

**FIRST AMENDMENT TO TERM CONTRACT FOR BOOMBAH SPORTS COMPLEX  
ARTIFICIAL TURF FIELD REPLACEMENT  
(RFP-604939-25/LAS)**

**THIS FIRST AMENDMENT** is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and is to that certain Original Agreement made and entered into on the 7<sup>th</sup> day of May, 2025 between **APT ACQUISITION CONSTRUCTION CORPORATION d/b/a ASTROTURF CORPORATION**, whose address is 2680 Abutment Rd. SE, Dalton GA, 30721 in this First Amendment referred to as “**CONTRACTOR**”, and **SEMINOLE COUNTY**, a charter county and political subdivision of the State of Florida, whose address is Seminole County Services Building, 1101 E. 1<sup>st</sup> Street, Sanford, Florida 32771, in this Amendment referred to as “**COUNTY**”.

**W I T N E S S E T H:**

**WHEREAS**, **CONTRACTOR** and **COUNTY** entered into the above referenced Original Agreement on May 7, 2025 to provide artificial turf field replacement for **COUNTY**; and

**WHEREAS**, the parties desire to amend the Original Agreement to add six additional fields, all located at Boombah Sports Complex, to the Original Agreement with additional conditions; and

**WHEREAS**, the parties desire to revise Exhibit C-Price Proposal, and to introduce Exhibit A-2, Scope of Services, to the Original Agreement to enable both parties to continue to enjoy the mutual benefits the Original Agreement provides; and

**WHEREAS**, Section 21 of the Agreement provides that any amendments will be valid only when expressed in writing and duly signed by the parties.

**NOW, THEREFORE**, in consideration of the mutual understandings and agreements contained in this First Amendment, the parties agree to amend the Original Agreement as follows:

1. The foregoing recitals are true and correct and form a material part of this First Amendment upon which the parties have relied.

2. Exhibit C of the Original Agreement is hereby deleted and replaced by the new Pricing Proposal attached to this First Amendment. The new Pricing Proposal, attached hereto as Exhibit A, shall be included in the Original Agreement as Exhibit C.

3. The attached Exhibit B shall be introduced and included into the Original Agreement as Exhibit A-2.

4. Except as modified by this First Amendment, all terms and conditions of the Original Agreement remain in full force and effect for the term of the Agreement.

*The remainder of this page has been intentionally left blank.*



**IN WITNESS WHEREOF**, the parties have executed this First Amendment for the purposes stated above.

ATTEST:

**APT ACQUISITION CONSTRUCTION CORP  
d/b/a ASTROTURF CORPORATION**

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Print Name

By: \_\_\_\_\_  
Name

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

SEMINOLE COUNTY, FLORIDA



\_\_\_\_\_  
Witness

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Print Name

By: \_\_\_\_\_  
Gladys Marrozos, Procurement Administrator

Date: \_\_\_\_\_

As authorized for execution by the Board of  
County Commissioners at its \_\_\_\_\_,  
20\_\_, regular meeting

Attachments:

Exhibit A - Price Proposal

Exhibit B - Scope of Services

**EXHIBIT A**

# AstroTurf Corporation

THE WORLD LEADER IN SPORTS & RECREATION SURFACES



Project: RFP-604939-25/LAS - Boombah Sports Complex Artificial Turf Field Replacement  
Location: Sanford, Florida  
Scope: Synthetic Turf Fields Replacement  
Field Area: (9) Baseball Fields – Approximately 1,060,374 Total sqft  
*Hub A - Baseball Fields A1-A4: ±128,166 sqft each*  
*Hub B - Baseball Fields B1-B5: ±109,542 sqft each*

AstroTurf Corporation appreciates the opportunity to provide you with a proposal for AstroTurf Synthetic Turf to be installed at Boombah Sports Complex in Sanford, Florida. Our quote includes all labor, materials, tools, and equipment necessary to install in-place the synthetic turf applications (in accordance with our published product specifications).

AstroTurf is pleased to offer the following scope of work for your consideration:

ITEM #	DESCRIPTION	QTY	UNIT	UNIT COST	AMOUNT
1	Mobilization & Demobilization	1	EA	\$24,000.00	\$24,000.00
2	Existing Turf Removal and Disposal Hub A (4 Fields)	512,664	SF	\$0.28	\$143,545.92
3	Existing Turf Removal and Disposal Hub B (5 Fields)	547,710	SF	\$0.28	\$153,358.80
4	Grading and Drainage	9	EA	\$10,000.00	\$90,000.00
5	Curb Nailer Boards Hub A (4 Fields)	5,312	LF	\$7.50	\$39,840.00
6	Curb Nailer Boards Hub B (5 Fields)	6,140	LF	\$7.50	\$46,050.00
7	Batter's Boxes W/ Nailer Boards	9	EA	\$300.00	\$2,700.00
8	Synthetic Turf Hub A (4 Fields)	512,664	SF	\$3.53	\$1,809,703.92
9	Synthetic Turf Hub B (5 Fields)	547,710	SF	\$3.53	\$1,933,416.30
10	Additions & Bid Alternates	2	EA	-	\$611,605.00
11	Charlie Pod (2 Fields) & Delta Pod (4 Fields) (Amendment 1)	556,740	SF	\$92,790.00	\$6,995,556.00
OVERALL GRAND TOTAL					\$11,825,775.94

General Conditions

- Provide AstroTurf project management & administration
- AstroTurf standard insurance to include General Liability, Workers Compensation, Automobile, and Umbrella coverage
  - Includes installation floater, up to \$4,000,000 per claim
- Payment and performance bonds included
- All work is based on private/non-prevailing wages
- Includes all applicable sales/use tax
  - AstroTurf will work with Seminole County utilizing the Sales Tax Recovery Program to recognize tax savings as required
- Cleanup and disposal of our debris into dumpsters
- Provide AstroTurf project management & administration
- All work is based on private/non-prevailing wages
- AstroTurf employs an ASBA Certified Field Builder – Synthetic Fields on staff

Item 1: Mobilization & Demobilization

- Initial mobilization set for August 4<sup>th</sup>, 2025, beginning on hub A

Item 2/3: Existing Turf Removal and Disposal

- Demolition and disposal of approximately 512,664 sqft of existing synthetic turf from (4) baseball fields on Hub A
- Demolition and disposal of approximately 547,710 sqft of existing synthetic turf from (5) baseball fields on Hub B

Item 4: Grading & Drainage

- Provide minor remediation of the existing stone base utilizing up to 40 tons of finish stone per field.
- String-line sub-base prior to turf installation to confirm planarity. Laser grading will be performed if required, to be determined following turf demolition.
- Stone sub-base infiltration testing performed by 3<sup>rd</sup> party

Item 5/6: Curb Nailer Boards

- Demo and dispose of existing 5,312 linear feet of nailer board from Hub A fields and replace with new 2” x 4” wooden nailer board
- Demo and dispose existing 6,140 linear feet of nailer board from Hub B fields and replace with new 2” x 4” wooden nailer board

Item 7: Home Plate Nailer Boards (9 Fields)

- Re-grade and install new nailer board in “home Plate” areas for replacement panels

Item 8/9: Synthetic Turf Fields

Synthetic Turf: *AstroTurf Diamond HR 42 oz – 2”*  
Infill: *Rubber & Sand*

- Samples, submittal information, and shop drawings as required
- Installation by AstroTurf-certified crews
- Inlaid markings for the sport of baseball
- Seams and inlays to be installed using manufacturer recommended seaming method
- Installation of the selected infills at the manufacturer recommended weights and ratios
- Provide 3<sup>rd</sup> Party G-max testing at completion of each field
- AstroTurf Standard (8) Year Manufacturer Warranty
- Pricing is based on standard color palette

Additional Pricing

Add Alternate 1: Alternative Synthetic Turf System #1 Add: \$418,451.00

- Provide *AstroTurf RootZone 3D3 GT-B – 2”* in lieu of *AstroTurf Diamond HR 42 oz – 2”*  
*\*\*Alternate accepted by County, will be utilized for project*
- Provide green alternating panels in the outfield of all fields
- Provide (1) set of *AstroTurf ERA 90 - 2”* batter’s and catcher’s box replacement panels with Velcro (1 catchers box panel and 2 batters box panels per set) for each field

Add Alternate 2: ZeoLite Topper Add: \$193,154.00

- Provide an infill topper of *ZeoLite (Z-Cap)* on all fields  
*\*\*Alternate accepted by County, will be utilized for project*

**\*\*Florida General Contractor License: CGC1529096**

*\*\*AstroTurf takes pride in manufacturing and providing industry leading products, made from quality materials, purchased through reputable vendors, for you, our VALUED CUSTOMER. Supply and demand for all construction materials and freight are as volatile as they have ever been due to the economic climate that has affected the construction industry as whole, from local municipalities to global communities. As a result, AstroTurf may require additional compensation for any unforeseen cost increase greater than five percent (5%) as noted from the time the project was estimated to the time materials are purchased and shipped from our manufacturing facilities. Any cost increase shall be documented using material quotes, supplier list prices, invoices, or receipts if requested. Any cost increases due to conditions caused by AstroTurf will be the responsibility of AstroTurf. We appreciate your understanding of the construction world that we live in and value the opportunity to provide you with our services.*

*\*\*AstroTurf is only bound to the scope, schedule, and conditions of this proposal. AstroTurf reserves the right to revise this proposal prior to issuing a final, binding contract in the event the scope of the subject project changes and/or market conditions affect material or freight cost. AstroTurf expressly excludes any liquidated or actual damages or material price increases caused by industry-wide shortages in materials or labor. Furthermore, this proposal contains confidential and proprietary information of AstroTurf Corporation, and it should not be shared by you with any 3<sup>rd</sup> parties other than representatives or advisors retained by you. This proposal is valid for a period of 120 days. We look forward to working with you!*

Submitted By:

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&

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Exclusions

- Any survey, layout, certification, or inspection costs, other than those stated in scope
- Testing of any kind not stated in scope of work
- Any attic stock, custom colors, graphics, line packages, replacement panels, sports equipment, and/or maintenance equipment not stated in scope
- Any site work applications including drainage systems, sub-base construction, concrete apron curb or attachment board applications other than what is specifically stated in scope of work
- Lime or cement soil stabilization
- Geotechnical investigation or reports
- Any additional stormwater treatment BMP's
- Fees and/or permits of any kind
- Design/ construction drawings and/ or permitting for SWPPP
- Hydrology Study/ Engineered plans
- Prevailing/ Union Wages
- All brick and/or masonry work
- Fence or netting work of any kind
- Repair or patching of any existing concrete or asphalt paving
- Relocation, removal, and/or repair of any existing utilities
- Supply and/or installation of electrical lines
- Excavation, disposal, or replacement of any unstable/unsuitable soils or sub-base
- Any nontypical insurance requirements; if required additional charges may incur (i.e. railroad, pollution, cyber, builders risk)
- Liquidated damages and/or actual damages due to scheduling or time constraints
- Anything not specifically included in stated scope of work

*\*\*Deposit and Payment Terms based on credit worthiness of the customer.*

*\*\*Payments via credit card will incur a 3% fee*

# AstroTurf Corporation

THE WORLD LEADER IN SPORTS & RECREATION SURFACES



November 21<sup>st</sup>, 2025

**Project:** Boombah Sports Complex – Field Conversions  
**Location:** Sanford, Florida  
**Scope:** Conversion of natural grass fields to synthetic turf

**AstroTurf Corporation** appreciates the opportunity to provide you with a proposal for **AstroTurf Synthetic Turf** to be installed at **Boombah Sports Complex** in **Sanford, Florida**. Our quote includes all labor, materials, tools, and equipment necessary to install in-place the synthetic turf applications (in accordance with our published product specifications).

**Base Bid: Charlie Pod (2 Fields) & Delta Pod (4 Fields) Cost: \$6,995,556.<sup>00</sup>**

*Field Area:* (6) Baseball Fields – Approximately 556,740 sqft (±92,790 sqft ea.)  
*Synthetic Turf:* **AstroTurf RootZone 3D3 GT-B – 2”**  
*Infill:* **Rubber & Sand**

## General Conditions

- Provide AstroTurf project management & administration
- AstroTurf standard insurance to include General Liability, Workers Compensation, Automobile, and Umbrella coverage
- All work is based on private/non-prevailing wages
- Includes all applicable sales/use tax
- Pricing per Sourcewell Cooperative Contract #031622-AST
- Payment & Performance bonds included
- Samples, submittal information, and shop drawings as required
- Cleanup and disposal of our debris into dumpsters
- Site restoration in all areas disturbed by AstroTurf
- All work must be fully accessible at one mobilization, if not additional mobilization charges may apply

## Existing Conditions, Demolition, and Excavation

- Mobilization to project site
- Utility locate services inside of work limits
- Provide and install construction entrance into field areas
- Installation of erosion control as required
- Cut & cap irrigation
- Excavate up to 7.5” of proposed new field area and dispose of spoils off-site
  - Should engineering, design, or geotechnical investigation require excavation greater than 7.5”, AstroTurf will review with the owner’s representative & engineer to determine additional costs.

**Drainage Base Construction**

- Grade subgrade utilizing laser guided equipment
- 12" x 12" concrete curb from the end of existing bullpen to the end of the alternate bullpen around outfield arc on each field.
  - AstroTurf will remove/reinstall fence fabric as necessary for curb installation
- Wooden nailer board around field perimeter on to new concrete curb around field arcs and existing concrete backstops, dugouts, and bullpens
- Mirafi 140 N over sub grade and in trenches
- Install 12"-15" perforated HDPE collector lines and tie into (2) existing drainage structures located outside of field perimeters.
  - Trench width based on 2x pipe diameter
  - Spoils to be disposed of off-site
- 1" x 12" J-Drain flat pipe at 20' on center waterfalling into collector trench
- 5" of #57 stone, laser grade and compact
- 1" of #89 stone, laser grade and compact
- Provide (2) sets of base anchors, (1) set of bases, and (1) home plate per field
- Portable mounds supplied by others

**Synthetic Turf Material & Installation**

- Installation by **AstroTurf**-certified crews
- Inlaid markings for the sport of baseball
- Seams and inlays to be installed using cold glue
- Installation of the selected infills at the manufacturer recommended weights and ratios
- Batter's & catcher's box panels
  - **AstroTurf Diamond ERA 90 oz**
  - (1) set of batter's box panels at installation and (1) additional set of replacement panels per field (2 batter's box panels and 1 catcher's box panel per set)
- G-max testing on each field at completion
- **AstroTurf Standard (8) Year Manufacturer Warranty**
- Pricing is based on standard color palette

**Additional Pricing****Add Alternate 1: Engineering & Design****Add: \$297,957.00**

- Provide design/utility survey and geotechnical investigation for verification of existing soil conditions and proposed site improvements.
- Site visit to review and provide design recommendations based upon existing conditions information.
- Provide complete engineering design documents to include site geometry plans, drainage plans, erosion control plans, and construction details.
- Provide hydraulic analysis to size field underdrain system.
- Based upon Boombah Sports Complex having an active Environmental Resource Permit with St. Johns Water Management District and the existing fields lie within the basin, then a turf field conversion would be considered “minor” works and thus require only a minor modification of the existing permit.
  - Modification to the existing stormwater management facilities should not be expected and are specifically excluded. To be determined at time of design.
- Consultant services do not include obtaining local site plan approval or permits from local jurisdiction.

**\*\*Owner Direct Purchasing**

- AstroTurf pricing is all inclusive of sales/use tax required for our scope of work. Owner Direct Purchase (ODP) savings are available if requested. Owner must provide a valid tax exemption certificate and coordinate with AstroTurf selected vendors. AstroTurf will provide a deductive change order for all materials purchased along with the associated sales tax. Materials available via DPO include synthetic turf and selected infill. Tax savings to be determined after final selection.

**\*\*Florida General Contractor License: CGC1529096**

*\*\*Our work is based on visual inspection of the existing facilities, field construction per industry standards, and **HKS Seminole County Sports Complex 100% drawings (12/12/2014)**. Geotechnical testing, engineered plans, and design are not included in our scope of work. Once these services have been performed and final design is completed (if required), AstroTurf will review with the engineer and owner’s representative to determine if additional scope is required to complete the construction phase of the project*

*\*\*AstroTurf takes pride in manufacturing and providing industry leading products, made from quality materials, purchased through reputable vendors, for you, our VALUED CUSTOMER. Supply and demand for all construction materials and freight are as volatile as they have ever been due to the economic climate that has affected the construction industry as whole, from local municipalities to global communities. As a result, AstroTurf may require additional compensation for any unforeseen cost increase greater than five percent (5%) as noted from the time the project was estimated to the time materials are purchased and shipped from our manufacturing facilities. Any cost increase shall be documented using material quotes, supplier list prices, invoices, or receipts if requested. Any cost increases due to conditions caused by AstroTurf will be the responsibility of AstroTurf. We appreciate your understanding of the construction world that we live in and value the opportunity to provide you with our services.*

*\*\*AstroTurf is only bound to the scope, schedule, and conditions of this proposal. AstroTurf reserves the right, to revise this proposal prior to issuing a final, binding contract in the event the scope of the subject project changes and/or market conditions affect material or freight cost. AstroTurf expressly excludes any liquidated or actual damages or material price increases caused by industry-wide shortages in materials or labor. Furthermore, this proposal contains confidential and proprietary information of **AstroTurf Corporation**, and it should not be shared by you with any 3<sup>rd</sup> parties other than representatives or advisors retained by you. This proposal is valid for a period of 30 days. We look forward to working with you!*

**Submitted By:**

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**Exclusions**

- Any survey, layout, certification, or inspection costs, other than those stated in scope
- Testing of any kind not stated in scope of work
- Any alternating panels, attic stock, custom colors, graphics, line packages, replacement panels, sports equipment, and/or maintenance equipment not stated in scope
- Batting cage or bullpen work of any kind
- Lime or cement soil stabilization
- Geotechnical investigation or reports
- Any additional stormwater treatment BMP's
- Modifications and/or construction of stormwater management facilities
- Fees and/or permits of any kind
- Design/ construction drawings and/ or permitting for SWPPP
- Hydrology Study/ Engineered plans
- Exfiltration/Infiltration trenches
- Any irrigation work outside of field limits
- Any surfacing other than what is specified in scope of work
- Prevailing/ Union Wages
- All brick and/or masonry work
- Fence or netting work of any kind not stated in scope
- Repair or patching of any existing concrete or asphalt paving
- Relocation, removal, and/or repair of any existing utilities
- Supply and/or installation of electrical lines
- Provision or installation of any scoreboards, clocks, etc. not stated in scope
- Excavation, disposal, or replacement of any unstable/unsuitable soils
- Rock/difficult excavation or trenching unable to be performed utilizing a 12,000 lb excavator
- Any nontypical insurance requirements; if required additional charges may incur (i.e. railroad, pollution, cyber, builders risk)
- Liquidated damages and/or actual damages due to scheduling or time constraints
- Anything not specifically included in stated scope of work

*\*\*Deposit and Payment Terms based on credit worthiness of the customer.*

*\*\*Payments via credit card will incur a 3% fee*