

PLAYGROUND ROAD TENNIS COMPLEX IMPROVEMENTS

Questions, Clarifications & Bidder Information

St. Andrew's Parish Parks & Playground Commission

Last Updated: August 17, 2026

Applicable Solicitations: Site Work | Reconstruction of Courts 1–3 | Resurfacing of Courts 4–11

Question 1: Alternative Synthetic Overlay System for Courts 1–3

Question:

Will STAPPC accept an alternate proposal for Courts 1–3 using the Cushion Guard crack-resistant synthetic overlay system in place of the full reconstruction described in the RFP?

Response:

Yes. STAPPC will consider a Cushion Guard synthetic overlay system, or a comparable proposed system, as a separately identified and priced alternate for Courts 1–3.

The alternate must be submitted in addition to a responsive base proposal addressing the full reconstruction scope described in the RFP. Submission of an alternate alone will not satisfy the proposal requirements.

The *Terracon Geotechnical Engineering Report for the St. Andrew's Tennis Courts*, dated February 27, 2026, is available on STAPPC's procurement webpage and may be helpful in preparing both the required base proposal and any proposed alternate. Proposers should consider the report's findings regarding the existing pavement, aggregate base, drainage, groundwater, and subsurface conditions.

The report is provided for reference and does not replace the proposer's responsibility to inspect the site, evaluate existing conditions, and verify all conditions affecting its proposal.

Any proposed alternate must clearly identify:

- The complete proposed scope of work, including preparation of the existing courts;
- Any pavement, aggregate base, drainage, low-area, groundwater, or subsurface conditions that must be investigated or corrected before installation;
- All assumptions, exclusions, owner responsibilities, and recommended additional investigation or corrective work;
- Product specifications, system components and layers, installation requirements, anticipated service life, and proposed project schedule;
- Complete written manufacturer and installer warranties, including covered conditions, exclusions, required maintenance, recoating requirements, claim procedures, and responsibility for providing warranty service;
- Any site, installation, maintenance, or other conditions that could limit or void the warranty;
- The proposed treatment of net-post foundations, court edges, drainage interfaces, fencing, gates, and adjacent improvements; and

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- References for comparable installations, preferably at public, educational, recreational, or other institutional facilities.

STAPPC's agreement to consider an alternate does not constitute advance approval of the product or system, a determination that the alternate is equivalent to the required reconstruction, or a preference for the alternate. The base proposal and all alternates will be evaluated in accordance with the requirements and selection criteria contained in the RFP.

Question 2: Plexipave Acrylic Surfacing System

Question:

Will STAPPC approve Plexipave as an accepted substitute for the acrylic tennis-court surfacing and resurfacing system for the Playground Road Tennis Complex Improvements?

Response:

The Tennis Complex RFPs do not designate a proprietary acrylic surfacing product for which formal pre-bid substitution approval is required. Bidders may propose Plexipave or another complete acrylic surfacing system that satisfies the applicable RFP requirements.

STAPPC is therefore not granting blanket or advance approval of Plexipave and will not execute the A/E Review and Action portion of the manufacturer's substitution-request form.

Plexipave may be proposed as follows:

- Under the **Courts 4–11 Resurfacing RFP**, Plexipave may be proposed as part of the complete repair and acrylic resurfacing system for the existing asphalt courts.
- Under the **Courts 1–3 Reconstruction RFP**, Plexipave may be proposed as the acrylic surfacing and color-coating component installed over the bidder's proposed reconstructed asphalt, concrete, post-tensioned concrete, or other approved structural court system. Plexipave is not a substitute for the demolition, subgrade evaluation, engineered base, pavement or slab construction, drainage, testing, and other work required by the base reconstruction scope.
- Under the **Site Work RFP**, Plexipave would apply only if a bidder includes the applicable court work as part of a voluntary turnkey alternate and satisfies the corresponding court RFP requirements.

For Courts 4–11, the contractor must evaluate the existing asphalt courts and identify all required cleaning, surface preparation, removal of failed or delaminated coatings, crack

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treatment, patching, leveling, low-area correction, and other repairs necessary before applying the proposed surfacing system.

The submitted Plexipave asphalt installation guide states that the system requires a sound, stable, and well-drained asphalt base. It also states that existing courts should be free from cracks and that the proposed crack filler and surfacing system will not prevent surface or structural cracks from occurring or recurring.

The contractor's proposal must identify:

- The complete Plexipave system and all proposed products and layers;
- The condition of the existing asphalt and all required preparatory and corrective work;
- Proposed crack-repair, patching, leveling, resurfacing, color-coating, and line-marking methods;
- Application rates, number of coats, texture, pace characteristics, weather limitations, and cure periods;
- Installer qualifications and manufacturer authorization requirements;
- Expected service life, maintenance, and recoating recommendations;
- Complete manufacturer, contractor, and installer warranties;
- All warranty exclusions, claim procedures, and responsibility for labor and materials;
- Current certifications or product recognition relied upon by the bidder; and
- All assumptions, exceptions, exclusions, owner responsibilities, and effects on cost or schedule.

The submitted three-year manufacturer warranty excludes cracks, heaves, substrate and underlayment deficiencies, playing lines, installation costs, loss of use, and consequential damages. The bidder must therefore clearly identify any separate contractor or installer warranty applicable to surface preparation, crack repair, patching, coatings, playing lines, workmanship, and the completed resurfacing system.

Product acceptability will be evaluated as part of each bidder's complete proposal and in accordance with the requirements and selection criteria of the applicable RFP.

For the direct response to ICP, I would use the same asphalt-specific distinction and omit the concrete installation requirements except for one sentence noting that separate substrate requirements would apply if Plexipave is proposed over a concrete system for Courts 1–3.

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Question 3: Availability of Project Plans

Question:

Are there engineered plans or construction drawings available for the Playground Road Tennis Complex Improvements? If so, how can bidders obtain them?

Response:

No engineered construction plans are being issued with the RFPs at this time. The three Tennis Complex solicitations are performance-based and include general scope information and an aerial image for orientation. The aerial image and other owner-furnished information are intended as reference materials and do not replace the bidder's responsibility to verify field conditions.

STAPPC has issued separate RFPs for:

- Site Work;
- Reconstruction of Courts 1–3; and
- Resurfacing of Courts 4–11.

For the Site Work and Courts 1–3 Reconstruction scopes, bidders are required to identify the survey, design, engineering, testing, permitting, sealed drawings, and related professional services necessary for their proposed approach and to clearly state which services are included in or excluded from their proposal.

The Terracon Geotechnical Engineering Report is available as reference information. Bidders remain responsible for inspecting the site and verifying dimensions, elevations, drainage conditions, utilities, access constraints, subsurface assumptions, and other conditions affecting their proposed work.

A mandatory joint pre-bid conference and site visit will be held Monday, August 17, 2026, at 10:00 a.m. ET at 1095 Playground Road, Charleston, South Carolina. The meeting will provide bidders an opportunity to inspect existing conditions and review the relationship among the three RFP scopes.

Question 4: Existing Tennis Court Lighting and Electrical Service

Question:

What is the existing electrical service for the Tennis Complex court lighting, and is replacement of the existing court lights included in the current project?

Response:

During the mandatory pre-bid conference and site visit held on August 17, 2026, STAPPC provided the following information regarding the existing tennis court lighting:

- The existing lighting serving **Courts 1–3 is single-phase.**
- The existing lighting serving **Courts 4–11 is three-phase.**
- The existing court fixtures are **metal-halide fixtures.**

This information is being documented for all prospective bidders because it was discussed after some attendees had departed the site visit.

STAPPC anticipates addressing replacement of the existing metal-halide court lighting with LED lighting as part of a future project. Replacement of the existing court-light fixtures with LED fixtures is not part of the base scope of the current Tennis Complex RFPs unless specifically identified and accepted by STAPPC as additional or alternate work.

The current Site Work RFP does contemplate utility infrastructure and rough-ins that may support future lighting improvements, including electrical conduit, pull boxes, service pathways, and related future-use infrastructure. Bidders should coordinate any proposed electrical or utility work with the existing service conditions and clearly identify assumptions, required modifications, exclusions, and work by others in their proposals.

Bidders remain responsible for verifying existing electrical conditions, service capacity, locations, and other field conditions affecting any electrical or utility work included in their proposed scope.