



ASM Global - Pensacola Bay Center
Invitation to Bid
Parking Lots Sealcoating and Striping



201 East Gregory Street
Pensacola, Florida 32502
Phone: (850) 432-0800

Since opening in 1985, Pensacola Bay Center, formerly known as Pensacola Civic Center, has been serving the Gulf Coast region in Pensacola, FL to host a wide range of events, concerts, family shows and professional sports teams. The venue is owned by Escambia County, FL and operated by ASM Global. The arena has a capacity of 10,000 seats with over 20,000 square feet of exhibition space and an additional 13,000 square feet of meeting spaces with 12 meeting rooms. Operations include a full service, on-site or off-site catering through Savor...Pensacola and ticketing through Ticketmaster. Past tenants have included the Tornados with the CBA, the Barracudas with the AF2, the Flyers with the EISL, the Ice Flyers with the ECHL and the current home to the SPHL Ice Flyers. The venue also hosts the Sun Belt Conference Men's and Women's Basketball Championship tournaments.



SECTION I: GENERAL INFORMATION

A. OBJECTIVE

ASM Global, on behalf of Escambia County, is issuing an Invitation to bid for contracting work from qualified paving vendors for the upgrade of the Pensacola Bay Center's parking lots. We are looking for a comprehensive solution that will enhance the overall appearance and functionality of the lots for our patrons, performers, and staff.

Summary of Proposal objectives:

1. The Resurfacing will cover all paved areas (approximately 40,000 square yards). All parking areas will be striped and designated handicapped parking will be identified appropriately.
2. Surface prep and loose aggregate removal, crack repair and leveling, seal coating, restriping, and parking lot ADA compliance in the Main Parking Lot with 34 ADA parking spaces, 278 standard parking spaces in the West lot, including the fire lane that wraps the building. — Located on Alcaniz Street and East Gregory.
3. Surface prep and loose aggregate removal, restriping, and parking lot ADA compliance in the Trolley Parking Lot with 5 ADA, and 107 standard parking spaces located on N. Alcaniz and E. Gregory Street.
4. Surface prep and loose aggregate removal, crack repair and leveling, seal coating, restriping the parking East Lot with 467 Standard parking spaces. Located at East Gregory and N 9th Avenue.
5. Stop lines and signs are to be installed at all exits to city roadways.

A. SUBMISSION REQUIREMENTS:

This Invitation to Bid is being issued by ASM Global. All correspondence regarding this ITB must be

1. Electronically Submitted to: procurement@pcolabaycenter.com
2. Must include in the email subject line – **Parking lots Sealcoating and Striping**
3. Bid Submission Deadline: June 11nd, 2025, at 3:00pm
4. Site tours (if necessary): June 2st–3rd



C. PROPOSAL

Submissions that do not include each of the following requirements listed below will not be considered.

1. Reference from at least three current or past clients with a similar project
2. A description of experience
3. An overview of the company
4. An outline of pricing, payment terms and a sample contract
5. A timeline and project schedule
6. Confirm compliance with the requirements in Exhibit A (ASM Global Insurance Requirements).

Site Visit/Questions

Please contact one of the following to schedule a site visit before submitting a proposal. Site tours are mandatory. Anyone who does not complete a site tour will not be awarded the project.

Contact Information:

Terry Whitman – 850-432-0800 Ext 245

Marcus Avalos – 850-432-0800 Ext 249

To be considered, each vendor must submit a response to the ITB using the information provided in Section II and III. No other distribution of proposals is to be made by the submitter. An official authorized to bind the submitter to the proposal's provisions must be signed with the proposal in Ink

Each proposal must remain valid for at least sixty (60) days from the due date of the proposal to this ITB.

D. SELECTION CRITERIA

Responses to this ITB will be evaluated using a point system as shown in Section III. A selection committee comprised of members from ASM Global will complete the evaluation.

E. CHANGES IN ITB

All Considerations as well as many additional Invitation to Bid provisions that ASM Global may include, will only be made as an official addendum, and will be sent to each vendor recorded as having received a copy of the ITB. Any addendum issued shall become part of the ITB and will be incorporated in the proposal.

F. DISCLOSURES

Under the Freedom of Information ACT, ASM Global is obligated to permit review of its files, if requested by others. All information in a submitter's proposal is subject to disclosure under this provision. This act also provided for a complete disclosure of contracts and attachments thereto.



G. COST LIABILITY

ASM Global or Escambia County assumes no responsibility or liability for costs incurred by the vendor prior to the execution of an agreement.

H. SCHEDULE

- | | | | |
|---------------------|-----|-----------|----------------|
| • ITB Issued: | Wed | 05//28/25 | 8:00 AM (CST) |
| • Q&A Due: | Wed | 06/04/25 | 12:00 PM (CST) |
| • Q&A Response Due: | Mon | 06/09/25 | 12:00 PM (CST) |
| Bid Due: | Wed | 06/11/25 | 12:00 PM (CST) |

The project is to be completed by September 30th, 2025 and will be subject to The Pensacola Bay Center's Event Schedule.

SECTION II: SCOPE OF WORK

See Summary of Proposal Objectives in Section I and to include the following

1. All work shall be performed in compliance with accepted industry standards and practices
2. The contractor shall comply with all applicable federal, state, and local laws, ordinances, rules, and regulations that relate to the work performed under contract, including local environmental ordinances. Ignorance of said laws, ordinances, rules, and regulations by the contractor shall not relieve the contractor from responsibility to comply with all said laws, ordinances, rules, and regulations.
3. Job Start: The contractor shall locate all utility points prior to commencement of work.
4. The contractor shall be required to provide appropriate warning signs and barricades during the project to ensure public safety.
5. The contractor shall be responsible for providing all the material necessary to complete the parking lot repair. The contractor shall be responsible for accurately measuring the quantity of material required for the entire project. Quantities identified herein are estimates.
6. The contractor shall provide new material of high quality that shall give long life. The workmanship shall be of high quality in every detail.
7. The contractor shall provide the Pensacola Bay Center with all current Material Safety Data Sheets (MSDS) before using hazardous material on the parking lot site.
8. Remove sand, silt, and vegetation from any cracks of asphalt surface and apply a total vegetation control herbicide at specified label rates for control under asphalt surfaces.
 - a. Thoroughly clean asphalt with necessary equipment to provide a stable base for resurfacing
9. Prep any oil, gas, or diesel spots with a suitable primer compatible with the resurfacing product.
10. Mill any uneven areas
11. Seal cracks with a product that is suitable for crack size and compatible with resurfacing products.



12. Cleaning or maintenance performed on the job site of equipment used during the completion of any job must be done in a manner to prevent runoff, and contamination of soil or drainage areas, waterways.
13. Entire first row of Parking lot to be restriped with 12' spots in pairs, with a 5' access aisle after every pair of spaces. All spaces in this row, including existing regular spaces, are to be re-striped as accessible ADA spaces.
14. Trolley Lot (Southwest corner of Alcaniz and E. Gregory St.) will not be seal coated but restriped only.

RE-Striping

- Restripe existing parking spaces with traffic marking paint white.
- Restripe handicap spaces, universal symbol of accessibility, and ADA access ways with traffic paint blue. Following the ADA Standards for Accessible Design
- Modify handicap spots according to code

SECTION III: REQUIRED INFORMATION

The Pensacola Bay Center reserves the right to not consider any proposal determined to be unresponsive or deficient in any of the information requested for evaluation.

A. PREVIOUS WORK EXPERIENCE – 35 points

Include the contractor's qualifications, years in business, and experience in providing the level and type of service specified in the proposal. It will also list examples of similar projects completed by the vendor.

B. PROPOSE WORK PLAN – 35 points

A detailed work plan is to be presented which lists all tasks determined to be necessary to accomplish the work of the project. Include any specifications and anticipated schedule to completion of the project.

C. FEE SCHEDULE – 30 points

The proposal will include all the fees required to complete the work as described in the RFP. Include "Attached A" Fee Proposal Form. This total may be adjusted after negotiations with the Pensacola Bay Center and prior to signing a formal contract, if justified.

D. REVIEW

The Selection committee will evaluate each proposal by the above-described criteria and point system. After evaluation of the proposals, further negotiation with the selected vendor may be pursued. This may lead to the award of a contract by the Pensacola Bay Center. The Pensacola Bay Center may reject all proposals if they are determined to be unsuitable by the selection committee.



ATTACHEMENT A

THE PENSACOLA BAY CENTER PARKING LOT PROJECT

Vendor proposes to sealcoat and stripe parking lots in accordance with this Invitation to Bid:

\$_____

Option: Additional sealcoating or striping

Additional sealcoat (Cost per square yard) \$_____

Additional striping (Cost per square yard) \$_____

Signature: _____

Title: _____

Date: _____



- **MAIN LOT**



NORTH 9TH AVENUE LOT



EAST GREGORY STREET PARKING

