



REQUEST FOR PROPOSALS

Golf Center at SportsOhio — Infrared Tube Heater Replacement Project

Release Date: October 23, 2026 **Due Date:** November 23, 2026

Project Location: Golf Center at SportsOhio, 6100 Dublin Park Dr., Dublin, OH 43016

I. Statement of Purpose

The purpose and intent of this Request for Proposals (RFP) is to solicit proposals to establish a contract through competitive negotiations with a qualified HVAC contractor to furnish and install replacement gas-fired infrared tube heating systems at the Golf Center at SportsOhio.

We are extending an invitation to qualified mechanical contractors to submit proposals for the complete removal of the existing heating systems and the furnishing, installation, start-up, and warranty of new infrared tube heaters serving both the lower and upper levels of the facility.

The successful Proposer must demonstrate its capability to adequately meet all the requirements of this RFP. This RFP contains the information and requirements for the Proposer to prepare and submit proposals for the heating system replacement. Further, with any and all amendments, this RFP contains the only instructions governing the proposal and materials to be included therein.

II. Project Information

The Golf Center at SportsOhio is a fully functioning multi-level golf and recreation facility. The heating system replacement will take place in and around the operating facility, and the successful Proposer must coordinate all work to minimize disruption to ongoing operations.

The project consists of removing and properly disposing of eighteen (18) existing heating systems and furnishing and installing eighteen (18) new gas-fired infrared tube heaters — nine (9) on the lower level and nine (9) on the upper level — along with upgraded control boxes and all associated reconnection, permitting, and start-up work.

III. Scope of Work

The successful Proposer shall furnish all labor, materials, equipment, and services necessary to complete the following:

- 1. Removal and Disposal** — Remove and properly dispose of the eighteen (18) current heating systems.
- 2. Lower Level Heaters — Qty (9)** — This section of heaters has height limitations, and a low-profile heating unit will need to be installed. Furnish and install nine (9) commercial gas-fired infrared tube heaters meeting or exceeding the following performance specifications:



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- Heating input: approximately 100,000 BTU/h per unit
 - U-tube (U-shape) configuration with reflectors, suitable for the mounting height and clearances of the lower level
 - Electrical: 120V, 1 Phase
 - Rated for the operating environment of the space
 - Includes all necessary hanging and mounting materials
 - Equivalent products from any reputable manufacturer are acceptable provided they meet the above performance and safety requirements
3. **Upper Level Heaters — Qty (9)** — Furnish and install nine (9) commercial gas-fired infrared tube heaters meeting or exceeding the following performance specifications:
- Heating input: approximately 100,000 BTU/h per unit
 - Configuration and reflectors suitable for the mounting height and clearances of the upper level
 - Electrical: 120V, 1 Phase
 - Includes all necessary hanging and mounting materials
 - Equivalent products from any reputable manufacturer are acceptable provided they meet the above performance and safety requirements
4. **Controls** — Furnish and install all necessary control equipment to operate the heaters in zoned groups (approximately three heaters per control zone), with independent control per heater per level. The Contractor may propose its standard control solution, provided it delivers equivalent zoning and functionality.
5. **Reconnection** — Reconnect to existing electric at the disconnect and gas line at the shutoff valve.
6. **Permitting and Inspection** — Include the replacement permit and inspection with the City of Dublin.
7. **Installation and Start-Up** — Provide all labor and miscellaneous material required to install, start up, and check out system operations. Clean up all project-related materials. All work shall be performed in a workmanlike manner.

Warranty Requirements

- All work shall be warranted for a minimum of one (1) year from the date of installation.
- Manufacturer's standard limited warranty shall apply to all equipment furnished.

IV. Owner-Provided Items and Coordination

The Golf Center at SportsOhio will provide:

- Reasonable access to the facility and work areas during agreed-upon hours.
- Access to existing electrical disconnects and gas shutoff valves for reconnection.
- A designated point of contact for coordination and inspections.



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- Coordination of facility scheduling to accommodate the work.

V. Exclusions

Unless otherwise specified in the awarded contract, the following are not included in the scope of work and would represent additional cost if required:

- Structural analysis or reinforcements.
- Flue piping (except for new installations, not replacements).
- Any open or previous service calls or maintenance charges.
- Coordination drawings or PE-stamped drawings for plan approval.
- Temporary heating or cooling equipment or rental.
- Any third-party administrative or portal fees.
- Thermostats or building automation modifications.
- After-hours or weekend work.

VI. Minimum Criteria for Proposer

- a. The Proposer will provide competent and experienced staff with a demonstrated history of providing and managing HVAC installation services of similar size and complexity.
- b. Proposer personnel shall be available to timely attend planning meetings, site walks, and other meetings as reasonably requested during the term of the contract at no additional cost.
- c. The Proposer shall be fully licensed and insured to perform commercial HVAC work in the State of Ohio, and all workers shall be covered by Workers' Compensation Insurance.
- d. The Proposer shall carry General Liability insurance in an amount not less than One Million Dollars (\$1,000,000.00) per occurrence.
- e. The Proposer must submit evidence of its experience on projects of similar size and complexity.

VII. Pricing

Proposers shall provide a lump-sum price for the complete scope of work as described in Section III.

Item	Description	Amount
1	Complete removal, furnishing, and installation per scope	\$_____

Pricing shall remain valid for a minimum of thirty (30) days from the proposal submission due date. Any alteration or deviation from the specifications involving extra costs shall be executed only upon written order and shall become an extra charge over and above the quoted price.



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VIII. Proposal Submission

This RFP will remain open for one (1) month from the release date. All proposals must be received on or before **November 23, 2026**, at the address listed below:

Email: jbauserman@sportsfacilities.com

Address: Golf Center at SportsOhio, 6400 Dublin Park Dr., Dublin, OH 43016

Each proposal must contain the full name of the party or parties submitting the proposal and evidence of the Proposer's experience on projects of similar size and complexity.

The Golf Center at SportsOhio reserves the right to accept or reject any or all proposals, or any part thereof, to waive any informalities or irregularities in the proposal process, to negotiate terms and conditions, and to enter into a contract with the Proposer who, in its opinion, offers the lowest and best proposal that meets the needs of the facility.

Each Proposer must ensure that all employees and applicants for employment are not discriminated against based on race, color, religion, sex, or national origin.



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