



**ADDENDUM TO RFP DOCUMENTS**

 	ADDENDUM: #01
	THE CITY OF DALTON -REQUEST FOR PROPOSAL
	Project: Nob North Golf Course Bunker Renovation 2024
	Date Issued: 03/28/2024
	Due Date: 04/04/2024
	Bid Time: 2 pm
	Contractor Action: Receipt of this ADDENDUM is required on page 15 of RFP document

Addendum No. 1 – The following changes to the Request for Proposal and clarifications are provided based on questions received and must be added/considered when completing your submittal: Acknowledgement of receipt of this ADDENDUM is required on page 16 of RFP document.

1. Page 5, second sentence of fourth shall read: The course has 53 bunkers estimated at 73,415 sq.ft
2. Page 6, first sentence of first paragraph shall read: A summary of work included in the construction for the renovation of Nob North Golf Course will include, but is not limited to, furnishing all equipment and materials and performing all work in connection ~~with the removal and disposal of existing sand~~ reconstruction of bunker cavity to ensure proper slopes, installation of drainage pipe and fittings, installation of pea gravel around drain lines, installation of Capillary Concrete lining material, installation of ~~approved bunker sand~~ **Tour Angle** to a compacted depth and finished grading and sodding of all disturbed areas outside of bunker cavity.
3. Page 6, under Demolition second sentence shall read: ~~Demolition includes cleaning out all existing contaminated sand, material, gravel and drainage tile to reach the original hard pan layer.~~ **Demolition includes disturbance of bunker and at least 4x the square foot of that around the original cavity.**
4. Page 7, third bullet point under Drainage shall read: French drains may be necessary in various locations to accommodate outflow pipe disposal or to make tie-ins with existing drainage. These drains will utilize **a minimum of 4"** perforated pipe and run laterally across the fairway before connecting into other drainage structures. Trenches will be 8" wide by 12" deep, filled with pea gravel and topped with river sand.
5. Page 7, fifth bullet point under Drainage shall read: Bidder is responsible for ensuring outfall pipe exiting the bunker cavity is not restricted and functioning properly to allow the bunker cavity to drain. This will ~~in many instances~~ consist of installing new outfall drains to locations approved by golf course superintendent. outlet pipe must be laid with enough slope to be self-cleansing to avoid clogging.
6. **Page 7, sixth bullet point under Drainage shall read:** PIPE Corrugated Polyethylene Pipe (ADS N-12 ~~or comparable brand~~) . All pipes shall have smooth interior walls
7. **Page 7, seventh bullet point under Drainage: REMOVE**

8. Page 7, first bullet point under Bunker Construction shall read: Bunker construction includes a minimum of 4" perforated piping and gravel within the bunker trenches
9. Page 8, third bullet point under Bunker Construction shall read: ~~6"~~ of Tour Angle bunker sand installed and compacted to a depth of 4".
10. Page 8, first bullet point under Grassing/Edging shall read: Sodding shall be done with certified Tifway-419 Bermuda grass or Tall Fescue where designated. The objective is to simplify edge maintenance and reduce contamination by installing a turf edge to be grown into the bunker sand and maintained in the bunker sand. Sod should be rolled over the face to cover soil.
11. Page 8, third bullet point under Grassing/Edging shall read: ~~Any new turf will be the responsibility of the bidder until it is established.~~ New turf will be the responsibility of the bidder until installation is signed off on by superintendent.
12. Page 8, Under Irrigation Labor on Page 8 the first bullet shall read, "Work will be performed around an existing irrigation system; however, for the purpose of pricing, we will plan on disturbing ~~five~~ twelve (12) runs, including heads, piping and wiring."
13. Page 8, last paragraph shall read: Last paragraph on Page 8 shall read, "Work in conjunction with the Golf Course Superintendent to provide a course construction-sequencing plan. ~~to include any course or hole closures that may occur during construction.~~ It is the overall intention to keep the golf course open for play during construction and limit closure to one 9 at a time. ~~the number of holes under construction at once. Contractor should be aware that work is only to take place Monday-Friday of each week.~~ This project is desired to be competed in the off-season Fall or Winter to limit revenue loss."
14. Added Documents to Supporting Documents pages 21 – 34 to include Bunker Renovations Specifications for Pricing Proposals

#### Questions and Answers:

1. Question 1:
  - a. Question: We are in receipt of the RFP for this project. Under 'Proposal Response Requirements', it states that the Contractor shall provide a schedule with the anticipated starting date listed in "RFP Schedule". What is this anticipated construction start date? And how long does the Contractor have to complete the work? Basically, we are wanting to know the anticipated start and finish dates for this project.
  - b. We would ideally like to do the project in the off season/ slower months of the fall or winter. Other than that it is up to the contractor as to how soon you could get started. We would be open to starting as early as the end of this year pending approval by the city. We would expect construction to be completed in 3-4 months weather permitting. Let me know if this clears up your questions.
2. Question 2:
  - a. Question: What should we do with the existing sand in the bunker during the renovation process?
  - b. Answer: The existing sand does not need to be removed and can be tilled into the surround soil during the demolition process.:
3. Question3:
  - a. Question: Is this a lump sum or unit price contract?
  - b. Answer: This will be a unit price contract.

4. Question 4:
  - a. Question: Are you open to Bunker liner alternatives such as ZLINE Bunker Systems? I know Budget was discussed during the prebid, a liner alternative such as ZLINE may be a viable option for value engineering if you are familiar with the product.
  - b. Answer: Based on our research, and discussions with our peers among the industry, We are set on installing Capillary Concrete because of its durability and longevity.
5. Question 5:
  - a. Question: What quantity should be used for Type A Silt Fence
  - b. Answer: We do not have a specific quantity that will be needed, I would estimate around 2000 linear feet.
6. Question 6:
  - a. Question: Please Confirm if there is any existing bunker liner that needs to be removed?
  - b. Answer: There is not any existing bunker liner to remove.
7. Question 7:
  - a. Question: Can the existing bunker sand get lost in the shaping process? Where onsite does excess material need to be stockpiled?
  - b. Answer: The sand can get lost in the shaping process. We have a few areas on the course that excess can be stockpiled such as Left of #7, between 11-13, and many other out of play areas.
8. Question 8:
  - a. Question: How many SF of green surround need to be demo'd? And what Grass type will be replaced there, if any?
  - b. Answer: We do not have a specific square footage of green surround to be demolished, I would request we disturb as little of the green surround as possible to accomplish the shaping we aim to achieve. Grass type is Tifway-419.
9. Question 9:
  - a. Question: How many inlets should be installed?
  - b. Answer: We would like to have one inlet installed per bunker.
10. Question 10:
  - a. Question: How many LF of French drains should be included in the pricing?
  - b. Answer: My recommendation for French drains were to compensate for the lack of outflow locations in some areas of the course. After further inspection, these could be priced just as running the outflow in to a drain box to then over flow in the rough.
11. Question 11:
  - a. Question: For the 5 runs of irrigation that will be disturbed, should we price new heads, or reuse existing heads?
  - b. Answer: You will see in the latest amendment we are increasing irrigation disturbances from 5 to 12, I would include the price of new heads.
12. Question 12:
  - a. Question: Can work be done on Saturdays?
  - b. Answer: We have amended the RFP for closure of a whole 9 instead of a couple holes at a time. Since this 9 will remain closed we will allow work to be preformed on the weekends.
13. Question 13:

- a. Question: Is there a substantial completion date for this work?
  - b. Answer: We do not have a completion date, we would look for the work to be completed in 3-4 months after it begins weather permitting.
14. Question 14:
- a. Question: Is a Start date late November acceptable?
  - b. Answer: We would be open to a late November start pending approval of the project by the city.
15. Question 15:
- a. Question: What is the quantity of the Tall Fescue we should include in our estimate?
  - b. Answer: The only fescue area is on #14 Fairway bunkers, those 3 bunkers total 2900 sq.ft. It would be safe to account for about 3 times that square footage or 9,000 sq.ft. of fescue around this area.
16. Question 16:
- a. Question: At the end of each discharge pipe, what would the treatment be if we are not daylighting into a pond or tying into a pipe? That is, would there need to be a sump, or rip rap or some type of pop up or do we just daylight the pipe?
  - b. Answer: We are open to suggestions for daylighting the pipe, although I think from an aesthetic stance we would like to daylight into a drain box so that the water can then flow out like a pop up emitter.
17. Question 17:
- a. Do we have to submit our price on the price proposal sheet in the format that was provided in the RFP document?
  - b. Answer: You are not required to utilize the price proposal sheet included in the RFP packet. Nonetheless, it is expected that we furnish an estimate outlining costs for each specified category.