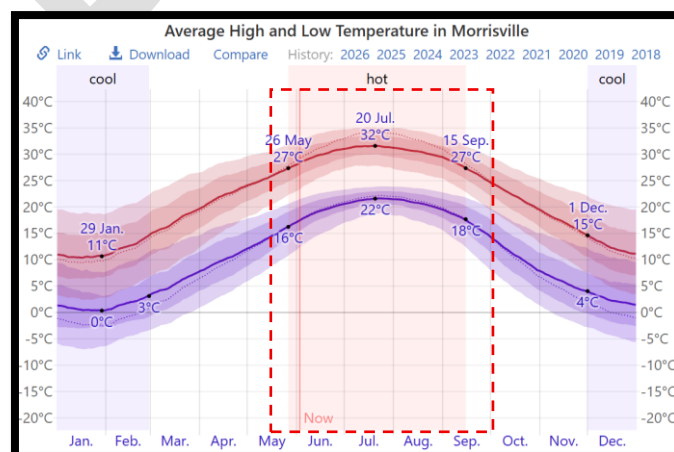
An underprepared new pitch square and immature turf may be able to produce one or two early season pitches that are suitable, but turf recovery will be seriously compromised due to the lack of plant material generating energy for regrowth. As a result, pitch performance will quickly decline.

Therefore, the conceptual timeline below is recommended, with greater detail to be provided in final design documentation.

September 29, 2026*	Cricket pitch square construction commences. Refer construction detail in specifications.
Late October, 2026	Cricket pitch square construction complete.
November, 2026	Turf establishment program implemented to maximise root system development prior to winter dormancy of Bermuda grass. Practices such as mowing and rolling to be detailed in specifications.
December, 2026 – March, 2027	Implement program to reduce impact of winter dormancy and assist spring recovery. Avoid unnecessary compaction of pitch square – refer specifications.
Early to mid-March, 2027	Commence spring fertility to assist break of dormancy. Commence light rolling if turf recovery is suitable.
Mid-March to April, 2027	Once turf actively growing, commence pitch preparations.

**Should there be the opportunity to commence earlier than September 29, this should be utilised as it will be beneficial and a revised timeline will be developed.*

Table 1 – Average temperature ranges for Morrisville, highlighting indicative ideal growth period for Bermuda grass (red dashed line)



Source: © WeatherSpark.com

1. OUTFIELD

While the Bermuda grass will also be used on the outfield, the nature of the sand profile and maintenance practices needed to produce a suitable surface do not place the same degree of stress on the turf.

Therefore, there is not the same degree of urgency to have the outfield turf laid. Once the pitch square is constructed and planted, the construction and establishment of the remainder of the outfield can then be prioritised.



Photo 1 – Example of pitch square constructed and ready for turf installation before outfield subgrade preparation has been completed.

As a result, the following is a guideline to an ideal timeframe for outfield construction, with greater detail to be provided in final design documentation.

September 29, 2026*	Outfield stripping and subgrade shaping commence to allow cricket pitch square to be set to necessary levels.
Late October, 2026	Cricket pitch square construction complete.
November/December, 2026	Installation of irrigation and subsurface drainage systems, importation and trimming of rootzone material to specified depth. <i>If weather permits, amendment applications, turf installation and light rolling can also be undertaken.</i>
December, 2026 – March, 2027	If turf not laid, monitor rootzone material to minimize drift and contamination. <i>If turf has been laid, implement program to reduce impact of winter dormancy and assist spring recovery.</i> Avoid any unnecessary traffic on outfield.
Early to mid-March, 2027	If turf is not laid, undertake amendment applications, turf installation, light rolling, and establishment fertility. <i>If turf has been laid, commence spring fertility to assist break of dormancy.</i> Commence mowing.
Mid-March to April, 2027	Once turf actively growing, undertake hollow tine aeration and lightly top dress with root zone material. Commence surface preparations.

**Should there be the opportunity to commence earlier than September 29, this should be utilised as it will be beneficial and a revised timeline will be developed.*

TOWN OF MORRISVILLE

CHURCH STREET PARK DEVELOPMENT

1. INTRODUCTION

The Town of Morrisville is redeveloping Church Street Park oval to establish it as a specialist cricket hub, including being a host venue for a variety of high level cricket fixtures. It will also have the capacity to accommodate a variety of other events, and is a valued area of green space for the community.

The Town of Morrisville wishes to upgrade the quality of the playing surface and associated infrastructure so that it can reliably meet immediate and future needs and expectations and will be better placed to cater for any further increased usage.

The works covered in this document relate to the re-construction of the outfield, comprising the stripping of the existing surface, grading of base material, supply and installation of subsoil drainage, supply and installation of rootzone material, supply and installation of turf, turf establishment and initial maintenance of the playing surface.



2. STANDARDS

Work carried out and testing performed under this Section of the document will comply with the requirements of the USGA Recommendations for a Method of Putting Green Construction – Appendix 1 Test Methods and Material guidelines.

A Testing Authority will be employed by the Contractor to carry out all testing. The Testing Authority will be an appropriately registered laboratory.

3. LICENCES

Provide evidence to the Town of Morrisville that all material suppliers have a current extractive industries licence from the relevant state authority.

4. QUALITY

Inspections will be undertaken at each of the hold points by the Town of Morrisville's appointed Turf Agronomist or specified irrigation consultant in conjunction with a Town of Morrisville representative, and results submitted to the Town of Morrisville. Give sufficient notice so that inspection may be made of the following hold points:

Hold Points

1. Sub grade shaping – as constructed survey results to be provided by Contractor
2. Irrigation installation – to be approved by specified irrigation consultant
3. Cricket pitch square soil installation
4. Drainpipe installation
5. Gravel drainage layer installation
6. Rootzone material installation
7. Turf certification
8. Weekly inspections of turf installation and establishment
9. Completion of maintenance period – handover.

5. MATERIALS

5.1 PITCH SQUARE TURF

The turf on the cricket pitch square and apron is to be **XXXXXX** Bermuda grass. The turf is to be supplied as washed solid turf in large or small rolls. The contractor is to provide a schedule of rates washed solid turf and nominate the supplier of the turf and availability.

5.1.1 Washed solid turf characteristics

The turf must have the following characteristics:

- ✓ Uniform in texture, colour and quality.
- ✓ Free of off-types.
- ✓ High density (turf that is thin or has holes in it is unacceptable).
- ✓ Free of all grass and broadleaf weeds.
- ✓ Free of all diseases.
- ✓ Free of all insect pests including scarab beetle larvae.
- ✓ Free of parasitic nematodes. At least 2 samples/hectare will be taken for nematode identification six weeks before harvest. If the numbers of parasitic nematodes are above the threshold levels the paddock will be treated with a registered nematicide.
- ✓ The Bermuda grass solid turf when harvested will be washed free of all soil, clay, gravel, fines and deleterious matter.
- ✓ When the sod is delivered to the site it must be fresh, green, uniform and show no signs of scald or heat damage. Solid turf must be delivered within 24 hours of harvesting and washing.
- ✓ Sod strength must be sufficient that a 1 metre length can be lifted off the ground at one end and when held vertically will not tear.
- ✓ Each single turf solid turf when cut and washed will have a thickness of 20 - 25mm.

5.1.2 Turf supplier

- ✓ The supplier of the turf must have a reliable turf harvesting and washing machine that has been operating for at least 3 months at the production rate required for the project.
- ✓ The turf supplier's washing process must be certified by the EPA as conforming to the relevant water quality Acts and Regulations.
- ✓ The paddock to be harvested or used as a source of planting material must be available for inspection at any time.
- ✓ If possible, use a single supply source for the turf supply for the total project. If the quantity of turf to be supplied requires more than one source of supply all turf suppliers must be nominated.
- ✓ The turf supplier is to provide samples of the washed Bermuda grass turf to the Town of Morrisville and their appointed Turf Agronomist for inspection and testing prior to the turf farm being accepted for the supply. Any acceptance of the washed Bermuda grass does not relieve the supplier from the requirement to provide turf to the specified criteria throughout the Contract period. Non-conforming turf will not, under any circumstances, be accepted.

- ✓ At least four weeks prior to the commencement of turf supply the Contractor will engage the Town of Morrisville's appointed Turf Agronomist to inspect the Bermuda grass at the turf farm to ensure:
 - Purity of strain and uniformity of grass type.
 - Absence of mature weeds and germinating weed seedlings in the turf to be supplied.
 - Adequate health of the grass being supplied (i.e. free of all diseases, high density, no signs of nutrient deficiency etc.).
 - Absence of insect populations deleterious to the health of the grass or likely to be transferred during planting, to the newly planted grass. Such insects include scarab beetle larvae.
 - Provide the certification from Town of Morrisville's appointed Turf Agronomist confirming the turf quality.

5.2 OUTFIELD TURF

The turf is to be XXXX Bermuda. The turf is to be supplied as maxi rolls or small rolls. The contractor is to provide a schedule of rates for solid turf, and also to nominate the supplier of the turf and availability.

5.2.1 Solid turf characteristics

The turf must have the following characteristics:

- ✓ Uniform in texture, colour and quality.
- ✓ Free of off-types.
- ✓ High density (turf that is thin or has holes in it is unacceptable).
- ✓ Free of all grass and broadleaf weeds.
- ✓ Free of all diseases.
- ✓ Free of all insect pests including scarab beetle larvae.
- ✓ Free of parasitic nematodes. At least 2 samples/hectare will be taken for nematode identification six weeks before harvest. If the numbers of parasitic nematodes are above the threshold levels the paddock will be treated with a registered nematicide.
- ✓ The XXXX Bermuda sods will be grown on soil compatible with the approved rootzone material, free of any gravel, clay, or silt fines and deleterious matter.
- ✓ When the sod is delivered to the site it must be fresh, green, uniform and show no signs of scald or heat damage, with evidence of uniform viable root mass throughout the sod. Turf must be delivered within 24 hours of harvesting.

5.2.2 Turf supplier

- ✓ The paddock to be harvested or used as a source of planting material must be available for inspection at any time.
- ✓ If possible, use a single supply source for the turf supply for the total project. If the quantity of turf to be supplied requires more than one source of supply all turf suppliers must be nominated.
- ✓ The turf supplier is to provide samples of the turf to the Superintendent for inspection and testing prior to the turf farm being accepted for the supply. Any acceptance of the turf does not relieve the supplier from the requirement to provide turf to the specified criteria throughout the Contract period. Non-conforming turf will not, under any circumstances, be accepted.
- ✓ At least four weeks prior to the commencement of turf supply the Contractor will engage the Town of Morrisville's appointed Turf Agronomist to inspect the XXXX Bermuda at the turf farm to ensure:
 - Purity of strain and uniformity of grass type.
 - Absence of mature weeds and germinating weed seedlings in the turf to be supplied.
 - Adequate health of the grass being supplied (i.e. free of all diseases, high density, no signs of nutrient deficiency etc.).
 - Absence of insect populations deleterious to the health of the grass or likely to be transferred during planting, to the newly planted grass. Such insects include scarab beetle larvae.
 - Provide the certification from the Town of Morrisville's appointed Turf Agronomist confirming the turf quality

6. CONSTRUCTION OF THE PLAYING SURFACE

6.1 SUBGRADE

This work can be undertaken by others, however, the contractor may be responsible for the final grading in order to achieve the specified tolerances and the schedule of rates need to reflect this requirement. Typically, this will include:

- ✓ Strip and remove existing turf to a depth of 4 inches (100mm)
- ✓ Excavate and grade the base to provide the designed grades, formed using laser-controlled leveling equipment.
- ✓ The subgrade must be firm and free of localized depressions.
- ✓ The base of the oval must be sufficiently compacted so that the surface has a tolerance of + or – 0.5 inches (12mm) over 30 feet (10m).
- ✓ Compact subgrade to 98% SMDD.
- ✓ Testing will be at a minimum frequency of 1 test per 7,000ft³ (200m³) of fill or a minimum of 1 test per 10,000ft² (1000m²), in cut or fill subgrades, whichever is the greater.

6.2 INSTALLATION OF IRRIGATION SYSTEM

The irrigation system will be installed prior to the subsoil drainage system has commenced and as detailed in the Irrigation Design documentation, which will detail that the system will provide control of zones of common wear and have the ability to deliver 0.5 inches (12mm) of irrigation in a 12-hour window.

Installation will require trenching through the consolidated base, and the key points affecting the profile installation are as follows.

- ✓ Machinery used for trenching and backfilling irrigation trenches will be equipped with balloon tyres or other load spreading wheels or tracks.
- ✓ Risers will be capped prior to installation of rootzone material and tagged for ease of location.
- ✓ A section of solid turf is to be placed around each sprinkler head following installation. The turf section is to be a minimum of 1.5ft x 1.5ft (50cm x 50cm).

6.3 SUBSURFACE DRAINAGE SYSTEM

6.3.1 General

This section covers the installation of the subsurface drainage system. The subsurface drainage layout is presented in the Drainage Plan.

Before laying or any trenching, all drain lines must be marked out and inspected by Town of Morrisville or their appointed Turf Agronomist to ensure that they are in the correct position.

Any changes can only be made with the approval of the Town of Morrisville or their appointed Turf Agronomist. Any new drainage location must be marked on an 'As Constructed' Plan which is to be provided by the Contractor at the Contractor's cost at the end of the project. The installation of subsurface drains must be carried out by a Turf Drainage Specialist that is approved by the Town of Morrisville or their appointed Turf Agronomist.

The key elements are as follows.

- i. Perimeter drains consisting of Megaflo 450 (or equivalent*) lay flat slotted pipe.
- ii. Lateral drains consisting of Megaflo 170 (or equivalent*) lay flat slotted pipe at 5 metre spacings.
- iii. Main drains consisting of Megaflo 300 (or equivalent*) lay flat slotted pipe.

Joints and Fittings: All pipes will be jointed as recommended by the manufacturer. Use tees, couplings or adaptors complying with relevant standards and manufacturer's recommendations at all junctions of subsoil pipes.

6.3.2 Laying of Pipes

Inspection: No pipes will be laid until the subgrade has been inspected and approved by the Town of Morrisville.

Laying: To be laid directly onto shaped, consolidated sub grade at approved spacings. The Contractor will lay and join accurately all pipelines shown on the drawings, true to line, level and gradient and will be particularly careful to lay all pipes with the top as indicated by the manufacturer in its correct position.

Conformity with the Drawings and Tolerances: All pipes will be laid true to line and level as shown on the drawings within the following tolerances.

- Alignment: The drain pipeline will be laid so that the departure at any point from its indicated position in plan will not exceed 50mm.
- Level: The drain invert at any structure will not depart from its level as determined from the information given on the drawings by more than 10mm. The invert of each pipe length will not deviate from the design gradient of the drain by more than 5mm for 1200mm span or 10mm for 2400mm span.

Drainage Line Maintenance: Drainage lines will be continuously maintained during the works to the end of the maintenance period. Any settlement, washouts etc. will be immediately made good at the Contractor's cost.

Drainage during the Progress of Works: The Contractor will make proper provision and take all necessary precautions for the diversion of flood and drainage waters and the proper discharging of same during the progress of the works.

6.4 INSTALLATION OF GRAVEL LAYER

A gravel layer will be installed in accordance with 2018 United States Golf Association (USGA) guidelines for pure sand based greens construction without an intermediate layer. The gravel layer will be a consistent 4 inches (100mm) deep.

The gravel will be tested at the Contractors expense to ensure compatibility with the rootzone material to prevent migration of sand into the gravel layer. Test results will be provided to Town of Morrisville or their appointed Turf Agronomist for approval.

Place the gravel over the subgrade, drainage system and irrigation system. The gravel layer depth will be 100mm (subject to final testing) consolidated with a tolerance of 0 + 10mm.

The placement and consolidation of the gravel layer must be as follows.

- ✓ Machinery used for placing rootzone material must be equipped with balloon tyres or other load spreading wheels or tracks.
- ✓ The rootzone material must be moist but not wet.
- ✓ The dry bulk density should not exceed 1.4 – 1.7t/m³ (carry out 1 test per 1000m³).
- ✓ Do not allow machinery to travel over any trimmed or previously laid layers.
- ✓ Under no circumstances are machines to be allowed to run directly over the drainage system or subgrade.
- ✓ Final levelling to be achieved using laser-controlled levelling equipment.
- ✓ All traffic movement must be evenly spread across the area.

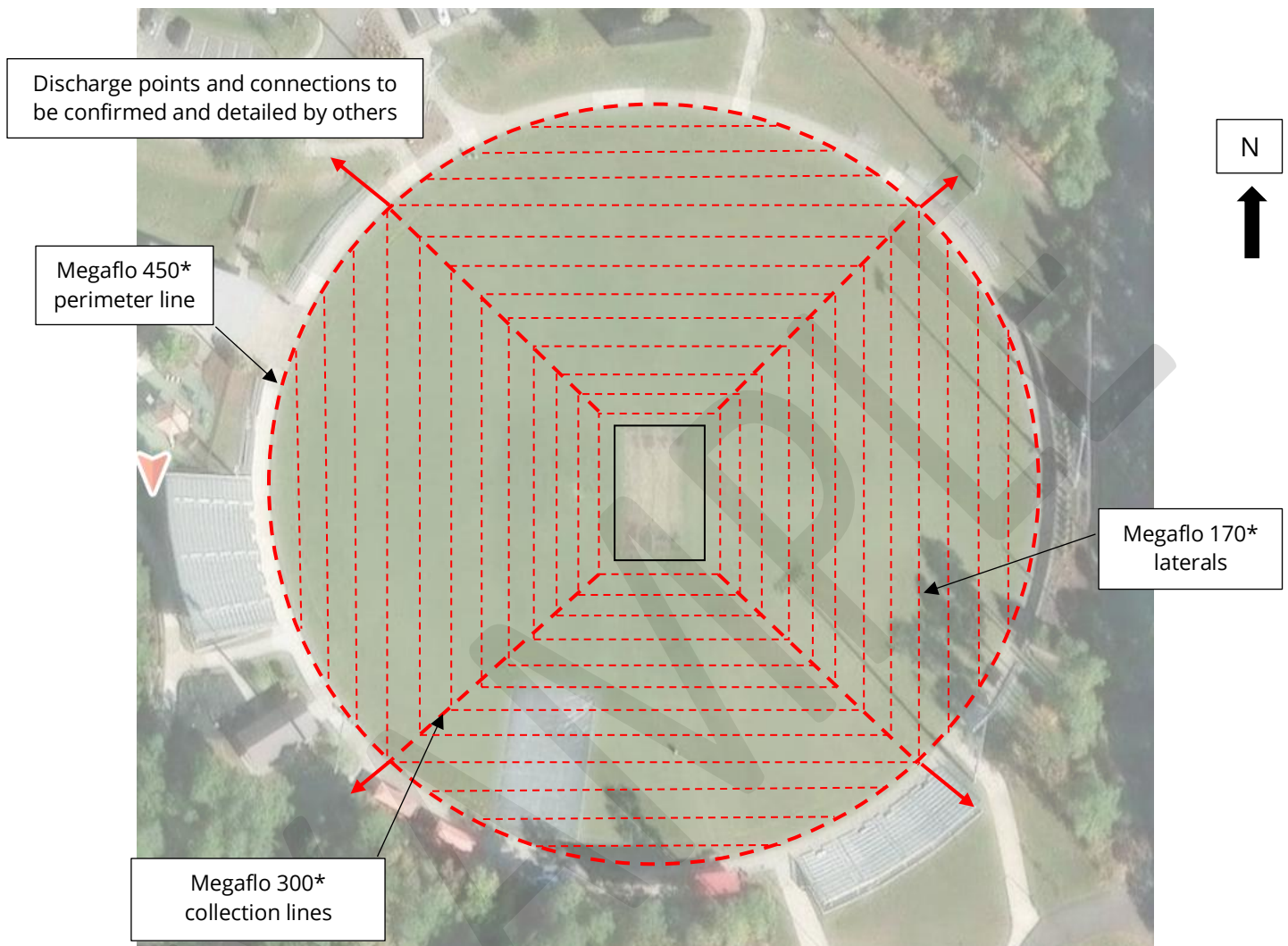


Figure 1 - Indicative drainage layout (to be at 5m centres) for crowned playing surface, showing perimeter drains around outfield boundary (not to scale). Pitch square detail in Figure 2.

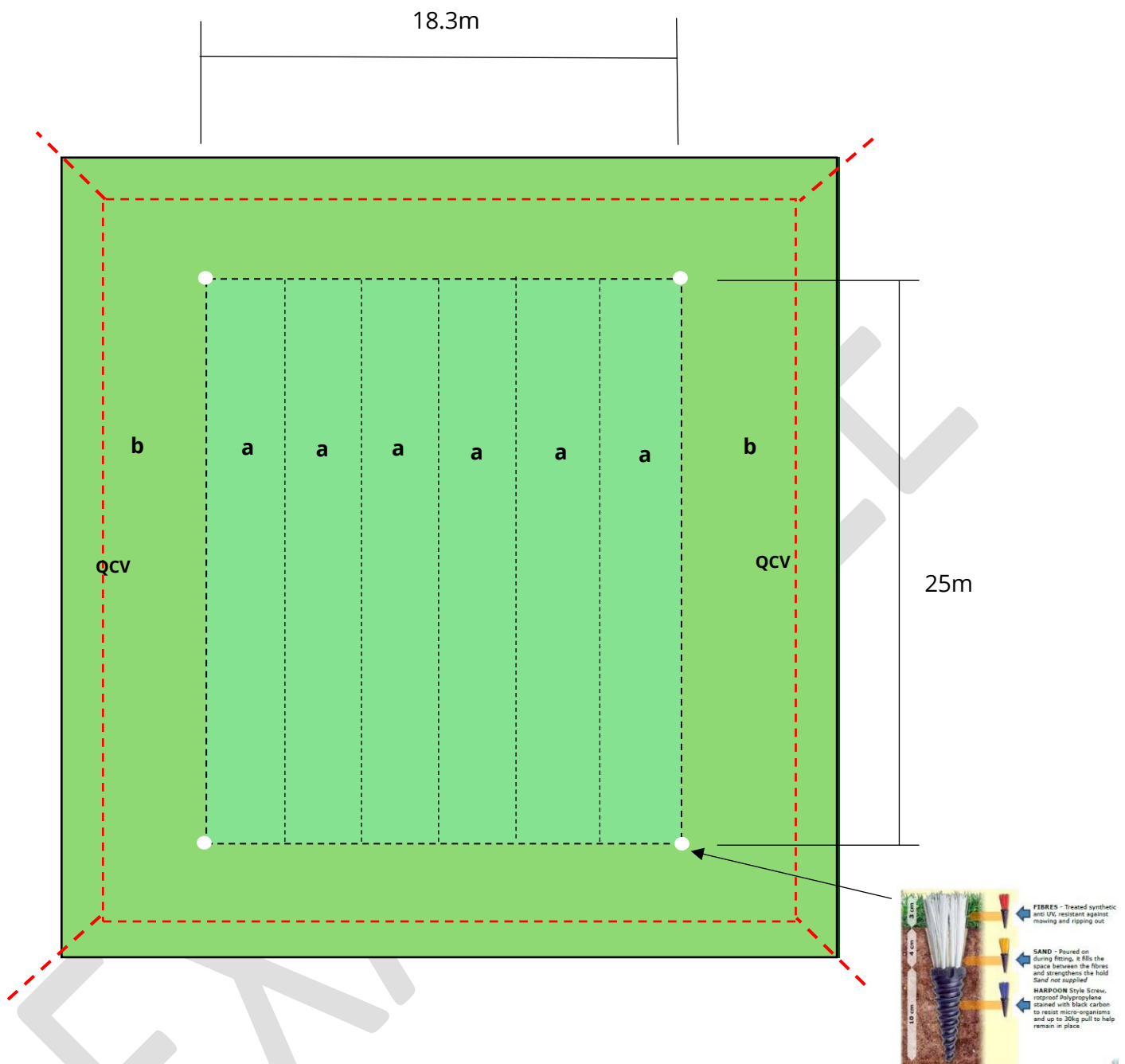
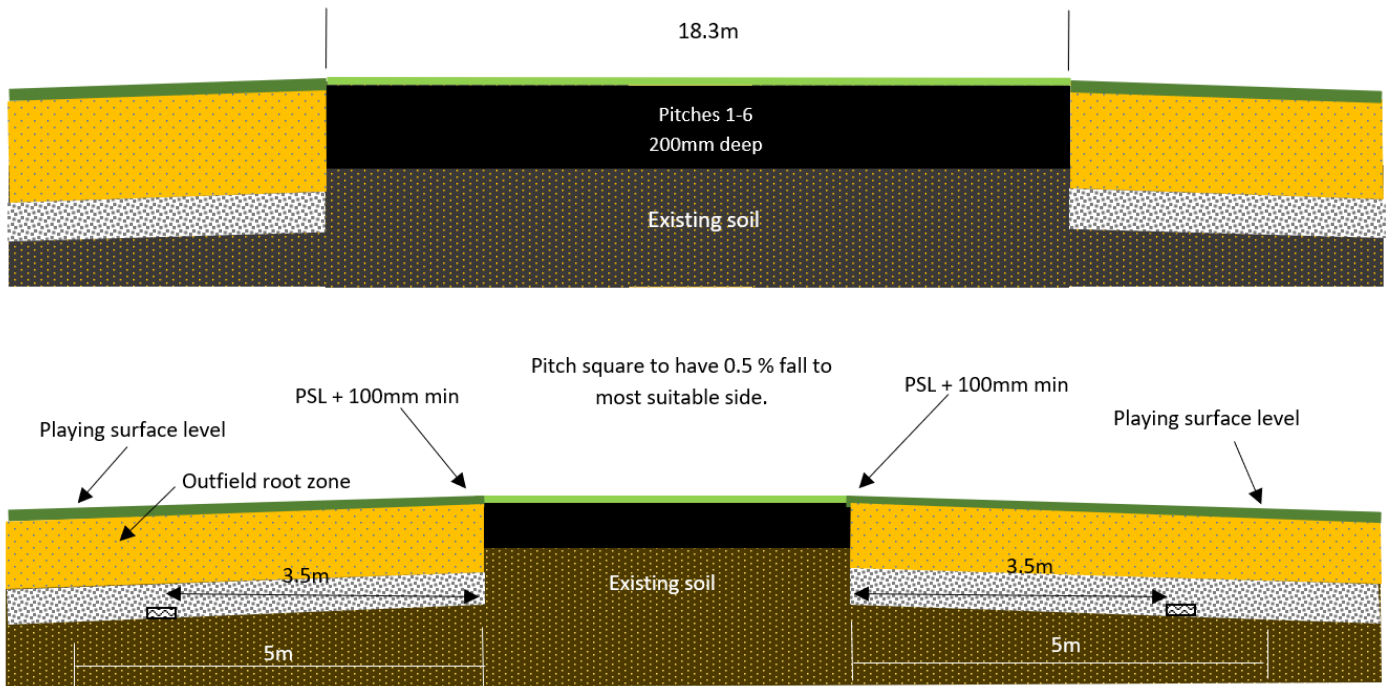


Figure 2 - Indicative layout of drainage and irrigation QCV's around six x 3.05m pitch (a) square with pitch square apron (b). Note location of in ground markers (refer inset image) to define pitch corners for consistency of maintenance, and quick coupling valves (QCV).

Irrigation detail by others. Not to scale.



Figures 3&4 - Indicative cross sections of profile around pitch square, showing pitch square at high point of outfield with surface grades, outfield grading away from pitch square, and distance to first Megaflo 170* lateral. Not to scale.

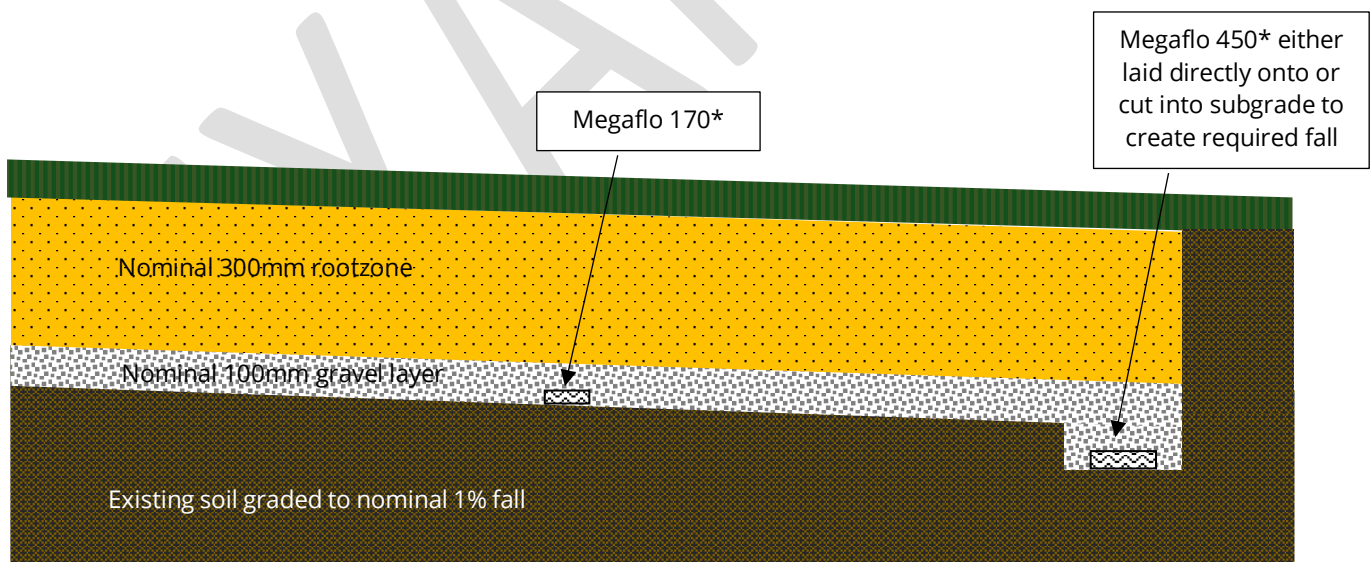


Figure 5 - Indicative cross section of profile and boundary interface, showing placement of lay flat drainage pipe on graded base within gravel layer. Not to scale.

6.5 INSTALLATION OF ROOTZONE MATERIAL

6.5.1 Pitch square

The soil for the pitch square is to be installed prior to the installation of the outfield rootzone material to avoid contamination of the outfield rootzone.

The margins of the pitch square are to be boarded to retain pitch soil in place and assist precise placement of outfield rootzone material when required. The boards can be removed once both soils are adequately consolidated.

The pitch soil is to be DuraEdge Black Stick Cricket Pitch Soil sourced and approved by the Town of Morrisville's appointed Cricket Pitch Consultant and installed directly on to the trimmed compacted sub soil. It will be compacted in 50mm layers to a compacted depth of depth of 200mm using a pedestrian sheep's foot roller, ensuring the final level is 100mm above the surrounding outfield 5m from the edge of the pitch square.

The pitch square should have a fall of 1:200 to the side deemed most appropriate due to levels of the oval surrounds.

6.5.2 Outfield

The rootzone material will comply with 2018 United States Golf Association (USGA) guidelines for pure sand based greens construction, and be approved by the Town of Morrisville's appointed Turf Agronomist for use at a depth of 300mm, supported by rootzone assessment analysis and moisture release curve test results at the contractor's expense.

Place the rootzone material over the subgrade, gravel layer, drainage system and irrigation system. The rootzone material depth will be 300mm (subject to final particle size and moisture release curve test results) compacted with a tolerance of 0 + 10mm. Note that the tolerances of the finished grass surface will be 0 + 10mm. The spreading method of the rootzone layer will ensure a sharp smooth final level.

The placement and compaction of the rootzone layer must be as follows.

- ✓ Machinery used for placing rootzone material must be equipped with balloon tyres or other load spreading wheels or tracks.
- ✓ The rootzone material must be moist but not wet.
- ✓ The dry bulk density should not exceed 1.4 – 1.7t/m³ (carry out 1 test per 1000m³).
- ✓ Do not allow machinery to travel over any trimmed or previously laid layers.
- ✓ Under no circumstances are machines to be allowed to run directly over the drainage system, gravel layer or subgrade.
- ✓ Compaction to be achieved using a smooth drum non-vibratory roller.
- ✓ Final levelling to be achieved using laser-controlled levelling equipment.
- ✓ All traffic movement must be evenly spread across the area.
- ✓ Where there is a common entrance/traffic route across the rootzone sand decompaction prior to final levelling and planting will be required.

6.6 ROOTZONE MATERIAL

6.6.1 Pitch square soil

The pitch square soil will be DuraEdge Black Stick Cricket Pitch Soil, be of sufficient quantity to ensure ongoing supply, and have suitable performance characteristics for cricket pitch use, and be approved by Town of Morrisville's appointed Cricket Pitch Consultant.

6.6.2 Outfield particle size distribution

The rootzone material will comply with 2018 United States Golf Association (USGA) guidelines for pure sand based greens construction, and be approved by the Town of Morrisville's appointed Turf Agronomist for use at a depth of 300mm, supported by rootzone assessment analysis and moisture release curve test results at the contractor's expense.

Sample stockpiles in accordance with relevant US standards and test at the minimum rate of 1 test/1000m³ of materials to be delivered to the site. Testing of the rootzone material particle size distribution must be against the specified sieve sizes.

Table 1 - Outfield rootzone material particle size distribution (Source: 2018 USGA Recommendations for Putting Green Construction)

PARTICLE	DIAMETER	SIEVE	% BY WEIGHT
Coarse gravel	> 4 mm	No. 5	0%
Fine gravel	2.0 - 3.4 mm	No. 10	≤ 3% gravel
Very coarse sand	1 - 2 mm	No. 18	≤ 10% combined in this range
Coarse sand	0.5 - 1.0 mm	No. 35	≥ 60% of the particles in this range
Medium sand	0.25 - 0.5 mm	No. 60	
Fine sand	0.15 - 0.25 mm	No. 100	≤ 20%
Very fine sand	0.05 - 0.15 mm	No. 270	≤ 5%
Silt	0.002 - 0.05 mm		≤ 5%
Clay	< 0.002 mm		≤ 3%
Total fines	Very fine sand + silt + clay		≤ 10% combined
Coefficient of Uniformity (D60/D10)		1.8 - 3.5	Rootzone mixtures with peat
		2.0 - 3.5	Rootzone mixtures with inorganic amendments
		2.0 - 3.5	Pure sand rootzone mixtures

Table 2 - Outfield rootzone material physical characteristics (Source: 2018 USGA Recommendations for Putting Green Construction)

PHYSICAL PROPERTY	RECOMMENDED RANGE
Total Porosity	35%-55%
Air-filled Porosity	15%-30%
Capillary Porosity	15%-25%
Saturated Hydraulic Conductivity (Ksat)	≥ 6 inches/hour (150 mm/hr.)

The contractor will submit samples of a proposed alternative material with the Town of Morrisville's appointed turf for testing and to confirm the final rootzone depth for approval, based on these results. The results for the approved rootzone mix will provide the basis for future check testing and any variations will be evaluated according to the USGA greens section article "Quality control sampling of sand and rootzone mixture stockpiles".

Each load of rootzone material is to be checked for consistency and the contractor will submit (at their cost) at least one sample per 1000 cubic metres for analysis included.

- ✓ Particle size distribution against the specified gradings
- ✓ Compaction and drainage (hydraulic conductivity)
- ✓ Aeration porosity and volumetric water (at 30 cm tension)

6.6.3 Testing

Sample rootzone material in accordance with relevant US standards or as per latest USGA methods. The testing authority must be suitably accredited.

Testing will comprise:

- ✓ Particle size distribution
- ✓ Compaction and bulk density (at 16 and 32 drops)
- ✓ Saturated hydraulic conductivity on compacted samples (at 16 and 32 drops)
- ✓ Aeration porosity and volumetric water (at 30 cm tension)
- ✓ Organic matter

Table 3 - USGA Confidence Intervals for Quality Control Testing (Source: 2018 USGA Recommendations for Putting Green Construction)

TEST PARAMETER	USGA CONFIDENCE INTERVAL(%)
Fine gravel	50
Very coarse sand	50
Coarse sand	15
Medium sand	15
Fine sand	15
Very fine sand	30
Total porosity	10
Air-filled porosity	15
Capillary porosity	15
Saturated hydraulic conductivity	25
¹ Percent organic matter	± 0.2 for mixes with > 1% OM ± 0.15 for mixes with ≤ 1% OM
¹ The confidence interval for organic matter is an absolute value, not a percentage of the target organic matter content. For example, a rootzone mixture with a target organic matter content of 0.7 percent would have an acceptable range of 0.55 to 0.85 percent.	

7. TURFGRASS ESTABLISHMENT AND MAINTENANCE

7.1 PITCH SQUARE

Due to the precise requirements of pitch square management and preparation, consolidation and maintenance of the pitch square will be undertaken by the Contractor until it is considered to have been completed to a satisfactory standard to allow handover to Town of Morrisville staff and/or pitch square curator). This is expected to be within **twelve weeks** of the turf being laid. Until that time, establishment will include includes all irrigation, fertilising, mowing, rolling, topdressing, and pest (insects and disease) and weed control.

7.1.1 Watering

Following completion of laying, the turf must be kept damp (but not saturated) at all times for the first two weeks, especially during the heat of the day. Frequent light watering (5-minute irrigation cycles) may be needed to achieve acceptable results.

Once the grass has taken root into the rootzone and is showing obvious signs of growth (producing new roots, leaves and runners) water can be progressively reduced until it is only necessary once every second day (or less, depending on the season) when the grass is growing vigorously.

Under no circumstances during the grow-in period is the turf to be allowed to dry out to the point of causing wilt, shrinking of sods, and or damage.

7.1.2 Fertiliser Program

Turf grass growth must be promoted to accelerate establishment and growth to allow subsequent top dressing to occur during the growing season.

A1 – Indicative 12 Week Turf Pitch Establishment and Maintenance Program is indicative only and applies during the establishment period up until when handover has been achieved. Soil nutrient and water quality testing will determine the final program. Wherever necessary, to sustain vigorous growth and coverage, additional fertilizer applications must be made. Under no circumstances is the turf to be allowed to become nutrient deficient.

7.1.3 Herbicides, Insecticides, Fungicides

Weeds and their growth must be controlled quickly, and weeding must be done before seed heads set and develop.

Where herbicide applications are made only turf registered pesticides will be used and applied at the recommended rates and the method of application should be strictly adhered to.

Before a pesticide is applied the insect, weed or disease must be identified at a turf laboratory or by a qualified Turf Agronomist and the appropriate remedial action taken.

The use of any pesticide will:

- ✓ Be in accordance with relevant Health & Safety regulations.
- ✓ Be undertaken by appropriately qualified personnel (i.e. have a Chemical Users Certificate).
- ✓ Use the most effective and lowest toxicity pesticide registered for the particular pest.
- ✓ Be registered for use in turf.
- ✓ Require the use of the most appropriate equipment that has been correctly calibrated.
- ✓ Take all care with respect to adjoining properties.
- ✓ Provide appropriate notice that spraying is taking place.
- ✓ Provide SDS documentation to the Town of Morrisville prior to spraying.

7.1.4 Mowing

- ✓ Must be undertaken with approved pedestrian cylinder m
- ✓ Refer A1 – Indicative 12 Week Turf Pitch Establishment and Maintenance Program

7.1.6 Rolling

- ✓ Bedding roll to be carried out when turf first laid and surface is dry
 - Utilise back roller of pedestrian mower or light hand roller
- ✓ Subsequent rolling to be subject to approval and dependent on moisture levels

7.1.5 Topdressing

- ✓ Not required in first two weeks

7.2 OUTFIELD

Consolidation and establishment of the outfield will be undertaken by the Contractor. The Contractor will be responsible for all maintenance aspects until the field is considered to be ready for the Maintenance Period to commence (or handover to Town of Morrisville staff). This is expected to be within six weeks of the turf being laid. Until that time, establishment will include all irrigation, fertilising, mowing, rolling, topdressing, and pest (insects and disease) and weed control.

7.2.1 Watering

Following completion of laying, the turf must be kept damp (but not saturated) at all times for the first two weeks, especially during the heat of the day. Frequent light watering (5-minute irrigation cycles) may be needed to achieve acceptable results and avoid sand drift.

Once the grass has taken root into the rootzone and is showing obvious signs of growth (producing new roots, leaves and runners) water can be progressively reduced until it is only necessary once every second day (or less, depending on the season) when the grass is growing vigorously. Under no circumstances during the grow-in period is the turf to be allowed to dry out to the point of causing wilt, shrinking of sods, and or damage.

7.2.2 Fertiliser Program

Turf grass growth must be promoted to accelerate establishment and growth to allow subsequent top dressing to occur during the growing season.

A2 – Indicative 12 Week Turf Outfield Establishment and Maintenance Program is indicative only and applies during the grow-in period up until when handover has been achieved. Soil nutrient and water quality testing will determine the final program. Wherever necessary, to sustain vigorous growth and coverage, additional fertilizer applications must be made. Under no circumstances is the turf to be allowed to become nutrient deficient.

7.2.3 Herbicides, Insecticides, Fungicides

Weeds and their growth must be controlled quickly, and weeding must be done before seed heads set and develop. Where herbicide applications are made only turf registered pesticides will be used and applied at the recommended rates and the method of application should be strictly adhered to.

Before a pesticide is applied the insect, weed or disease must be identified at a turf laboratory or by a qualified Turf Agronomist and the appropriate remedial action taken.

The use of any pesticide will:

- ✓ Be in accordance with relevant Health & Safety regulations.
- ✓ Be undertaken by appropriately qualified personnel (e.g. have a Chemical Users Certificate).
- ✓ Use the most effective and lowest toxicity pesticide registered for turf and the particular pest.
- ✓ Require the use of the most appropriate equipment that has been correctly calibrated.
- ✓ Take all care with respect to adjoining properties.
- ✓ Provide appropriate notice that spraying is taking place.
- ✓ Provide SDS documentation to the Town of Morrisville prior to spraying.

7.2.4 Mowing

Turf to be mown to at heights and frequencies outlined in A2 – Indicative 12 Week Turf Outfield Establishment and Maintenance Program (to be confirmed at the time), with excess clippings removed (catchers, vacuumed or swept). Mowing must commence immediately the turf has taken root consistently throughout the surface to assist the “knitting” of sods and management of thatch. Mowing needs to commence early in the establishment period even though some scalping may occur. Early mowing is required to ensure that the thatch is controlled, and a firm surface is quickly established. All mowing must be undertaken using a cylinder mower.

7.2.5 Topdressing

The Contractor will be responsible for setting aside sufficient rootzone material for the purpose of topdressing the oval. Depending on growth, two applications of approximately 7-10mm depth will be applied.

7.2.6 Applications

Fertiliser and other applications will be made in a timely manner consistent with best practice turf management to ensure rapid turf establishment and to provide a playing surface suitable for a variety of high-level cricket fixtures.

An Indicative 12 Week Turf Outfield Establishment and Maintenance Program has been attached, including renovation practices. This will be revised in consultation with the Town of Morrisville and their appointed Turf Agronomist as deemed necessary.

7.2.7 Irrigation

Irrigation will be maintained at level that is compliant with best practice and ensures uniform turf quality and coverage throughout the irrigation season, ensuring optimal turf health and playing surface quality.

8. HANDOVER

Once practical completion of construction of the pitch square and outfield is agreed by the Contractor, Town of Morrisville staff, and their appointed Turf Agronomist and Cricket Pitch Consultant, relevant 12 week Establishment and Maintenance Periods will commence.

Throughout the Establishment and Maintenance Periods, the Contractor will ensure that a suitably qualified and experienced turf manager/greenkeeper is on site to perform and/or supervise maintenance, and ensure issues are identified and addressed in a timely manner.

8.1 PITCH SQUARE

Handover of the pitch square will be agreed by the Contractor, Town of Morrisville staff, and their appointed Turf Agronomist and Cricket Pitch Consultant at the completion of the Indicative 12 Week Turf Pitch Establishment and Maintenance Period, as long as the following conditions are met;

- ✓ There is a 100% turf cover (XXXX).
- ✓ The turf will be healthy and have good density. Acceptable turf density is where there is no soil or bare ground visible through the turf canopy (XXXX).
- ✓ The root system of XXXX is to be at least 100 mm deep and the roots are white and healthy. Verify root system depth by taking a minimum of four cores samples. One sample is to be taken at the location where the last area of turf (XXXX) was laid.
- ✓ Applications are up to date as per the Indicative 12 Week Turf Pitch Establishment and Maintenance Program.
- ✓ Mowing height and frequency and rolling is consistent with the Indicative 12 Week Turf Pitch Establishment and Maintenance Program.
- ✓ The surface is free of all depressions and scalping. There will be no undulations, holes or depressions greater as measured at any single location using a 3-metre straight edge.
- ✓ There is no more than 5mm of thatch/mat accumulation.
- ✓ The turf is determined to be free of all weeds.
- ✓ The turf is free of any signs of disease and insects or hydrophobic conditions.
- ✓ Sprinkler heads are set 10mm below the turf playing surface
- ✓ Within 3 weeks before handover soil samples have been taken and analyzed for pH (1:5 soil: water extract), total soluble salts (1:5 soil: water extract), available phosphorus (Olsen method), potassium, exchangeable cations (calcium, magnesium, potassium and sodium) and any appropriate adjustments made to the fertility program.

8.2 OUTFIELD

Handover of the outfield will be agreed by the Contractor, Town of Morrisville staff, and their appointed Turf Agronomist and Cricket Pitch Consultant at the completion of the Indicative 12 Week Turf Outfield Establishment and Maintenance Period, as long as the following conditions are met;

- ✓ There is a 100% turf cover (XXXX).
- ✓ The turf will be healthy and have good density. Acceptable turf density is where there is no soil or bare ground visible through the turf canopy (XXXX).
- ✓ The root system of XXXX is to be at least 100 mm deep and the roots are white and healthy. Verify root system depth by taking a minimum of four cores samples. One sample is to be taken at the location where the last area of turf (XXXX) was laid.
- ✓ Applications are up to date as per the Indicative 12 Week Turf Establishment and Maintenance Program.
- ✓ Mowing height and frequency is consistent with the Indicative 12 Week Turf Outfield Establishment and Maintenance Program.
- ✓ The surface is free of all depressions and scalping. There will be no undulations, holes or depressions greater than 10 mm as measured at any single location using a 3-metre straight edge.
- ✓ The surface has been top dressed once at a depth of 7-10mm.
- ✓ The surface will be firm under foot with no wheel marks or footprints when trafficked. The surface will have an average hardness value of 50 – 60 gravities on the first drop as measured using the Clegg Impact Soil Tester (2.25 kg hammer) at 20 locations across the field.
- ✓ There is no more than 20 mm of thatch/mat accumulation.
- ✓ The turf is determined to be free of all weeds.
- ✓ The turf is free of any signs of disease and insects or hydrophobic conditions.
- ✓ Sprinkler heads are set 10mm below the turf playing surface
- ✓ Within 3 weeks before handover soil samples have been taken and analyzed against MLSN guidelines, as well as pH (1:5 soil: water extract), total soluble salts (1:5 soil: water extract), available phosphorus (Olsen method), potassium, exchangeable cations (calcium, magnesium, potassium and sodium) and any appropriate adjustments made to the fertility program.

9. ATTACHMENTS

A1 - Indicative 12 Week Turf Pitch Establishment and Maintenance Program

A2 - Indicative 12 Week Turf Outfield Establishment and Maintenance Program

DISCLAIMER

Care has been taken to ensure that the information contained within this report is reliable and that the recommendations reflect considerable professional judgement. Greenshed Pty Ltd trading as Greenspace 4D, however, does not guarantee that the report is without flaw or is wholly appropriate for all purposes and, therefore, disclaims all liability for any loss, damage, injury or other consequence which may arise from reliance on information contained herein.

This document shall not be duplicated or used for any purposes other than those for which it is being provided.



1. Q. Do permit plans need to be stamped?
 - A. The Town's Inspections Director provided the following document:
 - The Seal Brochure <https://www.ncbarch.org/seal-brochure/>
 - You may want to reach out to the NC Board of Architecture and Registered Interior Designers and the NC Board of Examiners for Engineers and Surveyors for clarification.
 - The scope of this project may be covered by an exemption. The previous electrical engineer was Edmondson Engineers <https://www.edmpa.com/>. Its plans are included as exhibits in the RFQ.
2. Q. Please confirm:
 1. Will the selected Design-Build team be responsible for preparing construction documents and subsequently administering a competitive bidding process for portions of the work? (language in the documents imply this will occur)

Or
 2. Once you select the Design-Build team, this team will automatically be the winning bidder for both design and build and no other bid process will take place?
- A. Each design builder shall submit in response to the request for qualifications an explanation of its project team selection. Pursuant to NC General Statutes 143-128.1A. Design-build contracts, there are two project team selection options:
 - a. A list of the licensed contractors, licensed subcontractors, and design professionals whom the design-builder proposes to use for the project's design and construction.
 - b. A list of the licensed contractors and design professionals whom the design-builder proposes to use for the project's design and construction and an outline of the strategy the design-builder plans to use for open subcontractor selection based upon the provisions of Article 8 of Chapter 143 of the General Statutes.

After ranking and selecting the highest scoring team, the Town and Design-Build team would negotiate a Phase 1 contract. The project would progress through Phase 2 with the Design-Build team and the Town would undertake no other bid process unless the parties fail to come to an agreement. The Design-Build team would be fully responsible for designing, constructing, and handing over the completed project.



3. Q. We note references within the materials that may indicate compliance with North Carolina General Statute §143-128.1A and associated HUB participation requirements.
Kindly confirm whether the project will require:
1. Public advertisement of bid packages
 2. Formal pre-bid conferences
 3. Compliance with HUB participation goals
 4. Competitive bidding of trade scopes, including work that might otherwise be self-performed.

- A. Coates' Canons North Carolina Local Government Law Blog has several articles on this

[New Design-Build Construction Method – No Local Act Required](#)

Under North Carolina G.S. 143-128.1A, if a design-builder is self-performing work, they are generally not required to competitively bid out that specific portion of work or the associated materials.

1. Project Team Selection Option 1 (Negotiated Approach) The Rule: If the design-builder proposes a project team and elects to self-perform the work, they can do so without bidding. They may also enter into negotiated subcontracts for other portions of the work without bidding.
 2. Project Team Selection Option 2 (Open Subcontractor Selection) The Rule: If the design-builder chooses to outline a strategy for "open subcontractor selection," they must follow competitive bidding requirements for subcontractors based on Article 8 of Chapter 143. Self-Performing Constraints: Under this method, the design-builder may still self-perform some work, but they cannot enter into negotiated contracts with first-tier subcontractors who are not included in the proposed project team.
-
1. Public advertisement of bid packages
For purposes of state competitive bidding requirements applicable to local governments, all contracts into which they enter fall into four categories:
 1. purchase—purchases of supplies, materials, apparatus, and equipment;
 2. construction or repair—construction of horizontal or vertical structures or infrastructure or the repair of such structures or infrastructure;
 3. Mini-Brooks Act services—surveying, architectural, engineering, construction management-at-risk, design-build, design-build bridging, and public-private partnership;
 4. everything else—general service contracts, leases that do not include an option to purchase, and real property purchases.



Once the design-build team is selected via a qualifications based process pursuant to the Mini-Brooks Act, the “open subcontractor selection” process must be conducted pursuant to the construction or repair process.

The thresholds

1. < \$30,000—no specified process for purchase and construction or repair contracts;
2. \$30,000 to \$500,000—informal bid threshold for construction contracts;
3. >\$500,000—formal bid threshold for construction or repair contracts.

The formal bidding procedures prescribed in Article 8, Chapter 143, of the North Carolina General Statutes must be followed whenever a North Carolina local government undertakes construction or repair work with an estimated expenditure of public funds of \$500,000 or more. This includes developing Plans and Specifications and formal public advertising.

If the design-builder proposes a project team and elects to self-perform the work, pursuant to 143-128.1A. Design-build contracts (c) (8) (a), the design-builder may self-perform some or all of the work with employees of the design-builder and, without bidding, also enter into negotiated subcontracts to perform some or all of the work with subcontractors, including, but not exclusively with, those identified in the list. This includes materials and equipment.

2. Formal pre-bid conferences

While formal pre-bid conferences are not required for formal bid threshold construction or repair projects, projects costing \$300,000 and more, good faith efforts to encourage minority business participation apply to both local governments and bidders. Attend scheduled pre-bid conferences and explain minority goals are one of the steps that are required to demonstrate good faith efforts.

3. Compliance with HUB participation goals

For building construction and repair projects costing \$300,000 and more, good faith efforts to encourage minority business participation apply to both local governments and bidders.

4. Competitive bidding of trade scopes, including work that might otherwise be self-performed



Construction or repair contracts involving the expenditure of \$30,000 or more but less than \$500,000 of public funds are subject to informal bidding requirements.

The informal bidding statute sets out only minimal procedural requirements. Specifically, the local government (or in this case the design builder) must

1. “secure” bids,
2. keep a record of all bids received,
3. award the contract to the lowest responsive, responsible bidder.

In addition, if the construction or repair project involves a building, the local government must engage in informal HUB recruitment efforts, namely, solicit HUB participation, maintain a record of HUB firms solicited, and document its HUB participation recruitment efforts.

4. Q. In the event that a public bidding process is required, please clarify whether the Design-Build entity is expected to serve as the contracting authority responsible for administering the process, or if the Town (or an alternative entity) will retain responsibility for bid administration and compliance.
 - A. If the Design-Build entity decides to submit in response to the request for qualifications an explanation of its project team via selection Option 2 (Open Subcontractor Selection), then a public bidding process would be required and the Design-Build entity would be expected to serve as the contracting authority responsible for administering this process. The Design-Build entity could work with the Town to help facilitate the process – for example conducting bid openings at Town Hall, support with advertising, etc.
5. Q. We understand that the Town may shortlist up to three firms following the RFQ phase. Please confirm whether the Town reserves the option to proceed directly with a selected Design-Build team without initiating a subsequent competitive bidding phase.
 - A. If upon review of the submittals and ranking, the Town determines that it has identified the highest-ranking respondent, the Town may elect to proceed directly with a selected Design-Build team. There is no intent to competitively bid the work, although the Town and the selected Design-Build team must come to a mutual understanding for executing the Progressive Design Build Agreement.

Church Street Park Field Improvements
Pre-Submittal Meeting Sign In

<u>Name</u>	<u>Company</u>	<u>Email</u>	<u>phone</u>
Eric Pearson	Town of Morrisville	epearson@morrisville.nc.gov	919 463 6214
Kyle Cooper	Town of Morrisville	kcooper@morrisville.nc.gov	919-463-7113
Lindsay Blackburn	Mutler Construction	lblackburn@mutlerconstruction.com	252-567-8009
Ben Wagner	The Motz Group	bwagner@themotzgroup.com	843-609-6819
Evan Holmes	Walter Holmes Electric	evan@wholmeselectric.com	910-890-4884
Jon Mirkin	H2O FIDO	info@h2ofido.com	904-318-0307
Chris Pegram	Blum	chris.pegram@blum.com	919-619-5192
Cindi King	TOM	—	—
Bryan Rhea	TOM	brhea@morrisville.nc.gov	919-4637117
Kevin Kelly	TOM	kkelly@morrisvillenc.gov	919 463 7687
Jotta Letteney	TOM	jletteney@morrisvillenc.gov	919 463 6194
Karen Bass	TOM	kbass@morrisvillenc.gov	919 463 6123
Stere Spruill	TOM	sspruill	919 463 7075

The following is a finalized version of the Questions and Answers,
including questions received after the conference and
up to the June 30, 2026, 2:00 PM RFQ clarification questions deadline



1. Q. Do permit plans need to be stamped?
 - A. The Town's Inspections Director provided the following document:
 - The Seal Brochure <https://www.ncbarch.org/seal-brochure/>
 - You may want to reach out to the NC Board of Architecture and Registered Interior Designers and the NC Board of Examiners for Engineers and Surveyors for clarification.
 - The scope of this project may be covered by an exemption. The previous electrical engineer was Edmondson Engineers <https://www.edmpa.com/>. Its plans are included as exhibits in the RFQ.
2. Q. Please confirm:
 1. Will the selected Design-Build team be responsible for preparing construction documents and subsequently administering a competitive bidding process for portions of the work? (language in the documents imply this will occur)

Or
 2. Once you select the Design-Build team, this team will automatically be the winning bidder for both design and build and no other bid process will take place?
- A. Each design builder shall submit in response to the request for qualifications an explanation of its project team selection. Pursuant to NC General Statutes 143-128.1A. Design-build contracts, there are two project team selection options:
 - a. A list of the licensed contractors, licensed subcontractors, and design professionals whom the design-builder proposes to use for the project's design and construction.
 - b. A list of the licensed contractors and design professionals whom the design-builder proposes to use for the project's design and construction and an outline of the strategy the design-builder plans to use for open subcontractor selection based upon the provisions of Article 8 of Chapter 143 of the General Statutes.

After ranking and selecting the highest scoring team, the Town and Design-Build team would negotiate a Phase 1 contract. The project would progress through Phase 2 with the Design-Build team and the Town would undertake no other bid process unless the parties fail to come to an agreement. The Design-Build team would be fully responsible for designing, constructing, and handing over the completed project.



3. Q. We note references within the materials that may indicate compliance with North Carolina General Statute §143-128.1A and associated HUB participation requirements.
Kindly confirm whether the project will require:
1. Public advertisement of bid packages
 2. Formal pre-bid conferences
 3. Compliance with HUB participation goals
 4. Competitive bidding of trade scopes, including work that might otherwise be self-performed.

- A. Coates' Canons North Carolina Local Government Law Blog has several articles on this

[New Design-Build Construction Method – No Local Act Required](#)

Under North Carolina G.S. 143-128.1A, if a design-builder is self-performing work, they are generally not required to competitively bid out that specific portion of work or the associated materials.

1. Project Team Selection Option 1 (Negotiated Approach) The Rule: If the design-builder proposes a project team and elects to self-perform the work, they can do so without bidding. They may also enter into negotiated subcontracts for other portions of the work without bidding.
 2. Project Team Selection Option 2 (Open Subcontractor Selection) The Rule: If the design-builder chooses to outline a strategy for "open subcontractor selection," they must follow competitive bidding requirements for subcontractors based on Article 8 of Chapter 143. Self-Performing Constraints: Under this method, the design-builder may still self-perform some work, but they cannot enter into negotiated contracts with first-tier subcontractors who are not included in the proposed project team.
-
1. Public advertisement of bid packages
For purposes of state competitive bidding requirements applicable to local governments, all contracts into which they enter fall into four categories:
 1. purchase—purchases of supplies, materials, apparatus, and equipment;
 2. construction or repair—construction of horizontal or vertical structures or infrastructure or the repair of such structures or infrastructure;
 3. Mini-Brooks Act services—surveying, architectural, engineering, construction management-at-risk, design-build, design-build bridging, and public-private partnership;
 4. everything else—general service contracts, leases that do not include an option to purchase, and real property purchases.



Once the design-build team is selected via a qualifications-based process pursuant to the Mini-Brooks Act, the “open subcontractor selection” process must be conducted pursuant to the construction or repair process.

The thresholds

1. < \$30,000—no specified process for purchase and construction or repair contracts;
2. \$30,000 to \$500,000—informal bid threshold for construction contracts;
3. >\$500,000—formal bid threshold for construction or repair contracts.

The formal bidding procedures prescribed in Article 8, Chapter 143, of the North Carolina General Statutes must be followed whenever a North Carolina local government undertakes construction or repair work with an estimated expenditure of public funds of \$500,000 or more. This includes developing Plans and Specifications and formal public advertising.

If the design-builder proposes a project team and elects to self-perform the work, pursuant to 143-128.1A. Design-build contracts (c) (8) (a), the design-builder may self-perform some or all of the work with employees of the design-builder and, without bidding, also enter into negotiated subcontracts to perform some or all of the work with subcontractors, including, but not exclusively with, those identified in the list. This includes materials and equipment.

2. Formal pre-bid conferences

While formal pre-bid conferences are not required for formal bid threshold construction or repair projects, projects costing \$300,000 and more, good faith efforts to encourage minority business participation apply to both local governments and bidders. Attend scheduled pre-bid conferences and explain minority goals are one of the steps that are required to demonstrate good faith efforts.

3. Compliance with HUB participation goals

For building construction and repair projects costing \$300,000 and more, good faith efforts to encourage minority business participation apply to both local governments and bidders.

4. Competitive bidding of trade scopes, including work that might otherwise be self-performed



Construction or repair contracts involving the expenditure of \$30,000 or more but less than \$500,000 of public funds are subject to informal bidding requirements.

The informal bidding statute sets out only minimal procedural requirements. Specifically, the local government (or in this case the design builder) must

1. "secure" bids,
2. keep a record of all bids received,
3. award the contract to the lowest responsive, responsible bidder.

In addition, if the construction or repair project involves a building, the local government must engage in informal HUB recruitment efforts, namely, solicit HUB participation, maintain a record of HUB firms solicited, and document its HUB participation recruitment efforts.

4. Q. In the event that a public bidding process is required, please clarify whether the Design-Build entity is expected to serve as the contracting authority responsible for administering the process, or if the Town (or an alternative entity) will retain responsibility for bid administration and compliance.
 - A. If the Design-Build entity decides to submit in response to the request for qualifications an explanation of its project team via selection Option 2 (Open Subcontractor Selection), then a public bidding process would be required and the Design-Build entity would be expected to serve as the contracting authority responsible for administering this process. The Design-Build entity could work with the Town to help facilitate the process – for example conducting bid openings at Town Hall, support with advertising, etc.
5. Q. We understand that the Town may shortlist up to three firms following the RFQ phase. Please confirm whether the Town reserves the option to proceed directly with a selected Design-Build team without initiating a subsequent competitive bidding phase.
 - A. If upon review of the submittals and ranking, the Town determines that it has identified the highest-ranking respondent, the Town may elect to proceed directly with a selected Design-Build team. There is no intent to competitively bid the work, although the Town and the selected Design-Build team must come to a mutual understanding for executing the Progressive Design Build Agreement.
6. Q. (Verbally asked during the pre-submittal meeting) Just want to check the grow and the 12 week grow and is substantial completion that April date or is that established ready to play?



- A. (Verbally answered during the meeting) Eric replied, Basically, the April 2027 date is to be ready for the cricket season. This will likely be sometime after April, when the play schedule is finalized.
- Q. So that's going to be worked out. So the idea is the pitch and the outfield need to be ready by April of next year. Are you open to overseeding?
- A. Trent Kelly commented, in terms of overseeding, we wouldn't be encouraging that for a brand-new oval build. That will be my recommendation, because you've got really good Bermuda grass growing conditions come March, April. But that will be up to up for discussion.
- A. Eric noted this type of issue should be addressed in response to the RFQ, like how your firm would engage during the design phase to have those discussions. Perhaps not a specific technical answer, because again, we all know that there's cost, quality, and time considerations to be balanced.
7. Q. Can the Town clarify whether a new stormwater management report will be required, and if so, under what specific conditions (e.g., changes to impervious area, drainage patterns, or discharge rates) would trigger that requirement?
- A. We do not anticipate that a new stormwater management report will be required. A new report would only be triggered if there are significant changes to the drainage patterns or if the proposed increase in impervious area exceeds the capacity of the existing SCMs. At a minimum, pipe capacity calculations should be provided for the proposed drainage improvements. The final call will be up to Wake County.
8. Q. Please clarify the anticipated role and level of involvement of the consultant within the design-build delivery process.
- A. The consultant (Trent Kelly and Daryl Sellar) is an extension of the Owner's staff. The consultant was engaged several years ago to assist the Owner with the technical details of turf management of the cricket field. The consultant will participate in discussions, review of the Design-Builder's submittals and installation. The consultant will assist the Owner with review and acceptance of the completed work.
9. Q. Will the contractor be compensated for Phase 1 of the project, or will this work be performed at the contractor's risk?
- A. The Design-Builder will be compensated for Phase 1, at a format and price to be negotiated between the contractor and the Town. Please refer to the modified Progressive Design-Build Agreement DBIA Document No. 544



contained in Appendix B. Section 7.1.1 “Owner shall pay Design-Builder in accordance with Article 6 of the General Conditions of Contract the sum of \$_____ for the Phase 1 Services”.

10. Q. We do not typically see LEED requirements applied to site civil projects. Can the Town confirm whether LEED requirements or designation apply to this project, or if they will be waived from the RFQ/SOQ? Will there be a penalty for the contractor if they are unable to meet the 70% goal?

A. No, LEED requirements will not apply. The Town has an over-arching goal to compare its projects to the USGBC LEED Silver status. However, the Town does not intend to have the project certified.

11. Q. When is submission of HUB affidavits required for the Progressive Design-Build process?

A. Pursuant to the RFQ, Article IV. Content and Format of Proposal Package, Section 5 - Other Factors, the Design-Builder's response to the RFQ should contain a description of any program the Design-Builder has in place to encourage participate by minority businesses as such is defined in N.C.G.S. § 143-128.2(g) and the outreach efforts which will be used to notify minority businesses of opportunities for participation in the project.

12. Q. At what stage do the Town of Morrisville's Appendix C bid forms and requirements apply (e.g., SOQ, Phase 1, GMP/Phase 2, or another milestone)?

A. The HUB affidavits would apply at both Phase 1 and 2.

1. If the Design-Builder proposes Project Team Selection Option 1 (Negotiated Approach), The Design-Builder must provide a list of the licensed contractors, licensed subcontractors, and design professionals whom the design-builder proposes to use for the project's design and construction.

Phase 1: Submit Affidavit A, B, or C for both the design and construction phases 1 and 2.

By submittal of “Intent to Perform Contract with Own Workforce” (Affidavit C) for self-performance”, the contractor is certifying that:

1. He/she will not enter into any subcontracts for the duration of the project, and if he/she does decide to subcontract any portion of the work he/she will:

- a. Notify the Town immediately of the decision to subcontract.



b. Adhere to the provision of “Good Faith Efforts” in filling that subcontract opportunity.

2. If the Design-Builder proposed Project Team Selection Option 2 (Open Subcontractor Selection), The Design-Builder must submit Affidavit A, B, or C for the design phase 1.

For phase 2, the Design-Builder must cascade down the HUB requirements into its subcontracting efforts and additionally provide either Affidavit D or E.

13. Q. How will the Town of Morrisville apply the 10% HUB participation goal under Option 1 (negotiated/self-perform delivery)?

A. According to the Instructions for Compliance with the Town of Morrisville’s Historically Underutilized (HUB) Business Program, “The goal for participation by minority firms as subcontractors on a project has been set at 10%”. These instructions were published when the Town’s project delivery method was Design-Bid-Build, so the basis was the cost of construction.

14. Q. For purposes of HUB participation, can eligible contributions include professional services, suppliers, vendors, and trucking?

A. Yes, these would be eligible contributions.

15. Q. When calculating the 10% HUB participation goal, will the value of self-performed work be excluded from the total project cost?

A. No, the contract price would establish the total project cost.

16. Q. What documentation does the Town expect during Phase 1 versus during construction? This question is intended to better understand the Town’s expectations for deliverables in Phase 1 (design/preconstruction) versus Phase 2 (construction), as well as confirm overall schedule feasibility.

For Phase 1, do we need to provide specifications manual, or will a permitted set of drawings suffice?

A. As noted in DBIA publication, Progressive Design-Build Done Right, Progressive Design-Build Best Practices,

Phase 1 includes the Validation Period and the Design and Preconstruction Period. Phase 2 begins when the Owner and Design-Builder agree on the final project scope, final contract price and final project schedule and includes the Final Design and Construction Period.



The contract formalizes the joint effort of advancing the design to a point of mutual commitment to scope, quality, schedule and commercial terms. As such, the contract should clearly identify the following:

- a) The scope of the Design-Builder's services for each period within a project phase;*
- b) The required submittals for each period; and*
- c) The processes for advancing from Phase 1 to Phase 2.*

17. Q. Can the Town confirm whether the project schedule can be adjusted or if they will support expedited permitting.

A. The project needs to be completed to support the beginning of June 2027 cricket playing season. Construction work on the project cannot realistically begin until the end of the 2026 playing season, with the last game forecast to be held on September 29, 2026. This leaves 7 months to the end of April 2027 and 8 months until the beginning of the 2027 playing season.

18. Q. Does the Town of Morrisville assign a preference or additional evaluation weight to a Lump Sum versus a Cost-Plus/GMP delivery approach?

A. No, the Town does not have a specific preference.

19. Q. Liquidated damages are referenced in the contract documents; however, the value is not indicated. Can the Town provide the applicable liquidated damages amount for this project?

B. The Town's "default" liquidated damages are \$500 per day. As this project is being advanced to secure professional cricket matches and possibility international broadcasting, not having the field adequately completed could have more significant cost impacts. The LD's can be negotiated as part of the Phase 2 pricing, when the risks / opportunities and cost impacts can be better evaluated.

20. Q. Will the Town of Morrisville permit the use of construction contingency and/or allowances? For example, should potential subgrade remediation be included in the Lump Sum price, carried within a contingency, or addressed through change order if encountered?

A. Yes, the use of allowances will be part of Phase 2 price negotiation. Please refer to the modified Progressive Design-Build Agreement DBIA Document No. 544 contained in Appendix B. Section 7 addresses Allowance Items and Allowance Values. 7.7.1 Any and all Allowance Items, as well as their corresponding Allowance Values, are set forth in the Contract Price Amendment or the Proposal.



For practicality purposes, including allowances for specific issues such as subgrade soil conditions, helps identify and track those actual costs, includes the issues in the forecast for the overall project price, and minimizes the need for change orders.

21. Q. Will the Town provide any schedule relief for weather impacts and turf establishment (grow-in) periods?

A. Yes and no. The Town has undertaken this project to support the 2027 cricket season. For that reason, substantial completion needs to be achieved prior to the start of the season, which is still under development. Identifying a specific target date that adequately protects the ability for the cricket field to be sufficiently established is critical to success. If unusual weather occurs, the Town would look to the Design-Builder's expertise to take the necessary steps to finish the overall project on time.

22. Q. Is the substantial completion date for the project (April 2027) different than the substantial completion date for the Pitch area. If so, what are those dates?

A. The Town's past experience with its cricket field is that primarily the Town has been responsible for all aspects of getting the field ready for play. This past experience has created an inclination to an early handover, so the Town staff can curate the field to get it "ready".

Town staff and the turf consultant recognize the timing challenge and have pointed out the logic of quickly completing the cricket pitch addition. The intent is for the pitch to be completed first and as early as possible this fall. This will allow time for it to settle out and get a small start at the end of this growing season. It will then be in place and ready for the spring warm up.

Part of the Phase 1 efforts will include discussion on how the Design-Builder will complete the construction and commissioning of the cricket field, including the pitch and "handing it over" to the Town Staff for ongoing maintenance.

The outcome of the Phase 1 discussions may be agreement that the Design-Builder will continue to curate the turf, adjust irrigation, and fertilization to achieve full coverage in between cricket matches.

23. Q. What does the Town of Morrisville consider substantial completion? Does this include the grow-in time, or will the grow-in clock start at that point?

A. This will require further discussion with the successful firm as part of contract negotiation. Ideally, the Town would like the completed project handed over at the end of April. If time and weather do not accommodate this approach, we will need to agree on an alternative delivery schedule and possibly methodology.



As noted in the Program Criteria, the cricket playing season is anticipated to begin in June. Optimally, the cricket pitch square should be completed to allow for a minimum of 6 months for it to grow in. The outfield, including drainage, irrigation, and support facilities would likely follow the pitch construction and should be completed by April to allow for the outfield turf to become established prior to the playing season.

In this regard, substantial completion would be defined as acceptable for use, hosting regional leagues and international events. Final completion could include fine tuning the irrigation system to optimize coverage, fertilization, overseeding, and cultivating to further establish the pitch and field coverage.

24. Q. In the RFQ Background, it states, “this project’s scope is to improve the cricket field drainage and expand the number of pitches from four to six.” What is expected will need to be done with the existing pitches?

A. The 4 existing pitches will need to be reworked and 2 additional pitches added, 1 on each side of the existing. The final grade of the pitches will need to be perfectly flat and level across the entire surface. This will require some reworking of the 4 existing pitches. The 2 additional pitches will need to be installed to a similar performing profile to the practice pitches on the southern lot. All surfaces will require new washed Bermuda sod with no visible soil remaining prior to installation.

25. Q. What is the concern with overseeding the field?

A. There is no hybrid Bermuda seed. The Bermuda is propagated by sprigs only. Overseeding with another grass can create competition for the Bermuda, thus slowing its growth and development.