



25-047 - Irrigation System Installation for the Fred Arbanas Golf Course and the Frank White, Jr. Sports Complex

Project Overview

Project Details	
Reference ID	25-047
Project Name	Irrigation System Installation for the Fred Arbanas Golf Course and the Frank White, Jr. Sports Complex
Project Owner	John Konon
Project Type	RFP
Department	Parks + Rec
Budget	\$0.00 - \$0.00
Project Description	Jackson County, Missouri is seeking proposals from qualified Respondents for the Base Bid work for the furnishing of all drawings, labor, materials, equipment, and other services necessary to install a new irrigation system in the championship course, par 3 course, driving range, putting green, entry and clubhouse areas within the Fred Arbanas Golf Course and provide the Base Bid work for the furnishing of all drawings, labor, materials, equipment, and other services necessary to install a new irrigation system in the designated outfields within the Frank White Jr Sports Complex at Longview Lake for the Parks + Rec. Dept.
Open Date	Oct 21, 2025 2:00 PM CDT
Intent to Bid Due	Dec 09, 2025 12:00 PM CST



Close Date	Dec 09, 2025 2:00 PM CST
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Highest Scoring Supplier	Score
Verde Sports Construction	88.25 pts

Seal status

Requested Information	Unsealed on	Unsealed by
25-047 Respondents Information Irrigation System Installation for the Fred Arbanas Golf Course and the Frank White, Jr. Sports Complex	Dec 09, 2025 2:04 PM CST	John Konon
25-047 Attachment A	Dec 09, 2025 2:04 PM CST	John Konon
25-047 Attachment B	Dec 09, 2025 2:04 PM CST	John Konon
25-047 Professional Seals Certifications for Fred Arbana GC & Frank White Sports Complex	Dec 09, 2025 2:04 PM CST	John Konon
25-047 Fred Arbanas Golf Course Irrigation Improvements Plan	Dec 09, 2025 2:04 PM CST	John Konon
25-047 Frank White Sports Complex Irrigation Improvements Plan	Dec 09, 2025 2:04 PM CST	John Konon
25-047 Fred Arbanas Golf Course Special Conditions (scope of work) & Technical	Dec 09, 2025 2:04 PM CST	John Konon



Specifications		
25-047 Frank White Sports Complex Special Conditions (scope of work) & Technical Specifications	Dec 09, 2025 2:04 PM CST	John Konon
25-047 Fred Arbanas Golf Course Planting Irrigation (scope Area #1)	Dec 09, 2025 2:04 PM CST	John Konon
25-047 Frank White Sports Complex Planting Irrigation (scope Area #2)	Dec 09, 2025 2:04 PM CST	John Konon
Missouri Wage Order 32_WO048	Dec 09, 2025 2:04 PM CST	John Konon



Proposal Scores

Verde Sports Construction - Scoring Summary

Evaluation Group 1 - Purchasing Evaluation

	A - Purchasing Evaluation	A-1 - Respondents Pricing Sheet or Bid Form (on Respondents Letterhead)	A-2 - Respondents Response to Special Conditions (scope of work) & Technical Specifications (on Respondents Letterhead)	A-3 - Experience on similar projects (see 4.5)	A-4 - Exhibit F – Exceptions
Reviewer	/ 0 pts	Pass/Fail	Pass/Fail	Pass/Fail	Pass/Fail
John Konon	0 pts	Pass	Pass	Pass	Pass
	Average:	Pass	Pass	Pass	Pass
		↓	↓	↓	↓



Calculated:	0 pts	Pass	Pass	Pass	Pass
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	A-5 - Attachment C - MWVBE Participation Affidavit with LIS Form or Good Faith Effort Checklist	A-6 - 25-047 Attachment B
Reviewer	Pass/Fail	Pass/Fail
John Konon	Pass	Pass
	Pass	Pass
	↓	↓
Calculated:	Pass	Pass

Evaluation Group 2 - Department Evaluation



	Total	B - Department Evaluation	B-1 - Respondents Pricing Sheet or Bid Form (on Respondents Letterhead)	B-2 - Respondents Response to Special Conditions (scope of work) & Technical Specifications (on Respondents Letterhead)	B-3 - Experience on similar projects (see 4.5)
Reviewer	/ 100 pts	/ 100 pts	/ 40 pts	/ 20 pts	/ 20 pts
Tina Spallo	100 pts	100 pts	40 pts	20 pts	20 pts
Dianne Kimzey	88 pts	88 pts	40 pts	10 pts	20 pts
Rhett Fregoe	75 pts	75 pts	30 pts	15 pts	15 pts
jonathan stoneman	90 pts	90 pts	40 pts	15 pts	20 pts
		Average:	37.5 pts	15 pts	18.75 pts
			↓	↓	↓
Calculated:	88.25 pts	88.25 pts	37.5 pts	15 pts	18.75 pts



	B-4 - Exhibit F – Exceptions	B-5 - Attachment C - MWVBE Participation Affidavit with LIS Form or Good Faith Effort Checklist
Reviewer	/ 10 pts	/ 10 pts
Tina Spallo	10 pts	10 pts
Dianne Kimzey	10 pts	8 pts
Rhett Fregoe	7 pts	8 pts
jonathan stoneman	10 pts	5 pts
	9.25 pts	7.75 pts
	↓	↓
Calculated:	9.25 pts	7.75 pts



Mid-America Golf and Landscape - Scoring Summary (Eliminated)

Evaluation Group 1 - Purchasing Evaluation

	A - Purchasing Evaluation	A-1 - Respondents Pricing Sheet or Bid Form (on Respondents Letterhead)	A-2 - Respondents Response to Special Conditions (scope of work) & Technical Specifications (on Respondents Letterhead)	A-3 - Experience on similar projects (see 4.5)	A-4 - Exhibit F – Exceptions
Reviewer	/ 0 pts	Pass/Fail	Pass/Fail	Pass/Fail	Pass/Fail
John Konon	0 pts	Pass	Pass	Pass	Pass
	Average:	Pass	Pass	Pass	Pass
		↓	↓	↓	↓
Calculated:	0 pts	Pass	Pass	Pass	Pass



	A-5 - Attachment C - MWVBE Participation Affidavit with LIS Form or Good Faith Effort Checklist	A-6 - 25-047 Attachment B
Reviewer	Pass/Fail	Pass/Fail
John Konon	Fail	Pass
	Fail	Pass
	↓	↓
Calculated:	Fail	Pass

Evaluation Group 2 - Department Evaluation



	B - Department Evaluation	B-1 - Respondents Pricing Sheet or Bid Form (on Respondents Letterhead)	B-2 - Respondents Response to Special Conditions (scope of work) & Technical Specifications (on Respondents Letterhead)	B-3 - Experience on similar projects (see 4.5)	B-4 - Exhibit F – Exceptions
Reviewer	/ 100 pts	/ 40 pts	/ 20 pts	/ 20 pts	/ 10 pts
Tina Spallo	-	-	-	-	-
Dianne Kimzey	-	-	-	-	-
Rhett Fregoe	-	-	-	-	-
jonathan stoneman	-	-	-	-	-
	Average:	-	-	-	-
		↓	↓	↓	↓
Calculated:	-	-	-	-	-



	B-5 - Attachment C - MWVBE Participation Affidavit with LIS Form or Good Faith Effort Checklist
Reviewer	/ 10 pts
Tina Spallo	-
Dianne Kimzey	-
Rhett Fregoe	-
jonathan stoneman	-
	-
	↓
Calculated:	-



Viridity - Scoring Summary (Eliminated)

Evaluation Group 1 - Purchasing Evaluation

	A - Purchasing Evaluation	A-1 - Respondents Pricing Sheet or Bid Form (on Respondents Letterhead)	A-2 - Respondents Response to Special Conditions (scope of work) & Technical Specifications (on Respondents Letterhead)	A-3 - Experience on similar projects (see 4.5)	A-4 - Exhibit F – Exceptions
Reviewer	/ 0 pts	Pass/Fail	Pass/Fail	Pass/Fail	Pass/Fail
John Konon	0 pts	Pass	Pass	Pass	Pass
	Average:	Pass	Pass	Pass	Pass
		↓	↓	↓	↓
Calculated:	0 pts	Pass	Pass	Pass	Pass



	A-5 - Attachment C - MWVBE Participation Affidavit with LIS Form or Good Faith Effort Checklist	A-6 - 25-047 Attachment B
Reviewer	Pass/Fail	Pass/Fail
John Konon	Fail	Pass
	Fail	Pass
	↓	↓
Calculated:	Fail	Pass

Evaluation Group 2 - Department Evaluation



	B - Department Evaluation	B-1 - Respondents Pricing Sheet or Bid Form (on Respondents Letterhead)	B-2 - Respondents Response to Special Conditions (scope of work) & Technical Specifications (on Respondents Letterhead)	B-3 - Experience on similar projects (see 4.5)	B-4 - Exhibit F – Exceptions
Reviewer	/ 100 pts	/ 40 pts	/ 20 pts	/ 20 pts	/ 10 pts
Tina Spallo	-	-	-	-	-
Dianne Kimzey	-	-	-	-	-
Rhett Fregoe	-	-	-	-	-
jonathan stoneman	-	-	-	-	-
	Average:	-	-	-	-
		↓	↓	↓	↓
Calculated:	-	-	-	-	-



	B-5 - Attachment C - MWVBE Participation Affidavit with LIS Form or Good Faith Effort Checklist
Reviewer	/ 10 pts
Tina Spallo	-
Dianne Kimzey	-
Rhett Fregoe	-
jonathan stoneman	-
	-
	↓
Calculated:	-



Commercial Irrigation & Turf, Inc. - Scoring Summary (Eliminated)

Evaluation Group 1 - Purchasing Evaluation

	A - Purchasing Evaluation	A-1 - Respondents Pricing Sheet or Bid Form (on Respondents Letterhead)	A-2 - Respondents Response to Special Conditions (scope of work) & Technical Specifications (on Respondents Letterhead)	A-3 - Experience on similar projects (see 4.5)	A-4 - Exhibit F – Exceptions
Reviewer	/ 0 pts	Pass/Fail	Pass/Fail	Pass/Fail	Pass/Fail
John Konon	0 pts	Pass	Pass	Pass	Pass
	Average:	Pass	Pass	Pass	Pass
		↓	↓	↓	↓
Calculated:	0 pts	Pass	Pass	Pass	Pass



	A-5 - Attachment C - MWVBE Participation Affidavit with LIS Form or Good Faith Effort Checklist	A-6 - 25-047 Attachment B
Reviewer	Pass/Fail	Pass/Fail
John Konon	Fail	Pass
	Fail	Pass
	↓	↓
Calculated:	Fail	Pass

Evaluation Group 2 - Department Evaluation



	B - Department Evaluation	B-1 - Respondents Pricing Sheet or Bid Form (on Respondents Letterhead)	B-2 - Respondents Response to Special Conditions (scope of work) & Technical Specifications (on Respondents Letterhead)	B-3 - Experience on similar projects (see 4.5)	B-4 - Exhibit F – Exceptions
Reviewer	/ 100 pts	/ 40 pts	/ 20 pts	/ 20 pts	/ 10 pts
Tina Spallo	-	-	-	-	-
Dianne Kimzey	-	-	-	-	-
Rhett Fregoe	-	-	-	-	-
jonathan stoneman	-	-	-	-	-
	Average:	-	-	-	-
		↓	↓	↓	↓
Calculated:	-	-	-	-	-



	B-5 - Attachment C - MWVBE Participation Affidavit with LIS Form or Good Faith Effort Checklist
Reviewer	/ 10 pts
Tina Spallo	-
Dianne Kimzey	-
Rhett Fregoe	-
jonathan stoneman	-
	-
	↓
Calculated:	-



EYEDEAL LAWN CARE SOLUTIONS LLC - Scoring Summary (Eliminated)

Evaluation Group 1 - Purchasing Evaluation

	A - Purchasing Evaluation	A-1 - Respondents Pricing Sheet or Bid Form (on Respondents Letterhead)	A-2 - Respondents Response to Special Conditions (scope of work) & Technical Specifications (on Respondents Letterhead)	A-3 - Experience on similar projects (see 4.5)	A-4 - Exhibit F – Exceptions
Reviewer	/ 0 pts	Pass/Fail	Pass/Fail	Pass/Fail	Pass/Fail
John Konon	0 pts	Pass	Fail	Fail	Fail
	Average:	Pass	Fail	Fail	Fail
		↓	↓	↓	↓
Calculated:	0 pts	Pass	Fail	Fail	Fail



	A-5 - Attachment C - MWVBE Participation Affidavit with LIS Form or Good Faith Effort Checklist	A-6 - 25-047 Attachment B
Reviewer	Pass/Fail	Pass/Fail
John Konon	Fail	Pass
	Fail	Pass
	↓	↓
Calculated:	Fail	Pass

Evaluation Group 2 - Department Evaluation



	B - Department Evaluation	B-1 - Respondents Pricing Sheet or Bid Form (on Respondents Letterhead)	B-2 - Respondents Response to Special Conditions (scope of work) & Technical Specifications (on Respondents Letterhead)	B-3 - Experience on similar projects (see 4.5)	B-4 - Exhibit F – Exceptions
Reviewer	/ 100 pts	/ 40 pts	/ 20 pts	/ 20 pts	/ 10 pts
Tina Spallo	-	-	-	-	-
Dianne Kimzey	-	-	-	-	-
Rhett Fregoe	-	-	-	-	-
jonathan stoneman	-	-	-	-	-
	Average:	-	-	-	-
		↓	↓	↓	↓
Calculated:	-	-	-	-	-



	B-5 - Attachment C - MWVBE Participation Affidavit with LIS Form or Good Faith Effort Checklist
Reviewer	/ 10 pts
Tina Spallo	-
Dianne Kimzey	-
Rhett Fregoe	-
jonathan stoneman	-
	-
	↓
Calculated:	-



Proposal Score Comments

Verde Sports Construction - Scoring Comments

A-1 - Respondents Pricing Sheet or Bid Form (on Respondents Letterhead) - Reviewer Scores

Reviewer	Score	Reason	Comments
John Konon	Pass	Meets the requirement(s)	Provided

A-2 - Respondents Response to Special Conditions (scope of work) & Technical Specifications (on Respondents Letterhead) - Reviewer Scores

Reviewer	Score	Reason	Comments
John Konon	Pass	Meets the requirement(s)	Provided



A-3 - Experience on similar projects (see 4.5) - Reviewer Scores

Reviewer	Score	Reason	Comments
John Konon	Pass	Meets the requirement(s)	Provided

A-4 - Exhibit F – Exceptions - Reviewer Scores

Reviewer	Score	Reason	Comments
John Konon	Pass	Meets the requirement(s)	Signed, no exceptions

A-5 - Attachment C - MWVBE Participation Affidavit with LIS Form or Good Faith Effort Checklist - Reviewer Scores

Reviewer	Score	Reason	Comments
John Konon	Pass	Meets the requirement(s)	Compliance Review Approved



A-6 - 25-047 Attachment B - Reviewer Scores

Reviewer	Score	Reason	Comments
John Konon	Pass	Meets the requirement(s)	Addenda, Affidavit, Exhibit F & Responsible Responded Confirmed

B-1 - Respondents Pricing Sheet or Bid Form (on Respondents Letterhead) - Reviewer Scores

Reviewer	Score	Reason	Comments
Tina Spallo	40 pts	Meets or exceeds my expectations	complete itemized listing of unit pricing
Dianne Kimzey	40 pts	Meets or exceeds my expectations	Verde provided alot of detail on their pricing sheet.
Rhett Fregoe	30 pts	Meets or exceeds my expectations	Price fits into the budget



Reviewer	Score	Reason	Comments
jonathan stoneman	40 pts	Meets or exceeds my expectations	pricing was the best price given to us and under what was expected.

B-2 - Respondents Response to Special Conditions (scope of work) & Technical Specifications (on Respondents Letterhead) - Reviewer Scores

Reviewer	Score	Reason	Comments
Tina Spallo	20 pts	Meets or exceeds my expectations	Required information provided. After a Teams interview I am very confident Verde can deliver what they have presented in their bid package.
Dianne Kimzey	10 pts	Mostly complete response	We could not see the presentation they provided. Proposal could have provided a little more detail on the installation. Our questions were answered during the interview.



Reviewer	Score	Reason	Comments
Rhett Fregoe	15 pts	Well-supported claim(s)	Scope of work is well detailed.
jonathan stoneman	15 pts	Strongly fits desired attribute(s)	could have been explained better in their presentation of documents with their herringbone system but in the teleconference they answered questions well.

B-3 - Experience on similar projects (see 4.5) - Reviewer Scores

Reviewer	Score	Reason	Comments
Tina Spallo	20 pts	Meets or exceeds my expectations	Verde has nationwide experience in golf course irrigation installation.
Dianne Kimzey	20 pts	Strongly fits desired attribute(s)	Lots of experience with irrigation replacement at other courses.
Rhett Fregoe	15 pts	Well-supported claim(s)	They provided several examples of similar high level projects.



Reviewer	Score	Reason	Comments
jonathan stoneman	20 pts	Meets or exceeds my expectations	checking references and met all requirements and some clients used them multiple times for large jobs

B-4 - Exhibit F – Exceptions - Reviewer Scores

Reviewer	Score	Reason	Comments
Tina Spallo	10 pts	Meets or exceeds my expectations	No exceptions listed
Dianne Kimzey	10 pts	Meets or exceeds my expectations	No exceptions listed.
Rhett Fregoe	7 pts	Meets or exceeds my expectations	No exceptions that would limit this project.
jonathan stoneman	10 pts	Meets or exceeds my expectations	meets all of the requirements discussed



B-5 - Attachment C - MWVBE Participation Affidavit with LIS Form or Good Faith Effort Checklist - Reviewer Scores

Reviewer	Score	Reason	Comments
Tina Spallo	10 pts	Strongly fits desired attribute(s)	Verde is making a good faith effort to attain the goals assigned to this project.
Dianne Kimzey	8 pts	Strongly fits desired attribute(s)	They completed their good faith regarding the MBE. A little more detail could have been provided but I think they were still researching at the time of submittal.
Rhett Fregoe	8 pts	Well-supported claim(s)	They are putting in the required efforts to be compliant.
jonathan stoneman	5 pts	Mostly complete response	it met the standards as far as approval to move forward but still needs some more details about how to make it actually meet standards.





Mid-America Golf and Landscape - Scoring Comments (Eliminated)

A-1 - Respondents Pricing Sheet or Bid Form (on Respondents Letterhead) - Reviewer Scores

Reviewer	Score	Reason	Comments
John Konon	Pass	Meets the requirement(s)	Provided

A-2 - Respondents Response to Special Conditions (scope of work) & Technical Specifications (on Respondents Letterhead) - Reviewer Scores

Reviewer	Score	Reason	Comments
John Konon	Pass	Meets the requirement(s)	Provided

A-3 - Experience on similar projects (see 4.5) - Reviewer Scores



Reviewer	Score	Reason	Comments
John Konon	Pass	Meets the requirement(s)	Provided

A-4 - Exhibit F – Exceptions - Reviewer Scores

Reviewer	Score	Reason	Comments
John Konon	Pass	Meets the requirement(s)	Signed, no exceptions

A-5 - Attachment C - MWVBE Participation Affidavit with LIS Form or Good Faith Effort Checklist - Reviewer Scores

Reviewer	Score	Reason	Comments
John Konon	Fail	Does not meet the requirement(s)	Failed Compliance Review

A-6 - 25-047 Attachment B - Reviewer Scores



Reviewer	Score	Reason	Comments
John Konon	Pass	Meets the requirement(s)	Addenda, Affidavit, Exhibit F & Responsible Responded Confirmed



Viridity - Scoring Comments (Eliminated)

A-1 - Respondents Pricing Sheet or Bid Form (on Respondents Letterhead) - Reviewer Scores

Reviewer	Score	Reason	Comments
John Konon	Pass	Meets the requirement(s)	Provided

A-2 - Respondents Response to Special Conditions (scope of work) & Technical Specifications (on Respondents Letterhead) - Reviewer Scores

Reviewer	Score	Reason	Comments
John Konon	Pass	Meets the requirement(s)	Provided

A-3 - Experience on similar projects (see 4.5) - Reviewer Scores



Reviewer	Score	Reason	Comments
John Konon	Pass	Meets the requirement(s)	Provided

A-4 - Exhibit F – Exceptions - Reviewer Scores

Reviewer	Score	Reason	Comments
John Konon	Pass	Meets the requirement(s)	Signed, has exceptions

A-5 - Attachment C - MWVBE Participation Affidavit with LIS Form or Good Faith Effort Checklist - Reviewer Scores

Reviewer	Score	Reason	Comments
John Konon	Fail	Does not meet the requirement(s)	Failed Compliance Review

A-6 - 25-047 Attachment B - Reviewer Scores



Reviewer	Score	Reason	Comments
John Konon	Pass	Meets the requirement(s)	Addenda, Affidavit, Exhibit F & Responsible Responded Confirmed



Commercial Irrigation & Turf, Inc. - Scoring Comments (Eliminated)

A-1 - Respondents Pricing Sheet or Bid Form (on Respondents Letterhead) - Reviewer Scores

Reviewer	Score	Reason	Comments
John Konon	Pass	Meets the requirement(s)	Provided

A-2 - Respondents Response to Special Conditions (scope of work) & Technical Specifications (on Respondents Letterhead) - Reviewer Scores

Reviewer	Score	Reason	Comments
John Konon	Pass	Meets the requirement(s)	Provided

A-3 - Experience on similar projects (see 4.5) - Reviewer Scores



Reviewer	Score	Reason	Comments
John Konon	Pass	Meets the requirement(s)	Minimum met & provided similar irrigation projects

A-4 - Exhibit F – Exceptions - Reviewer Scores

Reviewer	Score	Reason	Comments
John Konon	Pass	Meets the requirement(s)	Signed, no exceptions

A-5 - Attachment C - MWVBE Participation Affidavit with LIS Form or Good Faith Effort Checklist - Reviewer Scores

Reviewer	Score	Reason	Comments
John Konon	Fail	Does not meet the requirement(s)	Failed Compliance Review



A-6 - 25-047 Attachment B - Reviewer Scores

Reviewer	Score	Reason	Comments
John Konon	Pass	Meets the requirement(s)	Addenda, Affidavit, Exhibit F & Responsible Responded Confirmed



EYEDEAL LAWN CARE SOLUTIONS LLC - Scoring Comments (Eliminated)

A-1 - Respondents Pricing Sheet or Bid Form (on Respondents Letterhead) - Reviewer Scores

Reviewer	Score	Reason	Comments
John Konon	Pass	Meets the requirement(s)	Provided

A-2 - Respondents Response to Special Conditions (scope of work) & Technical Specifications (on Respondents Letterhead) - Reviewer Scores

Reviewer	Score	Reason	Comments
John Konon	Fail	Incomplete response	Requested - did not see it was attached.

A-3 - Experience on similar projects (see 4.5) - Reviewer Scores



Reviewer	Score	Reason	Comments
John Konon	Fail	Incomplete response	Requested - did not see it was attached.

A-4 - Exhibit F – Exceptions - Reviewer Scores

Reviewer	Score	Reason	Comments
John Konon	Fail	Incomplete response	Requested - Not Signed

A-5 - Attachment C - MWVBE Participation Affidavit with LIS Form or Good Faith Effort Checklist - Reviewer Scores

Reviewer	Score	Reason	Comments
John Konon	Fail	Does not meet the requirement(s)	Compliance Failed - not approved.



A-6 - 25-047 Attachment B - Reviewer Scores

Reviewer	Score	Reason	Comments
John Konon	Pass	Meets the requirement(s)	Addenda, Affidavit, Exhibit F & Responsible Responded Confirmed

