

Sole-Source Justification

Request Information	
Date of Request:(mm-dd-yy) 5/16/2025	
Procurement Department Information	
Procurement Agent: Alaina Knofla	
Procurement Agent E-Mail Address: aknofla@cityofpsl.com	Telephone: 772-871-5223
Request Submitted By	
Name: Zakariya Sherman	
Department and Title: Parks and Recreation, Executive Project Manager	
e-Mail Address: zsherman@cityofpsl.com	
Request Details	
Sole-Source – A purchasing situation in which the procurement is available from only one source. Identify efforts made to locate other possible sources.	
Contractor Name: Action Sports Design	Telephone:
Contractor Contact: Mike McIntyre	512-535-8824
Scope of Work Provide a detailed description of commodities/services to be provided. Also, include the following details: exact or estimated quantity, per unit price, and the total estimated value of the open contract to include the estimated quantity X unit price (if the exact quantities are not known). See Attached.	

Complete the Following: (For justifying a Sole Source/Sole Brand)

Provide an explanation why only a particular style, model, type or manufacturer is required (i.e. why the commodity is the only commodity which will meet the state entity needs). See Attached.
Letter from Original Equipment Manufacturer (required): Attached
Exclusive Capability Provide a detailed description of proposed source's unique capabilities and/or personnel to perform the work and why this is the only source. See Attached.

To Be Used for Procurement Records Only
CONTRACT #:
REQUISITION ID #:
If Publicly Solicited, Number of Protests:

Sole-Source Justification

Outcome:

- ☐ **Awarded Sole-Source**
- ☐ **Issued PO / Contract**
- ☐ **Not Awarded / Competitively Bid**

Bid #:

Single Source Justification: Action Sports Design, LLC (ASD) for BMX Facility Construction

Project Overview: The City intends to construct a new USA BMX-sanctioned facility, consisting of two fenced-in zones: a main race track and a youth/learner area. The entire site is designed for all-wheeled use, including bikes, scooters, skateboards, and roller skates/blades, and includes a variety of specialty finishes and transitions throughout. This is not a typical park or infrastructure project; it is a complex, competition-ready facility that must be designed and built to exacting BMX standards.

Unlike our original approach, which considered splitting the project between a specialty contractor and a general contractor, further review showed that most of the site requires specialty work and careful oversight of construction methods throughout. Many components — including walkways, fencing, and shade structures — connect directly with rideable areas, specialty finishes, and other BMX-specific features, and must be installed under strict tolerances and sequencing guidelines that typical general contractors are not familiar with. This level of coordination is necessary to avoid damaging critical surfaces and to ensure the entire site functions as one integrated system.

Action Sports Design (ASD), led by President and Founder Mike McIntyre, PLA, ASLA, is uniquely qualified to deliver the entire project as a **single source** due to their deep expertise in BMX-specific construction methods and their ability to manage those scopes holistically. Because of this, the City is requesting a single source selection under the CMAR delivery method with ASD, using a Guaranteed Maximum Price (GMP) to ensure quality, safety, performance, and long-term durability.

Supporting Single Source Documentation from USA BMX:

To further support this request, USA BMX has provided both an original single source justification letter and a formal addendum dated May 9, 2025. The original letter named Action Sports Design (ASD) as the approved design specialist for BMX racing, freestyle, and pump/flow courses, with scope that includes grading, drainage, and landscape architecture. The addendum further clarified that *all Professional Design Teams authorized in the primary Single Source Justification document are also considered to be pre-qualified specialty consultants, suppliers, and construction teams*. USA BMX has verified that ASD remains one of these approved teams and is authorized to deliver both design and construction services for BMX-sanctioned facilities, including shaping of all rideable areas like jumps, berms, ramps, straights, and skills zones. The addendum also identifies several conditions that justify a single source agreement—such as integrated specialty construction, unique staging, one-source oversight, and control over installation methods—all of which directly align with the City’s delivery strategy. Taken together, the

original letter and the addendum demonstrate that ASD is uniquely positioned and officially recognized to carry out full-scope BMX facility delivery under a single source CMAR arrangement.

Why Action Sports Design:

ASD was previously awarded Contract No. 20230085 for the full design of the facility. They are one of only a few firms approved by **USA BMX** to provide both design and construction services for sanctioned projects. Their experience spans BMX race tracks, pump tracks, freestyle zones, and flow track integration — all requiring precise grading, surfacing, and tolerance control.

ASD has completed more than 350 custom park facilities worldwide, with over 90% for public agencies. That kind of volume and specialization gives them the ability to deliver complex, all-wheeled attractions that function together as a cohesive whole.

USA BMX recognizes ASD as a trusted partner with a proven track record in delivering sanctioned facilities that meet the organization's highest standards for safety, performance, and competitive integrity.

Their most notable completed projects include:

- **Rockstar Energy Bike Park-BMX** (Houston, TX)
- **Rock Hill BMX Supercross Track** (Rock Hill, SC)
- **Oldsmar BMX Supercross Track** (Oldsmar, FL)
- **NE Metro Park-BMX** (Travis County, TX)
- **Multiple BMX Parks and Tracks** — including McAllister, Pearsall, OP Schnabel, LBJ, Eisenhower, Benavides, and NE Bike Park (City of San Antonio, TX)

In addition to these projects, ASD's team has led design and construction across a wide variety of contexts including youth-oriented bike skills parks, adaptive tracks, mixed-use all-wheeled zones, and integrated park environments throughout the world. Their ability to manage projects from concept to completion, while maintaining industry-leading safety and performance standards, sets them apart from traditional construction teams. This proven track record underscores their pivotal role in shaping the future of BMX facilities nationwide.

Justifications for Single Source Selection

1. Specialized BMX Construction Knowledge

1.1 Unique Construction Methodology Required

ASD uses specialized phasing, tooling, and curing techniques tailored specifically to BMX facility construction—methods rarely seen in typical public infrastructure projects. These processes are critical to achieving the high-performance surfaces, safety standards, and precision tolerances required for BMX use. A general contractor unfamiliar with these techniques could easily compromise specialty finishes, interrupt the curing process, or fail to meet BMX specifications—resulting in costly rework or noncompliance with USA BMX standards. ASD’s proven methods ensure each component is constructed to perform reliably under BMX conditions.

1.2 Integrated Specialty Construction Across Entire Site

Nearly all areas of the site—not just the tracks—require BMX-specific tolerances, surfacing, and construction details. From walkways to rest areas and fencing, every component must support the performance and safety of the riding environment. ASD’s expertise ensures that even these supporting elements are designed and built to BMX-grade standards. A general contractor lacking BMX-specific knowledge could compromise functionality or introduce inconsistencies that affect rider safety.

1.3 Holistic Site Management

ASD understands how each element interacts with the next—both within the riding area and in the surrounding infrastructure—and how to manage the trades responsible for delivering each component. Beyond specialty construction needs, their deep knowledge allows them to coordinate work across all phases, ensuring nothing is built in isolation. This unified oversight results in consistent quality, seamless transitions, and a fully integrated site that performs as one cohesive system. In contrast, general contractors often rely on multiple subcontractors, increasing the risk of misaligned work, inconsistent finishes, and construction delays.

2. BMX Standards and Performance Control

2.1 USA BMX Standards Compliance

To maintain USA BMX sanctioning, the facility must be built to strict tolerances and specifications. ASD is one of the only firms recognized by USA BMX as qualified to both design and construct such a facility. A general contractor would not have the same level of trust, recognition, or compliance history with USA BMX.

2.2 Control of Installation Means and Methods

The installation angle, anchoring, and positioning of even seemingly simple elements like shade structures and fencing must align with wheeled-friendly standards to avoid damage

and ensure performance. ASD must maintain control over these methods to ensure safety, durability, and long-term infrastructure integrity. General contractors unfamiliar with these requirements are more likely to introduce avoidable issues or compromise critical finishes.

3. Risk Management and Project Efficiency

3.1 Avoiding General Contractor Coordination Risks

General contractors unfamiliar with BMX standards may misalign trades, damage finishes, or sequence work improperly. ASD eliminates this risk by managing all elements directly with their in-house expertise and coordination framework.

3.2 Reduced Risk of Change Orders

ASD's extensive BMX-specific experience and single-source project control significantly reduce the likelihood of miscommunication, errors, or omissions—common triggers for costly change orders. Because ASD understands the technical nuances, design intent, and operational requirements unique to BMX facilities, it can proactively identify and resolve potential issues before construction begins. In contrast, a general contractor unfamiliar with BMX projects may misinterpret specifications, overlook critical details, or fail to anticipate specialized coordination needs, all of which can result in budget overruns and project delays.

4. Speed and Cost Advantages

4.1 Economies of Scale & Supplier Relationships

Mass concrete pours, fencing, and specialty materials are more cost-effective when coordinated under a single contract. With full control over procurement, ASD can secure long-lead and specialty items early, reducing the risk of delays and price escalations caused by fragmented sourcing. Their supplier relationships also help ensure all products meet required specifications. A general contractor may lack access to these specialized vendors, resulting in higher costs and extended lead times.

4.2 Faster Project Delivery

With ASD leading the work, there is no need to educate subcontractors on BMX-specific construction methods or standards — ASD already understands the specialized requirements and can directly oversee the trades to ensure everything is done correctly. In typical projects where scopes are bid out separately, general contractors and their subs often assume the work is standard until they encounter BMX-specific tolerances, finishes, or construction methods. At that point, they must be retrained or corrected, leading to

rework, change orders, and delays. ASD eliminates this learning curve by managing all components from the start with full awareness of how everything must be built to BMX specifications.

4.3 Real-Time Field Adjustments & Value Engineering

The single source selection under the CMAR delivery method allows ASD to make quick design adjustments in the field — avoiding formal change orders and minimizing project downtime. Adjustments can be evaluated and implemented on-site, with updated sketches or field drawings issued within minutes. In contrast, a general contractor would require extended coordination, AE involvement, and formal change approvals, resulting in longer turnaround times and potential delays.

5. Long-Term Value and Durability

5.1 Preservation of Long-Term Infrastructure Integrity

Improper installation by inexperienced teams can lead to cracking, failure of transitions, unsafe riding conditions, and costly repairs. ASD ensures each element meets BMX-grade performance standards. General contractors are not equipped to uphold these specialized tolerances and performance metrics, putting long-term durability and safety at risk.

5.2 Best Value for the City

A single source contract avoids markup duplication, reduces administrative burden, and ensures consistent quality across all elements — providing the best value in terms of cost, durability, and performance. This approach also preserves BMX-specific quality across all construction elements and supports faster delivery through streamlined coordination. In contrast, splitting the work or hiring a general contractor could lead to inefficiencies, inconsistent finishes, schedule delays, and increased management burden.

Conclusion: This all-wheeled adaptive track is not a typical construction project—it is a purpose-built, high-performance BMX facility that must function as a unified, all-wheeled environment. Every piece of the site is interconnected, and quality must be consistent from one edge to the other. To achieve this, the City recommends awarding a single source Construction Manager at Risk (CMAR) contract to Action Sports Design to ensure expert execution, USA BMX compliance, and long-term success of the facility.