September 27, 2021

ATTN: Mr. Michael Turner
George Mira Field

PROJECT: George Mira Field Turf Conversion

Dear Mr. Turner:

We really appreciate the opportunity to bid this project. We are pleased to recap our shared values and strategic vision, and respectfully submit the related proposal for your review and consideration:

Relationship Foundation – Shared Values

Social Culture - Both groups have a strong social culture that motivate us to improve communities and impact kids' lives while we execute our business objectives. Our Corporate Missions align with providing inspiration and opportunity to help those who want to improve their world.

- The City of Key West envisions and plans to deliver a World Class field for youth and professionals. This is a vison that will be an industry leader to the development of kids, as well as athletes across the community.
- Turf of America supports and strives to be the industry leader in delivering the most cutting edge, safest and best product for our customers. Everything we do correlates with delivering the desired final product that will meet the needs of what the City of Key West is wanting to put out to the community.

Technical Expertise

- The City of Key West has a strong culture in fostering Dreams for students and athletes of all ages. Creating the "MVP" moment each and every day for students and athletes at every skill level from around the community while providing World Class Sports and Education Facilities with unmatched organization.
- Turf of America is a leader in synthetic turf research and development. We exist to improve player safety and performance at all levels. We have demonstrated this performance on FIFA fields (we were just awarded the country of Mauritius National Stadium replacement turf and completed a project for the Chattanooga Red Wolves earlier this year), our recommended product has been installed in over 200 FIFA certified fields and are World Rugby and Field Hockey Preferred Turf Producers. Our expertise has been delivered across the US and around the World.

Partnership Approach

- The City of Key West foster TEAM and PARTNERSHIP principles in every approach to Quality Service and Leadership.
- Turf of America looks to form partnerships around the world with a TEAM approach. These partnerships are solid and long lasting to ensure the best Quality Service for our team and clients alike.

Synthetic turf strategy – Complementary Strengths

Turf of America delivers its player safety and performance turf through a process of R&D, manufacturing, construction, service and testing with partners around the world.

We start with understanding injury rates and natural grass benchmarks. This includes testing:

- ✓ Natural grass fields for baseball (Houston Astros and NY Yankees spring training fields), football (NFL natural grass and Texas A&M Kyle Field) and soccer (FIFA testing).
- ✓ Performance for shock absorption, traction, foot stability, skin abrasion and ball interaction for baseball (splash, ball speed) and soccer (ball roll and bounce).
- ✓ Factors for fatigue, concussion and lower extremity risks.
- ✓ Environmental stewardship and infill that meets European Toy Standards, ASTM and Synthetic Turf Council Guidelines.

Proposal

(1) Synthetic Turf Field: *Approx. 69,000 SF*

1. Project Coordination and site visits by our Certified Field Builder accredited by ASBA
2. Erosion Control/Silt Fencing – DOT Silt Fencing around basins only.
3. Construction entrance.
4. We will take field at existing grade and remove all organics off site. Re-grade field.
5. Laser Grade of sub-grade.
6. 6”x12” Concrete curb around perimeter of the field. We will provide and install a PT-Nailer board at appropriate depth to secure turf.
7. Connect Storm drainage into existing storm box.
8. 4-ounce Non-Woven Geotextile laid over the field area subgrades after excavation and laser grading.
9. DESIGN/BUILD Drainage consisting of 57 & 89 Stone. Profile getting laser graded and compacted.
10. Installation of AstroTurf Synthetic turf including Brock YSR Drainage pad, glue, seam tape, BrockFill infill and sand as follows; 52oz blended turf system with FIFA Quality. ALL pricing is based upon Owner selecting standard colors. Includes Football, Soccer and Lacrosse line packages.
11. Turf Maintenance Training ***INCLUDED***.
12. GMAX Testing of synthetic turf field ***INCLUDED***.

Total for Design/Build Synthetic Turf Fields: $703,000.00

Sponsorship:
Turf of America proposes to offer 1 year of **FREE** Full-service maintenance plan. A value of **$20,000 US Dollars**. This includes:

- Yearly "Deep-Clean" of Synthetic Turf Field. ***(See "EXHIBIT A" for details)***
- GMAX & HIC Testing
- Yearly checking of all seams
- Yearly checking of Infill levels
- 8-year warranty given from AstroTurf

Included in the Proposed Scope of Work

- Standard wage rates
- Sales tax
- Delivery (FOB Destination)
- Provide 8-year standard warranty
- Maintenance Manual for the care and cleaning of the synthetic turf playing surface
- Remove and dispose of waste turf materials and debris generated by Turf of America

Turf of America excludes any and all work not specifically included in the above scope of work.

Excluded from the Proposed Scope of Work

- Permits and fees
- Bonds or bonding costs
- Engineering fees or costs
- Sweeper
- Provision of any new loose sports equipment, score clocks, goals or goal anchors, etc. not otherwise specified
- Provision of any towable or engine-powered maintenance equipment, not otherwise specified
- Any additional project site access requirements

Proposal pricing for turf colors for tufted and inlaid game markings are based upon the use of AstroTurf standard colors, unless otherwise noted herein. AstroTurf has the capability of manufacturing turf with custom and code-matched colors (within certain limitations), however, there are specific lead time and cost requirements to fulfill those custom colors. Specific costs and lead times are excluded from this proposal and shall be negotiated separately upon notice and selection by Owner, unless otherwise included or noted herein.

The scope of work and proposal pricing included herein are valid for a period of sixty (60) calendar days from the date of this proposal. The terms and conditions set forth in this proposal shall expire at 12:01AM November 27, 2021 unless a contract has been accepted and executed by all parties. Negotiations continuing beyond the date of expiration shall require the submittal of a separate proposal, at the discretion of the parties named herein.

Upon reaching a mutually agreeable schedule and upon the 100% completion of all work of trades that could be injurious to the new synthetic turf playing surface in the area of the field, Turf of America will require unencumbered access to the material staging areas, access and haul routes, and field installation location. Turf of America shall present an anticipated installation timeframe required to complete the installation upon award of project and execution of final contracts. Schedule shall be inclusive of shop drawing reviews, approvals, manufacturing and delivery. Adverse Weather or other Delays shall be quantified, recorded and qualified for any monthly totals exceeding normal weather occurrences as recorded by on-site weather data station or nearest NOAA Weather Station. Normal Adverse Weather Delays are considered for any 24-hour period that receives greater than 0.1" precipitation or when low temperatures are 32° Fahrenheit or below. Delays in excess of normal

occurrence shall be submitted and granted for contract extension. Date of substantial completion shall be adjusted accordingly and be based on approved contract time extensions submitted and approved by the Owner, Design Professional-of-record and General Contractor.

Future Projects

Synthetic Turf Consulting Partnership

- Turf of America is a Certified Field Builder on base Design/Construction. Turf of America is Certified in Natural Grass and Synthetic Turf.

Please contact Brandon Whitsett, (615-663-8716), Brandon@turfofamerica.com if you have any questions or require additional data, product specifications, samples or literature related to this proposal.

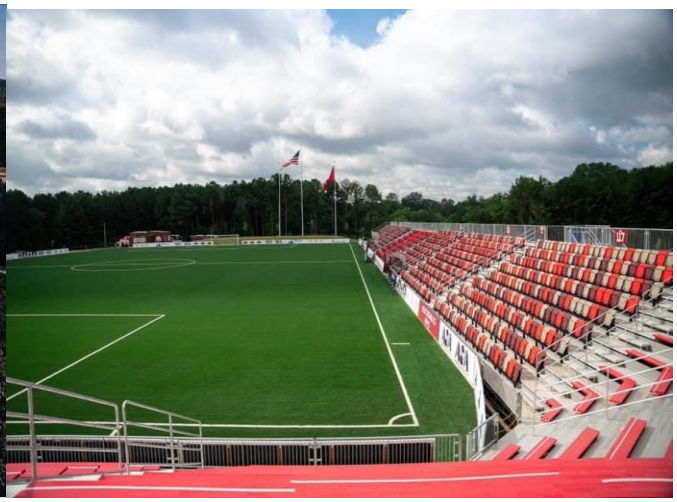
Sincerely,

Brandon Whitsett
CEO

AFFILIATIONS

Turf of America is the exclusive installer for all **United Soccer League (USL)** fields. A list of the most recent USL fields we have installed are listed below:

Chattanooga Red Wolves (CHI Memorial Stadium) – ACT Global DX60 – FIFA Quality



University of Pittsburgh – Soccer Stadium – AstroTurf RS Pro II

Future FIFA PRO Field Contracted

The National Stadium of Mauritius

Turf of America has verbally been awarded the contract to replace the National Stadium field with a FIFA PRO Synthetic turf! We are extremely proud of the work our team has put in to be awarded this project.

Princeton University – Multiuse field – AstroTurf 3D3

Netting installed – University of Tampa Baseball

PRODUCT SPECS PROPOSED FOR FIELD

ROOTZONE 3D3 BLEND 52

FOOTBALL ▪ SOCCER ▪ LACROSSE ▪ MULTISPORT

FINISH FABRIC	VALUE	ASTM TEST METHOD
Face Yarn Type	Trionic PE/PA Co-Polymer Monofilament, Polyethylene Slit Film and RootZone	N/A
Yarn Denier	16,000 (6 ends/1,800 per end for Mono, 10,000 per end for Slit Film and 8 ends/700 denier per end for RootZone)	D-1577
Yarn Thickness	330 microns for Mono, 115 microns for Slit Film and 100 microns for RootZone	D-3218
Pile Weight	52 oz per SY	D- 5848
Finished Pile Height	2.0"	D-5823
Standard Field Color	Field/Lime Green, Field Green	None
Construction	Tufted	None
Turf Density	936 oz/yd^3	HUD 44d
Gauge:	3/8"	D-5793
Primary Backing	7.0 oz per SY Multilayer Polypropylene/Polyester	D- 5848
Secondary Backing	20 oz per SY Polyurethane	D- 5848
Total Carpet Weight	78.5 oz per SY (+/- 5%)	D-5848
Turf Roll Dimensions	15' wide by custom lengths up to 220'	N/A
Perforations	3/16" holes on staggered 4" (approximate) centers	N/A
Turf Permeability	> 30" +/- per hour	F-1551
Tuft Bind	> 8 lbs	D-1335
Grab Tear Strength (Average)	> 200 lbs	D-5034
Lead Content	< 50 ppm	F-2765
Elongation to Break	> 50%	D-2256
Yarn Breaking Strength	> 20 lbs	D-2256
Yarn Melting Point	248° F (Slit Film) / 258° F (Trionic)	D-789
Flammability	TEST PASSED	D-2859

PAD and INFILL SPEC – BrockFill

BROCKFILL
THE PERFORMANCE INFILL FOR ATHLETES

Finally, a true replacement for crumb rubber infill.

Since 2004, Brock has led the industry in research about athlete safety and the environmental impacts of artificial turf.

We were the first ones to achieve Cradle to Cradle environmental certification for our base systems, the first to offer a 25-year warranty, the first to hold national educational forums for designers and scientists, and the first (and still only) to achieve the higher head protection safety levels of pristine natural turf.

It has been proven in many player studies that athletes prefer natural turf to artificial. Those same studies show that artificial turf fields that use shock pads are universally preferred over those that do not – *so the least preferred system by athletes is artificial turf directly over stone.* Additionally, 1-in-5 concussions happen when the head hits the surface and lower leg injuries are higher on conventional artificial turf than on natural grass. All this has led to a paradigm shift in thinking about artificial turf safety and why it is essential that it mimics well-groomed natural turf. It's what athletes want!

The challenge is to create a system that feels like natural turf and that means changing the one component athletes hate most: crumb rubber infill. It's too hot, it smells, it's too abrasive, it's unstable under foot and its end of life is an environmental tragedy. As global warming continues, climate change will make these surfaces literally too hot to play on.

Starting in 2015, the Brock team worked with a specialized group of universities, sports testing labs, PhD scientists, engineers, horticulturists, and several sports science experts to develop a solution to these problems. True to Brock form, we left no research question unanswered.

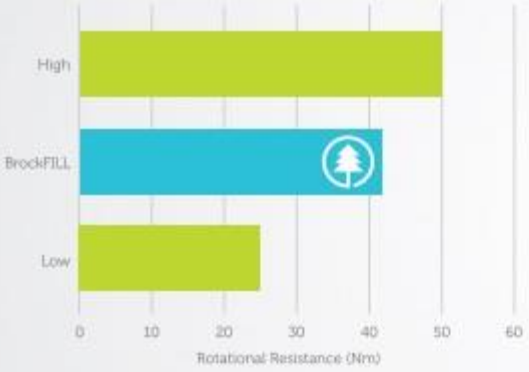
Now another first: A durable, cool, *affordable*, best-performance infill engineered for athletes. And it's organic. In a world that is getting too hot, it's time to cool off.

"It is a wonderful example of Man and Nature working together."
– Brian Jackson, PhD, NC State Department of Horticulture

Tested for... everything.

Traction

Humans evolved running on natural surfaces, not a rubberized bouncy turf that changes consistency across the field. BrockFILL feels like natural turf under foot and falls within the optimal traction range (FIFA 2-STAR) without the variability in energy restitution ("bounce") of crumb rubber.

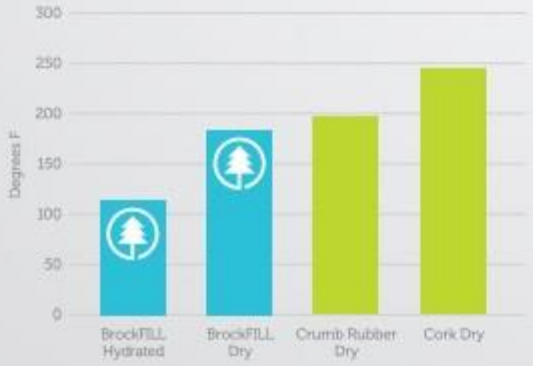


Splash

Keeping infill in the turf is key, so the lower the splash the better. BrockFILL achieves the lowest splash when dry compared to other infills and is even better when damp.

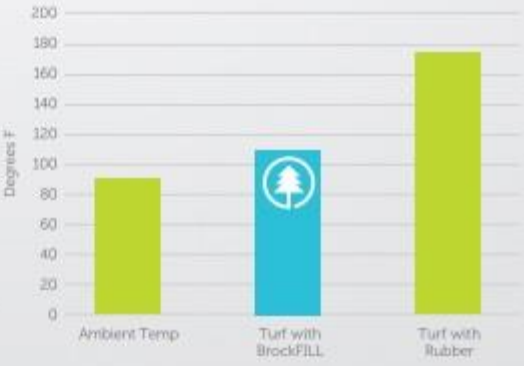
Abrasion

Besides field temperature, abrasion is the most common complaint from athletes about artificial turf. Independent testing from Labosport measures heat generated as a device slides across the turf sample using a mass and speed representative of a sliding athlete. BrockFILL generated the lowest heat score, therefore the lowest abrasion, of any infill, even crumb rubber. Better yet, abrasion is even lower when BrockFILL is damp.



Cooling

BrockFILL is a significantly cooler infill than crumb rubber and does not require watering. Each BrockFILL particle is naturally hydrophilic, so they absorb natural rainwater and condensation into their core, not just on the surface. Moisture is then released slowly for extended cooling. Plus BrockFILL gains weight when wet, so it doesn't float or migrate like cork.



Durability

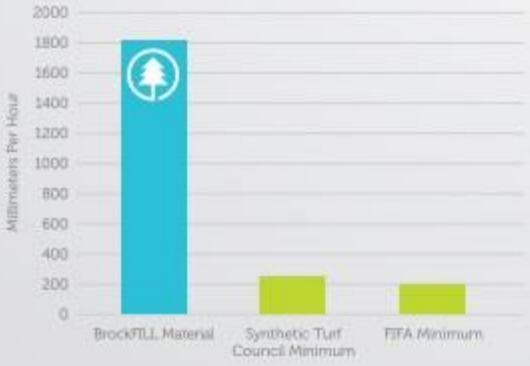
BrockFILL is an extremely durable organic material. After 20,000 Lisport cycles, the particle dimensions remain virtually unchanged. Additionally, the particles improve over time! They get smoother, further lowering skin abrasion without breaking down.

BrockFILL before Lisport test. BrockFILL after 20,000 Lisport cycles.

* BrockFILL at 120x magnification.

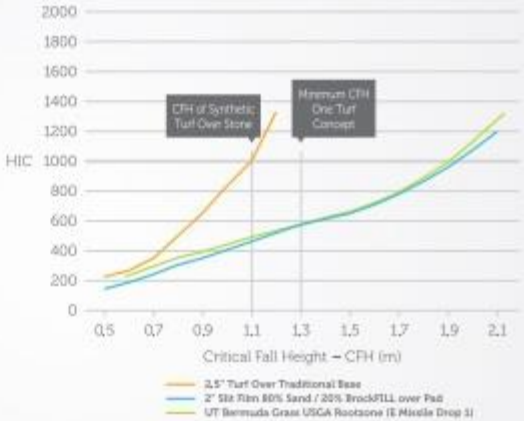
Drainage

Like all Brock products, BrockFILL has higher permeability than the turf itself. When tested in turf, the system drains over 50" per hour. Even after 8 years of simulated use with zero maintenance, the field still meets the requirements of International drainage standard. (But you should still maintain your field!)



Player Safety

The BrockFILL system utilizes Brock shock pads to provide the optimal energy absorption and head injury protection, while remaining firm for running: something a rubber and sand field over stone cannot achieve.



... and we mean everything.

- Head Impact Criteria
- Gmax Test
- Permeability in the System
- Shock Absorption
- Energy Restitution
- Rotational Resistance
- Vertical Deformation
- Ball Rebound / Angled Ball Rebound
- Ball Roll
- Flammability
- Ball Splash
- Temperature Testing
- Durability
- Density at Different Moisture Content Levels
- Permeability (material only)
- Total Pesticides
- Total Herbicides
- Leachable Pesticides
- Leachable Metals
- Total Metals
- Hexavalent Chromium
- Mold Growth
- Bacteria Growth
- Freeze-Thaw Cycle
- Insect Resistance
- UV Exposure
- Flotation
- Abrasion

* All test reports available.

EXHIBIT A

Detailed Descriptions

PROFESSIONAL CARE BY A QUALIFIED TURF TECHNICIAN

Grooming/Cleaning

The Act Global grooming and cleaning method utilizes the SMG Sport Champ Machine to vigorously and aggressively brush, sweep, and vacuum the turf system. The rake tine attachment is used to de-compact the infill when necessary. The grooming pattern goes over each area in all four directions with the powered rotary/mechanical brush. This picks up debris that could impact players (e.g. bobby pins, spikes, gravel).

Inspection

There is a visual inspection on seams, hash marks, numbers, arrows, logos, planarity, rips/tears, infill levels. All will be provided in a report submitted to the owner upon completion of the visit.

Depth Check

Act Global uses an ASTM approved infill depth gauge. Each location where a GMAX reading is taken (20 pts), the infill depth is taken three times and an average is recorded. The fiber height is also taken and recorded. Older fields can show unique variances in pile height which makes it very important to monitor. Over time, UV break down of the fiber can be as significant as wear and tear from use. These trends are important to observe and record as they are key indicators for field replacement

Spot Repair

Act Global looks over and repairs impairment to Inlays (e.g. hash marks, numbers, arrows, logos, lines). We do small seam repairs where edges are lifting. Longer seams which will require significant time and materials are subject to approval and additional fees. Spot repair also includes regluing any section that has come loose or can be small hand stitched. Infill additions and base work will not be included. Please see the report for recorded data. Recommendations are provided if asked for.

HIC Test

HIC stands for Head Injury Criteria and is used to gauge the probability of head injury potential resulting from a surface impact. The Triax 2010 records the data at the same time as the GMAX and is provided in the report. The higher the HIC, the more severe and dangerous the impact is to the player. In order to better understand the field's performance, we use 20 test locations instead of 10. This is an additional premium service Act Global provides that is included in all packages.

GMAX Test

The GMAX ASTM F1936 test method measures the hardness of synthetic turf fields. It is used to gauge impact attenuation based on a predetermined head/body impact. It's a 20-pound "missile" with a triaxial accelerometer dropped from a height of 24 inches. Multipurpose fields will be combined to meet the GMAX safety requirements for all sports/field of play. The ASTM requires 10 testing locations. We do 20 to provide a more complete picture of the field.

*Each visit is followed by a field report from the maintenance personnel who visited the field. Field maintenance on average will be completed within a day. Act Global uses certified field testing equipment and personnel for all their testing and maintenance.

Testing is critical to provide you with the information and knowledge that your field is within industry guidelines.

LICENSES & PERFORMANCE

FIFA QUALITY LICENSEE

FIFA Quality Licensee for Football Turf

GLOBAL INITIATIVE TO ENHANCE SYNTHETIC TURF QUALITY

The goal of the FIFA Quality Programme is to improve the game and to protect the players, clubs and associations by enforcing the highest safety and quality standards. The programme is based on significant research, studies, and analyses of player safety, performance, durability, quality assurance and playing comfort.

Synthetic turf produced and installed by a FIFA Quality Licensee meets the highest standards through each stage of the turf life cycle–including manufacturing, installation and maintenance–to provide a safer, higher performing and longer lasting playing surface.

Benefits of selecting a FIFA Quality Licensee

- Synthetic turf is manufactured and tested according to the best natural grass benchmarks
- Total responsibility for the whole building process, from planning to installation
- Increased education of proper football turf maintenance for extended field life
- Engagement of reliable suppliers that are being monitored by FIFA—simply ask for a FIFA Quality Licensee
- Pitches can be awarded internationally recognized FIFA Quality and FIFA Quality Pro marks
- FPPs must uphold social responsibitliy and ethical business practices per the World Federation of Sporting Goods Industry (WFSGI) code of conduct

Benefits to the game

- Increased promotion of high quality football turf
- Higher assurances of quality consistency throughout the world as part of FIFA's commitment to develop the game and the equipment for football turf
- Aim to increase performance and safety for the players
- Increased research and development resulting in more advances in football turf performance
- Expanded acceptance of football turf to all levels of the game
- Maximized playing hours and increased participation helps improve society

SPORT TESTING & STANDARDS

Sport Performance Testing and Quality Standards

A synthetic turf system can earn a **FIFA Quality or FIFA Quality Pro Certificate** through a Quality Licensee by proving through extensive laboratory and field testing that it performs like natural grass in good condition. FIFA Quality Pro fields are designed to meet the criteria for top level professional football, and FIFA Quality is intended for training and community fields that are normally subjected to much higher levels of use.

DURABILITY

1. Simulated Wear and Abrasion Resistance

The surface is artificially abraded (simulation of multiple years of wear) and tested for the following: Shock Absorption, Vertical Deformation, Vertical Ball Rebound, and Rotational Resistance.

2. Joint Strength

Measures the maximum force recorded to destroy the joints where they are sewn or adhered with adhesive.

3. Climatic Resistance

UV / Water / Heat - Measures the color change, abrasion resistance and joint strength.

*PLAYER / SURFACE INTERACTION

4. Shock Absorption and Vertical Deformation

Measures the impact absorption provided by synthetic turf to a player running or falling on as well as the foot stability of the surface as a player runs across it.

5. Rotational Resistance

Measures the interaction between the shoe sole and the surface of artificial grass relating to the ability of a player to change direction.

6. Slip Resistance Scale and Deceleration

Measures the ability of studs to slide through the surface without causing the player to slip over. Slip resistance deceleration measures the deceleration experienced by the players shoe as it makes contact with the surface. If the deceleration is too high, damages to joints and ligaments may occur.

7. Skin Abrasion/ Skin Friction

Measures the abrasiveness and friction of artificial turf on the skin of the player when sliding.

BALL / SURFACE INTERACTION

8. Vertical Ball Rebound

Measures how high the ball bounces when falling vertically onto a synthetic turf field.

9. Ball Roll

Measures how far the ball rolls onto synthetic grass compared to natural grass.

10. Angled Ball Behavior

Measures how the ball rebounds from an artificial turf surface when striking it at a shallow angle under dry and wet conditions.

<u>Greens Groomer INCLUDED</u>

GreensGroomer®