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**NAME OF PROJECT:** Nob North Golf Course Bunker Renovation 2024

**NAME OF OWNER:** THE CITY OF DALTON, GEORGIA

THE CITY OF DALTON (the "City"), pursuant to the provisions of O.C.G.A. § 36-91-1, *et. seq.*, herein seeks sealed competitive Proposals from Contractors for the construction of the: Nob North Golf Course Bunker Renovation 2024. The requirements for construction of the Project, and the duties and responsibilities of the contractor whose Proposal is accepted, are set forth in the Request for Proposals issued by the City. Contractors interested in submitting Proposals must obtain Request for Proposals (RFP) on City's website <https://www.daltonga.gov/rfps>.

Included in RFP packet will be Instructions to Proposers, Proposal Form which must be fully completed and submitted along with Bid Bond, and Executed E-Verify affidavit. **Proposals not including executed E-verify affidavit will be automatically rejected.** The Contract Documents require, among other things, the furnishing of all materials, labor, and equipment for the construction of the Project. The City reserves the right to make available other relevant documents or information concerning the Project.

Any Proposal submitted in response to this Request should comply strictly with all requirements set forth in the Instructions to Proposers. Any such Proposal must contain the completed Proposal Form setting forth the contractor's proposed lump sum contract price for the full and complete construction of the Project in conformity with all requirements of this RFP. When a proposal lump sum exceeds \$100,000 then the proposal must include a fully executed Bid Bond in the amount of five percent (5%) of the proposed lump sum contract price and performance bonds.

Any Contractor that intends to submit a proposal must complete the City of Dalton Vendor Packet and be an approved active Vendor with the City. Applications can be obtained from the Finance Department or online at <https://www.daltonga.gov/finance/page/vendor-packets>

All Proposals must include the label on the last page of this document on the front of their RFP package. This label must be affixed to the outside of the envelope or package. Failure to attach the label may result in your Proposal being opened in error or not routed to the proper location for consideration. No RFP will be accepted after the date and time specified. The document should be received by the City of Dalton Finance Department located at 300 West Waugh Street, Dalton, Georgia 30720 no later than **April 4, 2024 by 10 am 2pm.**

A total of 2 copies of the RFP, tabbed, in bound notebooks are required. At the discretion of the City, and in conformity with the applicable provisions of Georgia Law, the City may afford contractors an opportunity for subsequent discussion, negotiation, and revision of Proposals. The City reserves the right to reject any or all Proposals and to waive any technicalities or formalities. Incomplete proposals will not be considered by the City.

Contractors are responsible for ensuring Proposals comply with Georgia law, including but not limited to all state and local laws, rules, regulations, ordinances, and policies. Any Proposal must include an affidavit meeting all requirements of O.C.G.A. § 13-10-91 verifying compliance with the applicable Federal work authorization program. The form for such an affidavit is attached as an exhibit to the Instructions to Proposers.

Any Proposal submitted in response to this Request shall remain open for acceptance by the City, and same shall be

honored by the contractor, for a period of sixty (60) days from the date set forth hereinabove for the receipt of Proposals. Any questions or comments, questions, request for clarifications concerning this Request for Proposals should be addressed in writing to Kodey Cross through email – [kcross@daltonga.gov](mailto:kcross@daltonga.gov).

The City intends to award the construction contract to the responsible and responsive contractor whose Proposal is determined in writing to be the most advantageous according to the following evaluation factors which are listed in their order of relative importance:

<b>Evaluation Criteria for Professional Services</b>		
<b>Item</b>	<b>Description</b>	<b>Percentage Possible</b>
1	<b>Price</b> <i>The contractor's proposed sum of contract price for full and complete construction of the Project in conformity with all requirements of the Contract Documents.</i>	40%
2	<b>Firms Qualifications &amp; References</b> <i>Will be required to list firms' staff that would be included through the entirety of the project.</i> <i>Include references of constructing and completing similar projects on schedule and within budget including at least five projects comparable in size and scope to this project. For purposes of this factor, the Project should not be more than 30 percent greater in scope or cost than the similar projects identified by contractor.</i>	30%
3	<b>Time Line Objective</b>	20%
4	<b>Completeness and Accuracy of Proposal</b>	10%
	<b>Total Points</b>	<b>100%</b>

For any work requiring a specialty or professional license, only licensed subcontractors may be submitted for consideration, and copies of all applicable licenses shall be attached to the Contractor's proposal.

In evaluating Proposals, the City may seek additional information from any contractor concerning such contractor's Proposal or its qualifications to construct the Project. The City reserves the right to short-list and interview Contractors to obtain further information on the proposed products or qualifications.

## INSTRUCTIONS TO PROPOSERS / SCOPE OF WORK

NAME OF PROJECT: Nob North Golf Course Bunker Renovation 2024

**PURPOSE AND NEED / PROJECT DESCRIPTION.** The City of Dalton’s municipal golf course, Nob North Golf Course, is seeking a professional contractor to work with the Nob North Golf Course to oversee and execute the renovations of the bunker at Nob North Golf Course, located at 298 Nob N Dr, Cohutta, GA 30710. This project will include all necessary site visits to verify and note existing conditions, construction plans and specifications for the proposed bunker renovations. This solicitation by the City will result in the selection of a qualified and experienced contractor to perform the construction.

**BACKGROUND INFORMATION.** Nob North Golf Course is a Gary Player design that was opened in 1978. Originally surface types consisted of Tif-Way Bermuda fairways and rough and Penncross Bentgrass Greens, the greens were converted to Tif-Eagle Bermuda in 2018 via the no-till method. An estimated 31,000 rounds played at Nob North in 2023.

Bunkers are original to the opening of the course. There has been no significant renovation since it’s original construction. Since then, the bunkers have experienced drainage and sand issues. Bunkers are the most common complaint we receive, and many leagues and tournaments often play them as ground under repair. Additionally, our maintenance staff is limited, and our current bunkers demand many resources.

Nob North Golf Course is comprised of 18-hole course, which accommodates various skill levels. ~~The course has 52 bunkers estimated at 75,000 sq.ft~~ The course has 53 bunkers estimated at 73,415 sq.ft. of total surface area. Irrigation system is made up of original mainline, and mostly galvanized swing arms. The system is essentially single row with some satellite heads that have been installed over the years. Greens irrigation still consists of single head coverage greens loops, wiring has been run separately from the mainline in many areas when the course was upgraded from a hydraulic system at some point. Most major drains on the property are corrugated metal pipe that was installed during original construction. These pipes are failing to maintain integrity in many areas. Greens and bunker complexes do appear to have drainage systems but are dilapidated and non-functional in most instances.

### **SCOPE OF WORK/REQUIREMENTS.**

The successful outcome of this project would include improvement to aesthetics, playability, and maintenance requirements of all bunkers. The selected contractor will work with the Golf Course Superintendent to modify the current bunkers to improve various aspects of those bunkers. It is critical for the selected contractor to attend the pre-bid site visit to properly comprehend the bunker renovation needs.

#### Knowledge and Design Considerations

- Must have at least three (3) references for past golf course work to include bunker projects.
- Reduce and simplify daily and long-term maintenance of bunkers.
- Improve playability and help reduce pace of play.

- Determine and improve drainage solutions.
- Correct run-off from irrigation and rain that spill into bunkers.
- Reshape bunker edges.
- Consider eliminating poorly located bunkers.
- Consider adding new bunkers.
- Determine the proper sand for both playability and maintenance.

## Plan and Minimum Specifications

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 ~~bunker sand~~ ~~approved~~ **Tour Angle Sand** to a compacted depth and finished grading and sodding of all disturbed areas outside of bunker cavity. Price should be broken down into the following categories consistent with described specifications:

### MOBILIZATION

- Plywood or other protective decking should be used wherever possible to avoid major disturbance of existing turf, and cart paths.

### EROSION CONTROL

- Few areas will require erosion control. If required - Type A silt fence will be used to minimize the amount of erosion and silt runoff that may occur as result of construction.

### DEMOLITION

- All existing bunkers will be renovated, replaced, or removed. Some green surround features may also need modification to remove sand build up. ~~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 bunker around the original cavity.** Where soil material prevents proper foundation preparation at the proposed elevation, the Bidder shall deepen excavation to level that proper foundation can be prepared. Grass, sand, or soil materials will be removed and disposed of on site or repurposed by the golf course. No off-site disposal will be needed.

### EARTHWORK

- Topography changes may be warranted and will be discussed during site visits to accurately predict amount of grading work to be performed. The majority of this work will come from installation of new bunkers and the removal of others.

### SHAPING

- Shaping will include all golf course features as per discussed plans under direction of Golf Course Superintendent. re-contouring bunker surrounds and stripping out significant quantities of sand accumulation, is essential to provide a good foundation for the new turf. The perimeter area around the bunker will not channel excessive water into the bunker area, water flow into the bunker should be minimized as much as possible. The floor of the bunkers' slopes must be equal to or less than the 100% angle of repose of approved sand. These floors must be smooth, compacted and properly sloped to achieve excellent drainage. Bidder is to ensure concave shaping the subgrade cavity with a 3- to 5-percent slope in flatter areas to a single low spot. Consideration is to be given to entry/exit point for power equipment such as a Sandpro during shaping process. We aim to maximize area around bunker that can be maintained with mowing equipment.

#### DRAINAGE

- Inlets will be constructed using risers, or corrugated polyethylene pipe set vertically, with a concrete base. Pipe within riser should be packed and surrounded with pea gravel 12 inches below the finished grade. drain line should be extended 12 inches above the finished grade and coned with gravel to eliminate contamination. When finishing begins, the pipe is cut off flush, and the disturbed area around the inlet will be sodded. All riser pipes shall have metal grates to cap the tops.
- Each bunker system is to be drained with drainage trenches in a herringbone pattern throughout the bunkers as to provide exceptional drainage.
- 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.
- 2"x2" wood frames that are 2' wide and 2' long shall be installed at lowest point of bunker before liner is installed in preparation for sand vault/wash box.
- 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.
- PIPE Corrugated Polyethylene Pipe (ADS N-12 or comparable brand) . All pipes shall have smooth interior walls
- ~~○ Replacing failing corrugated metal pipes that can be used for bunker outflows should be included in drainage pricing. These drains will be designated during the on-site visit.~~

#### BUNKER CONSTRUCTION

- Bunker construction includes a minimum of 4" perforated piping and gravel within the bunker

trenches

- Installation of Capillary Concrete liners to specifications indicated by manufacturer with sand vaults and Capillary Wash Boxes.
- ~~6"~~ of Tour Angle bunker sand installed and compacted to a depth of 4".
- Sand should be installed immediately after curing and the water test. A thicker perimeter layer of sand should be installed to reduce soil contamination prior to sod placement.
- Flush-outs will be located on the upper end of the bunker and the non-perforated outfall line locations will be decided and discussed with golf course superintendent. Bunkers should be prepared for a turf edge to be grown into bunker sand.

#### IRRIGATION LABOR

- 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.

#### FINISHING

- The overall construction process is so disruptive, that it becomes necessary to partially reshape all disturbed areas. The final shapes of the putting surfaces, bunkers, and catch basins must blend with the existing grades to tie the golf course together. The finishing process also prepares the ground for turf by producing a proper planting bed.

#### GRASSING/EDGING

- 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.
- After sod establishment, any contaminated sand around the perimeter must be removed.
- ~~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.**

Provide a detailed project cost estimate.

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."**

#### Warranty Phase

- City expects a 12-month warranty period materials and labor
- Coordinate and monitor the resolution of remaining "punch list" items as determined by Golf Course Superintendent.



- Coordinate, monitor, and resolve all warranty issues to the satisfaction of the City during the one-year general warranty period and as extended.

#### SILENCE OF SPECIFICATIONS:

The apparent silence of the RFP as to any detail or to the apparent omission of a detailed description concerning any point shall be regarded as meaning that only the best commercial practices are to prevail. All interpretations of these specifications shall be made on the basis of this statement.

#### PROPOSAL RESPONSE REQUIREMENTS.

A prospective Proposer's response shall include the following information at a minimum. The proposal should address the requirements in a clear and concise manner in other order stated herein. Proposals that do not adhere to the following format or included the required information/documents may be considered incomplete and therefore unresponsive by the City. The City reserves the right to seek additional/supplemental information on specific issues as needed.

A total of 2 copies of the RFP, tabbed, in bound notebooks are required.

First section of proposal should include Qualifications/References of contractors past projects.

Second section should include the abilities to address the project timeline. The contractor shall also provide a schedule with an anticipated starting date listed in "RFP Schedule". This schedule shall be detailed enough to highlight meeting project milestones other important dates, necessary updates with the City, and anticipated completion date. Third section of RFP response must include a completed price proposal form that is included in the RFP documents. Fourth section of response should include proof of completing the City's vendor packet.

RFP Response must include the following (a RFP response check list is included):

- Solicitation Form
- Section 1:
  - Description of Contractor and provided services
- Section 2:
  - Project Time Line
- Section 3:
  - Price Proposal Sheet
  - References of Past Similar Jobs
  - Completed forms –
    - Proposal Form
    - Bid Bonds Forms
    - Vendor Affidavit and Agreement
  - Checklist for Documents/Addenda Acknowledgement
- Section 4:

- Completed City Vendor Packet <https://www.daltonga.gov/finance/page/vendor-packets>
  - \*E-Verify (required) will be included in the vendor packet

## PROPOSAL FORM

### EXHIBIT "A"

NAME OF PROJECT: Nob North Golf Course Bunker Renovation 2024

NAME OF OWNER: THE CITY OF DALTON, GEORGIA

NAME OF PROPOSED CONTRACTOR: \_\_\_\_\_ (The "Contractor") THE CITY OF DALTON (the "City"), pursuant to the provisions of O.C.G.A. § 36-91-1, et. seq., herein seeks competitive Proposals from Contractors for the construction of the: "Nob North Golf Course Bunker Renovation 2024" at 298 Nob N Dr, Cohutta, GA 30710. This Proposal is submitted in response to the City's Request for Proposals dated 2/26/2024.

This Proposal is for the full and complete construction of the Project in conformity with all requirements of the RFP. The submission of this Proposal constitutes a representation by the Contractor that it has carefully read the "Instructions to Proposers".

Contractor submits herewith its duly executed affidavit in accordance with the applicable Federal work authorization program. Contractor acknowledges that upon execution of any contract with the City, said affidavit shall be deemed a public record to the extent provided by Georgia law. The Contractor further acknowledges that the Contract Documents provide no incentive provisions for early Completion of the Work.

#### A. Base Proposal

The Contractor proposes to properly renovate bunkers and surrounding contours in conformity with all requirements of the RFP and furnish all necessary labor, material and equipment for such construction, and, furthermore, to fully, completely, and strictly perform all obligations of the Contractor as set forth in the Contract Documents. As allowed by the Local Government Public Works Construction law, the City may offer a period for discussions, negotiations, and revisions to proposals after they are submitted for the purpose of obtaining the best and final offers. Said sum of unit contract price is allocated, in its entirety, to the following elements of the work:

---

Attached hereto, and incorporated herein as part of this Proposal, Contractor submits the contractor's qualifications and proposed bunker renovations. Contractor acknowledges that the City may rely upon the truthfulness and accuracy of the responses set forth therein. In addition, Contractor has submitted herewith as part of this Proposal such documentation and information as the Contractor deems appropriate to establish that it is a responsible and responsive Contractor and that its Proposal is the most advantageous to the City, taking into consideration the specific evaluation factors, listed in order of relative importance, as set forth in the above-referenced Request for Proposals.

The Contractor proposes and agrees to commence actual construction (i.e., physical work) on site with adequate management, labor, materials and equipment within ten (10) days after receipt of Notice to Proceed and prosecute the Work diligently and faithfully to completion within the required Contract Time. Prior to commencing such Work, and prior to the issuance of the Notice to Proceed, Contractor shall furnish to the City duly executed Payment and Performance Bonds complying with all requirements of the Contract Documents along with Certificates of Insurance demonstrating that all required coverages are in place.

Contractor submits herewith its executed Bid Bond in accordance with the requirements of the City as set forth in the Instruction to Proposers.

Contractor herein acknowledges that this Proposal shall constitute an offer by Contractor to contract with the City for construction of the Project in conformity with all requirements of the Contract Documents for the contract price as set forth hereinabove. Said offer by Contractor is irrevocable and subject to acceptance by the City until the expiration of sixty (60) days following the date set forth in the Request for Proposals for receipt of Proposals by the City.

[CONTRACTOR]

By: \_\_\_\_\_ [SEAL]

Witness: \_\_\_\_\_ [SEAL]

Sworn and subscribed to before me this \_\_\_\_ day of \_\_\_\_\_, 202\_\_.

NOTARY PUBLIC: \_\_\_\_\_

Commission Expirations: \_\_\_\_\_

# Bid Bond

## EXHIBIT "B"

NAME OF PROJECT: Nob North Golf Course Bunker Renovation 2024

NAME OF OWNER: THE CITY OF DALTON, GEORGIA

NAME OF PROPOSED CONTRACTOR: \_\_\_\_\_

(THE "CONTRACTOR") KNOW ALL MEN BY THESE PRESENTS that

\_\_\_\_\_,  
as Surety (the "Surety"), and \_\_\_\_\_, as

Principal (the "Contractor") are held and firmly bound unto the City of Dalton, Georgia (the "City"), pursuant to the terms and conditions of this Bond (the "Bid Bond") as set forth herein:

WHEREAS, the Contractor, in response to a Request for Proposals issued by the City, has submitted its Proposal for the construction by Contractor of the: Nob North Golf Course Bunker Renovation 2024.

NOW, THEREFORE, the condition of this obligation is such that if the City accepts the Proposal of the Contractor as submitted, or as revised or negotiated in accordance with the provisions of O.C.G.A. § 36-91-21(c)(2), and

- (a) The Contractor timely executes the Agreement between the City and Contractor (the "Agreement") as provided by the City and as included in the Contract Documents; and,
- (b) The Contractor furnishes to the City fully executed Payment and Performance Bonds as required by the Agreement, then this obligation shall be void: otherwise, the Surety and the Contractor, shall be jointly and severally liable to the City, and shall make payment to the City, in the amount of five percent (5%) of the lump sum contract price (exclusive of any pricing for Alternates or unit prices) as set forth in the Proposal of the Contractor.

The Contractor agrees that the amount of this Bid Bond as set forth hereinabove constitutes a proper and lawful sum for liquidated damages which the City will sustain in the event Contractor fails or refuses to execute the Agreement or fails or refuses to furnish the required Payment and Performance Bonds.

The Surety shall cause to be attached to this Bid Bond a current and effective Power of Attorney evidencing the authority of the officer, agent, or representative who executed this Bond on behalf of the Surety to execute and deliver same.

This Bid Bond is intended to conform to all applicable statutory requirements. Any applicable requirement of any applicable statute that has been omitted from this Bid Bond shall be deemed to be included herein as if set forth at length. If any provision of this Bid Bond conflicts with any applicable statute, then the provision of said statute shall govern and the remainder of this Bid Bond that is not in conflict therewith shall continue in full force and effect.

IN WITNESS WHEREOF, the undersigned have caused this Bid Bond to be executed and their respective corporate seals to be affixed and attested by their duly authorized representatives this \_\_\_\_ day of \_\_\_\_\_, 202\_\_.

[CONTRACTOR]

By: \_\_\_\_\_ [SEAL]

Witness: \_\_\_\_\_ [SEAL]

Sworn and subscribed to before me this \_\_\_\_ day of \_\_\_\_\_, 202\_\_.

NOTARY PUBLIC: \_\_\_\_\_

Commission Expirations: \_\_\_\_\_

[NAME OF SURETY]

By: \_\_\_\_\_ [SEAL]

Witness: \_\_\_\_\_ [SEAL]

Sworn and subscribed to before me this \_\_\_\_ day of \_\_\_\_\_, 202\_\_.

NOTARY PUBLIC: \_\_\_\_\_

Commission Expirations: \_\_\_\_\_

[ATTACH PROPERLY EXECUTED POWER OF ATTORNEY]

## REFERENCES

Must list references of three similar projects and site contact information

### Project #1

Course Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Contact Person: \_\_\_\_\_

Phone number: \_\_\_\_\_

Date of Installation: \_\_\_\_\_

### Project #2

Course Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Contact Person: \_\_\_\_\_

Phone number: \_\_\_\_\_

Date of Installation: \_\_\_\_\_

### Project #3

Course Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Contact Person: \_\_\_\_\_

Phone number: \_\_\_\_\_

Date of Installation: \_\_\_\_\_

## Checklist for Bid Documents

Failure to include all required documents will result in proposal being removed for consideration for award.

- \_\_\_ Solicitation Form (Page 1 of this Document)
- \_\_\_ Description of Contractor and provided services
- \_\_\_ Project Time Line
- \_\_\_ Price Proposal Sheet
- \_\_\_ References of Past Similar Jobs
- \_\_\_ Completed forms –
  - \_\_\_ Proposal Form
  - \_\_\_ Bid Bonds Forms
  - \_\_\_ Vendor Affidavit and Agreement
- \_\_\_ Completed City Vendor Packet <https://www.daltonga.gov/finance/page/vendor-packets>
  - \*E-Verify (required) will be included in the vendor packet
- \_\_\_ Checklist for Documents/Addenda Acknowledgement (this page)

### Addenda Acknowledgement

Failure to acknowledge any addenda will result in a non-responsive bid.

The vendor has examined and carefully studied the Request for Proposals and the following Addenda, receipt of all of which is hereby acknowledged:

Addendum No. \_\_\_\_\_ Dated: \_\_\_\_\_

Addendum No. \_\_\_\_\_ Dated: \_\_\_\_\_

This affirms that all documents are included with the bidders bid package.

Company's Name: \_\_\_\_\_ Date: \_\_\_\_\_

Authorized Representative's Name: \_\_\_\_\_

Authorized Representative's Signature: \_\_\_\_\_

# Price Proposal Sheets

Page 1

	Mobilization		Erosion Control		Clearing		Earthwork	
	Quantity	Cost	Quantity	Cost	Quantity	Cost	Quantity	Cost
Unit Price	Lump Sum		Lin. Ft		Per Tree		cu. Yd	
Hole								
1								
2								
3								
4								
5								
6								
7								
8								
9								
10								
11								
12								
13								
14								
15								
16								
17								
18								
Total Quantity								
<b>TOTAL COSTS</b>								



	Shaping Major		Shaping Minor		Clearing		Earthwork	
	Quantity	Cost	Quantity	Cost	Quantity	Cost	Quantity	Cost
Unit Price	per		per		allowanc e		sq. ft.	
Hole								
1								
2								
3								
4								
5								
6								
7								
8								
9								
10								
11								
12								
13								
14								
15								
16								
17								
18								
Total Quantity								
<b>TOTAL COSTS</b>								

	Bunker Construction		Irrigation Labor		Irrigation Materials		Finishing	
	Quantity	Cost	Quantity	Cost	Quantity	Cost	Quantity	Cost
Unit Price	sq. ft.		allowance		allowance		sq. ft.	
Hole								
1								
2								
3								
4								
5								
6								
7								
8								
9								
10								
11								
12								
13								
14								
15								
16								
17								
18								
Total Quantity								
<b>TOTAL COSTS</b>								

	Sod Stripping		Grassing-Sod		Project Total	
	Quantity	Cost	Quantity	Cost	Quantity	Cost
Unit Price	sq. ft.		sq. ft.			
Hole						
1						
2						
3						
4						
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
Total Quantity						
<b>TOTAL COSTS</b>						

Miscellaneous

Miscellaneous

	Quantity	Cost	Quantity	Cost	Provide Description/Notes of Miscellaneous Items
Unit Price					
Hole					
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					
13					
14					
15					
16					
17					
18					
Total Quantity					

**TOTAL Miscellaneous COSTS**

\_\_\_\_\_

Total Miscellaneous + Total Project Cost

\_\_\_\_\_



**Nob North Golf Course**  
Owned and Operated by The City of Dalton

Kodey Cross, GCS

**Bunker Renovation Specifications for Pricing  
Proposal**

March 2024

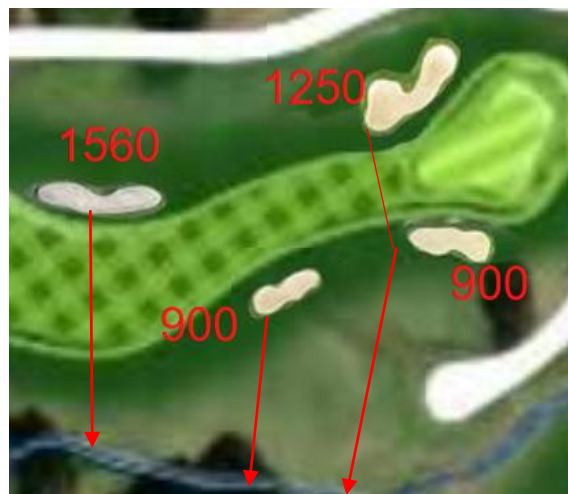
In accordance with minimum specifications listed in the RFP, all existing bunkers are to be demolished and completely rebuilt or filled-in adhering to proposed square footage and overall shape presented in this document. Disturbed area of each bunker should equal at least 4x the square footage of that bunker. Bunkers are to have interior drainage and new outflows installed, be lined with Capillary Concrete, and have sand compacted to a depth of 4". Each hole should be renovated as follows:

## Hole #1:



- Left greenside bunker to be rebuilt to 970 sq.ft.
  - Outflow distance to pond is 65 ft.
- Right greenside bunker to be rebuilt to 840 sq.ft.
  - Outflow distance to pond is 95 ft.

## Hole # 2:



- Left side fairway bunker to be rebuilt to 1560 sq.ft.
  - Outflow distance to ditch is 175 ft.

- Right side of fairway a new 900 sq.ft. bunker is to be installed
  - Outflow distance to ditch is 100 ft.
- Left greenside bunkers are to be rebuilt as one 1250 sq.ft. bunker
  - Outflow distance to ditch is 220 ft.
- Right greenside bunker is to be rebuilt to 900 sq.ft.
  - Outflow from left greenside bunker can be used

## Hole #4:



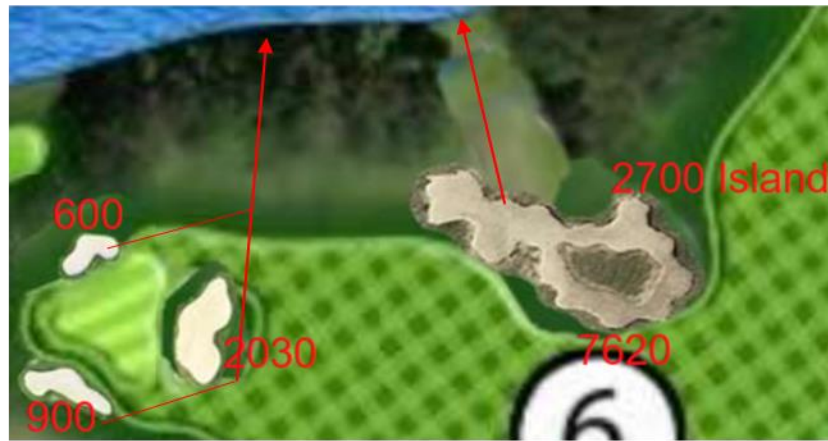
- New 1500 sq.ft. bunker is to be installed in front of the green
- Outflow distance to ditch is 100 ft.

## Hole #5:



- Front and left greenside bunker to be rebuilt to 1270 sq.ft. each
  - Outflow distance to drainage ditch totals 140'

## Hole #6:



- Fairway bunker to be rebuilt as a waste bunker and extended more towards the green totalling 10,320 sq.ft.
  - Edges will be more jagged than others to add definition but should still focus on mowability
  - A 2700 sq.ft. island is to be built in the middle with sand surrounding as shown and sodded with Tifway 419.
  - Only the bunker faces will have CapCon liner in this bunker.
  - Outflow distance to the pond is 140 ft.
- Front greenside bunker to be rebuilt at 2030 sq.ft.
  - Outflow distance to pond is 240 ft.
- Left greenside bunker to be rebuilt to 900 sq.ft.
  - Outflow to connect with outflow of front bunker 100 ft.
- Right greenside bunker to be rebuilt and reduced to 600 sq. ft.
  - Outflow distance to front greenside bunker outflow is 90 ft.

## Hole #7:





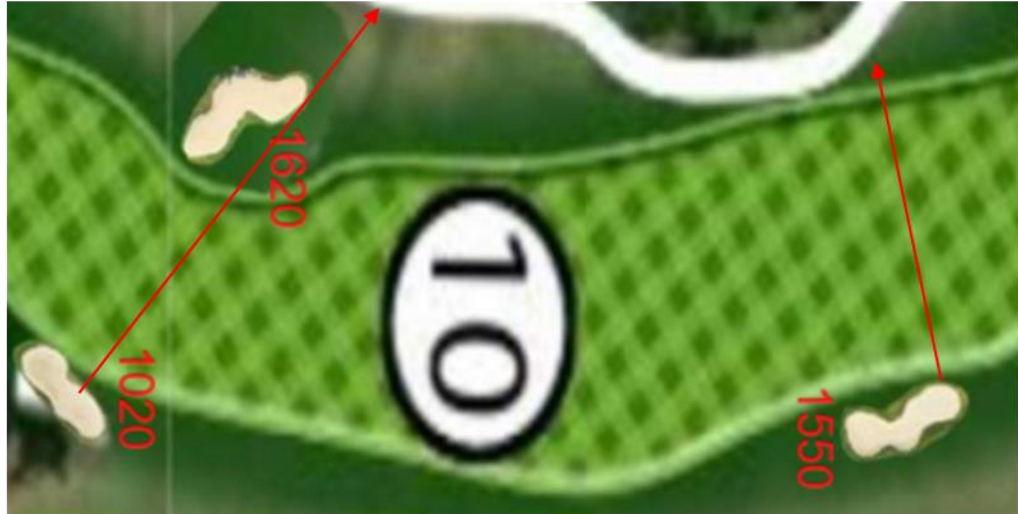
- 1<sup>st</sup> Left fairway bunker from tee to be rebuilt at 1640 sq.ft.
  - Outflow distance to ditch is 280 ft.
- Right fairway bunkers closest to the tee to be reduced from two bunker to one 900 sq.ft. bunker
  - Footprint should be moved towards the green of this disturbed area
  - Outflow to be connected to left fairway bunker outflow 130 ft.
- Left fairway bunker nearest the green to be rebuilt and enlarged to 1640 sq. ft.
  - Outflow distance to corrugated drainline is 100'
- Right fairway bunker nearest the green to be removed and sodded Tifway-419
- Left Greenside bunker to be rebuilt to 1320 sq.ft.
  - French drain to be installed to create deposit for bunker outflow
  - Outflow distance to proposed location of french drain is 70 ft.
- Right greenside bunker to be rebuilt to 1560 sq.ft.
  - Outflow to french drain is 95 ft.

## Hole #9:



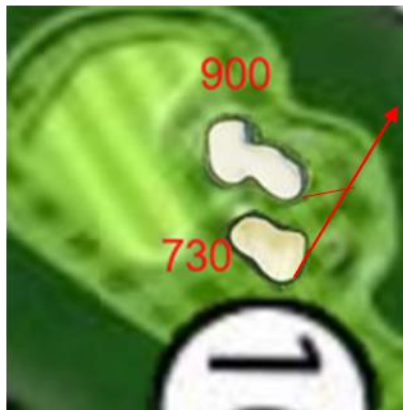
- Two fairway bunkers to be rebuilt into one 3465 sq.ft. bunker
  - Outflow distance to corrugated drainline is 280 ft.
- Right greenside bunkers to be rebuilt and combined into one 835 sq.ft. bunker
  - Outflow distance to ditch is 140 ft.
- Front left of green a new 400 sq.ft. bunker to be installed
  - Outflow to be connected with other greenside bunker 30 ft.

## Hole #10:



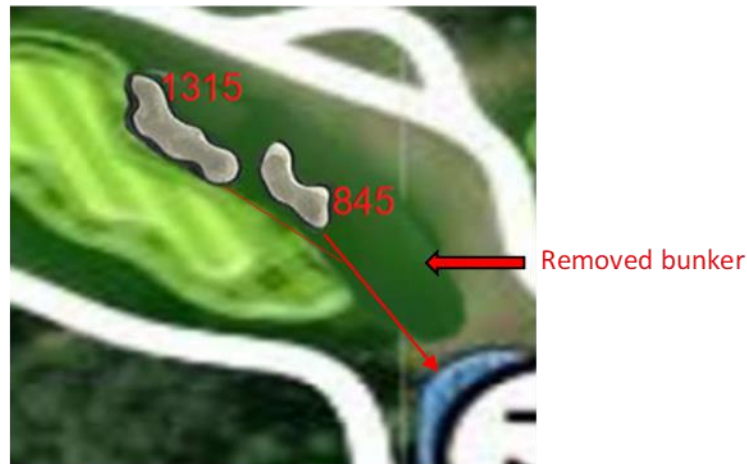
- New 1550 sq. ft. bunker to be installed left of fairway
  - Outflow distance to wooded area is 200 ft.
- Existing left fairway bunker to be rebuilt to 1020 sq.ft.
  - Outflow distance to wooded area is 300 ft.
- Right side fairway bunker to be rebuilt to 1620 sq.ft.
  - Outflow to be connected with left fairway outflow 20 ft.

## Hole #10 Green:



- Left greenside bunker to be rebuilt to 730 sq.ft.
  - Outflow distance is 120'
- Right greenside bunker to be rebuilt to 900 sq.ft.
  - Out flow to be connected with left greenside outflow 40 ft.

## Hole #12:



- First greenside bunker to be filled in and sodded with Tifway-419
- Second greenside bunker to be rebuilt to 845 sq.ft.
  - Outflow distance to pond is 115 ft.
- Third greenside bunker to be rebuilt to 1315 sq.ft.
  - Outflow to be connected to second bunker outflow 55 ft.

## Hole #13:



- Fairway bunker to be demolished and rebuilt in the center of the fairway at 1600 sq.ft.
  - built up with existing dirt and graded for fairway on both sides
  - Outflow to corrugated drain line 50'
- Left greenside bunker to be rebuilt to 980 sq.ft.
  - Outflow distance to ditch is 50 ft.
- Right greenside bunker to be rebuilt to 1550 sq.ft.
  - Outflow distance to ditch is 120 ft.
- Back greenside bunker to be rebuilt at 630 sq.ft.
  - Outflow to pond is 50ft.

## Hole #14:



- Front right fairway bunker to be rebuilt and enlarged to 2200 sq.ft.
  - This area will be sodded with tall fescue around the bunker
  - shaping of edges should be similar to work done on #6 fairway
  - Outflow distance to ditch is 50ft.
- Second fairway bunker to be reduced and rebuilt into two 350 sq.ft. bunkers
  - This area will be sodded with tall fescue to create native look
  - Outflow distance for each bunker is 60 ft.
- Third fairway bunker on left edge of hole to be filled in and sodded with Tifway-419.
- Left Greenside bunker to be rebuilt to 1020 sq.ft.
  - Outflow to ditch is 75 ft.
- Right Greenside bunker to be rebuilt to 1120 sq.ft.
  - Outflow distance to woods is 70 ft.

## Hole #16:



- First left-side fairway bunker to be rebuilt to 1920 sq.ft.
  - Outflow distance to ditch is 185 ft.
- First right-side fairway bunker to be rebuilt to 1850 sq.ft.
  - Outflow to be connected with left-side fairway outflow 20 ft.
- Second left-side fairway bunker to be rebuilt to 2200 sq.ft.
  - Outflow distance to ditch is 60 ft.
- Second right-side bunker to be rebuilt to 1280 sq.ft.
  - Outflow distance to ditch is 65 ft.

## Hole #16 Green:



- First front greenside bunker to be rebuilt to 1230 sq.ft.
  - Outflow distance to ditch is 210 ft.
- Second front greenside bunker, closest to green, to be rebuilt to 1100 sq.ft.
  - Outflow to be connect with first greenside bunker 70 ft.
- Left greenside bunker to be rebuilt to 1350 sq.ft.
  - Outflow distance to ditch is 40 ft.

## Hole #17:



- Left greenside bunker to be rebuilt to 1030 sq.ft.
- Right greenside bunker to be rebuilt to 1080 sq.ft.
  - Outflows to be connected totaling 150 ft.

## Hole #18:



- Left fairway bunker to be rebuilt to 1650 sq.ft.
  - Outflow distance to drain is 100 ft.
- First right fairway bunker to be rebuilt to 990 sq.ft.
  - Outflow distance to drain is 100 ft.
- Second right fairway bunker to be rebuilt to 1830 sq.ft.
  - Outflow distance to drain is 100 ft.
- Greenside bunker to be rebuilt into two bunkers
  - Right bunker 870 sq.ft.
  - Left bunker 1270 sq.ft.
  - Outflow distance to open area is 140 ft total.

## Practice Area:

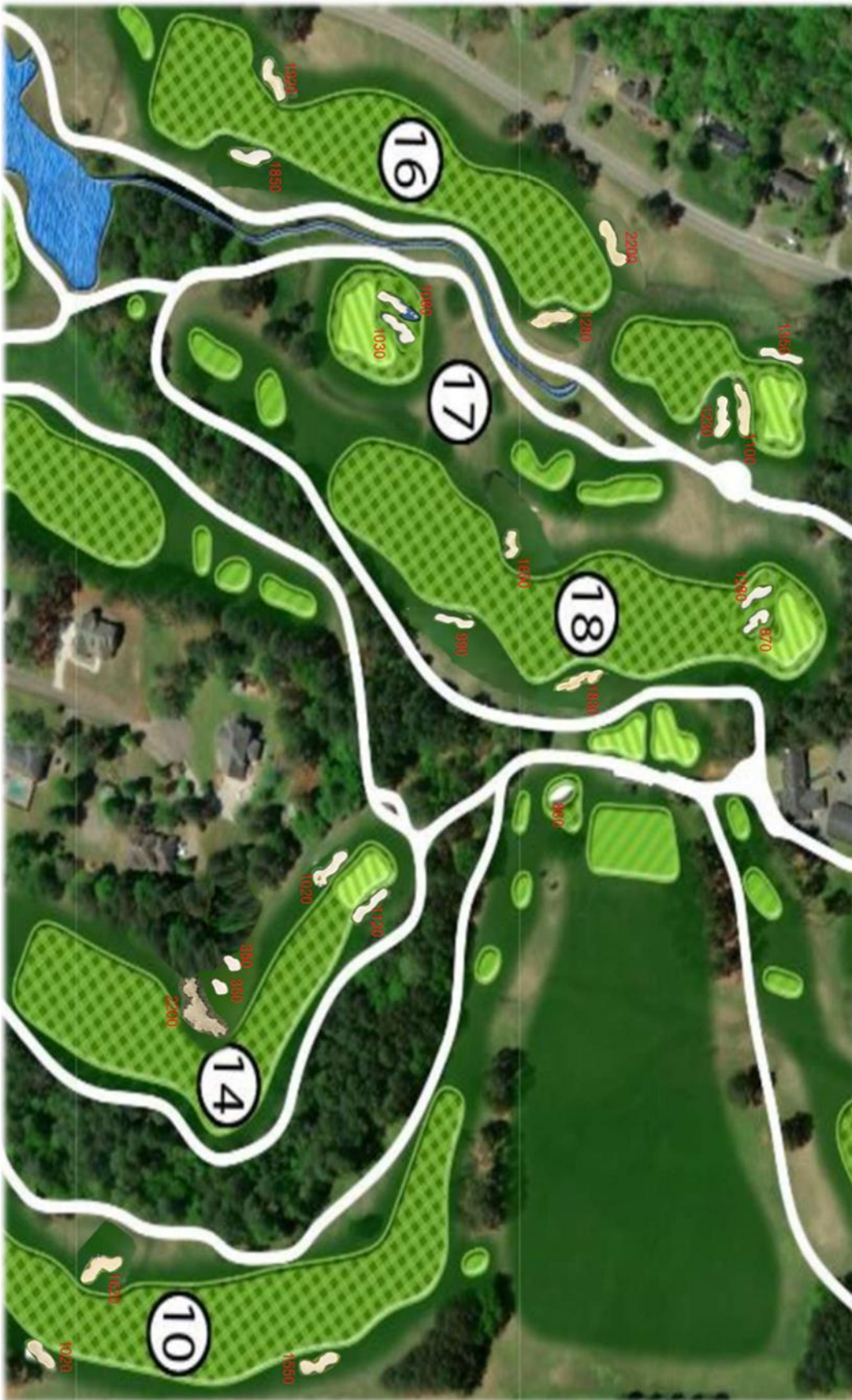


- Practice bunker to be rebuilt to 860 sq.ft.
  - Attached target green to be enlarged as part of the shaping of this bunker from 300 sq.ft. to 600 sq.ft. and sodded with Tifway-419
  - Outflow distance to drain ditch is 140 ft.

Existing sq.ft.		Proposed Bunkers	Disturbed Area	Outflow Pipe	Fill-in & Sod
73,415		sq.ft.	sq.ft. x 4	Lin. Ft.	sq.ft.
Hole					
1	Left GS	970	3880	65	
	Right GS	840	3360	95	
2	Left Fwy	1560	6240	175	
	Right Fwy	900	3600	100	
	Left GS	1250	5000	220	
	Right GS	900	3600		
4	Front GS	1500	6000	100	
5	Front GS	1270	5080	100	
	Left GS	1270	5080	40	
6	Fairway	10320	30480*	140	
	Fairway Island	-2700			
	Left GS	900	3600	100	
	Front GS	2030	8120	240	
	Right GS	600	2400	90	
	Left Fwy 1	1640	6560	280	
7	Right Fwy 1	900	3600	130	
	Left Fwy 2	1980	7920	100	
	Right Fwy 2		8600		2150
	Left GS	1320	5280	70	
	Right GS	1560	6240	95	
	Fairway	3465	13860	280	
9	Left GS	400	1600	30	
	Right GS	835	3340	140	
10	Left Fwy 1	1550	6200	200	
	Left Fwy 2	1020	4080	300	
	Right Fwy	1620	6480	20	
	Left GS	730	2920	120	
12	Right GS	900	3600	40	
	1st GS		4400		1100
	2nd GS	845	3380	115	
	3rd GS	1315	5260	55	
13	Fairway	1600	6400	50	
	Right GS	1550	6200	120	
	Left GS	980	3920	50	
	Back GS	630	2520	50	
14	1st Fwy	2200	8800	50	
	2nd Fwy	350	1400	60	
	3rd Fwy	350	1400	60	
	Left Rough		5200		1300
	Left GS	1020	4080	75	
	Right GS	1120	4480	70	
16	Left Fwy 1	1920	7680	185	
	Right Fwy 1	1850	7400	20	
	Left Fwy 2	2200	8800	60	
	Right Fwy 2	1280	5120	65	
	Front GS 1	1230	4920	210	
	Front GS 2	1100	4400	70	
	Left GS	1350	5400	40	
	Left GS	1030	4120	130	
17	Right GS	1080	4320	20	
	Left Fwy	1650	6600	100	
18	Right Fwy 1	990	3960	100	
	Right Fwy 2	1830	7320	100	
	Right GS	870	3480	120	
	Left GS	1280	5120	20	
PA	Practice	860	3440	140	
Total Quantity		72010	275760	5405	4550









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**SEALED BID ENCLOSED**

Dalton Parks and Recreation Department  
Nob North Golf Course  
Nob North Golf Course Bunker Renovation 2024  
REQUEST FOR PROPOSALS (RFP) No 756-2024-01

*Due Date and Time:* April 4, 2024 by 10 am

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**Vendor Name**

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**Address**

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**City, State, Zip Code**

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DELIVER TO:

The City of Dalton – Finance Department  
300 West Waugh Street  
Dalton, GA, 30720

