

Renovation of 20 Golf Course Putting Greens

The Bear Trace at Tims Ford State Park

891 Wiseman Bend Road

Winchester, Tennessee 37398

This request for bids is for a contract to furnish material, equipment, supplies and labor necessary to renovate all twenty (20) putting greens at the Bear Trace at Tims Ford Golf Course.

General Conditions

- 1) On-site work shall be performed between contract award and September 30, 2024, unless an exception is granted by the Facilities Management Regional Manager.
- 2) The Contractor shall possess a BC-B(sm), BC-B, BC-C, or BC-24 Golf Course contractor license.
- 3) Only the Facilities Management Office can approve any alterations, modifications, or substitutions to the written scope, specifications, or requirements of the project. No additional work shall be authorized unless pre-approved by the Facilities Management Office.
- 4) Contractor shall keep the jobsite clean and safe and leave it in a neat and tidy manner.
- 5) All material substitutions must be pre-approved.
- 6) All materials shall be installed per manufacturer's recommendation and best practice.
- 7) All dimensions listed are approximate. Contractor is responsible for verifying actual dimensions prior to ordering any materials or bidding. No allowances shall be made due to any bidder neglecting to visit the site and verifying dimensions and conditions.
- 8) All bids over \$100,000 shall include provisions for a payment bond in the amount of twenty-five percent (25%) of the contract price.

General Scope of Work

The Contractor shall fully renovate eighteen (18) regulation putting greens, one (1) practice green, and one (1) nursery green at The Bear Trace at Tims Ford. Approximately one hundred fifty-five thousand (155,000) square feet of surface area shall be renovated consisting of approximately one hundred thirty-five thousand (135,000) square feet of putting surface and approximately twenty thousand (20,000) square feet of collar surface. Ten to fourteen (10-14) days prior to closure of the golf course for renovation, the Tims Ford staff shall apply the first of,

at least, two non-selective herbicide applications to the surfaces to be renovated. Upon closure of the golf course, the Contractor shall remove the top one and one half to two (1.5-2) inches of the surface, which shall be taken to dump sites on property. The Contractor is responsible for taking detailed measurements of the existing putting greens surfaces prior to removal of any existing turf so the contours of the putting green surface can be reestablished according to the original designer's intent. The Contractor shall install fresh new 80:20 sand: peat greens mix to restore the proper quantity of material in the green's cavity. Once completed, the putting surface shall be rototilled to a depth of at least four (4) inches to blend the new greens mix into the existing soil. Following the rototilling process, the Contractor shall be responsible for reshaping the greens surface to match the original putting surface contours and size. During the removal and reestablishment of the putting area surfaces, the Contractor shall be responsible for bringing all irrigation heads, quick couplers, and irrigation valve boxes level to the new surface. Once approved by Tims Ford staff, the Contractor shall be responsible for fumigating the greens surface.

Fumigation of greens surface

The staff of Tims Ford shall purchase the required amount of Basamid to apply to the renovated area of the greens. The Contractor shall be responsible for applying the highest label rate of the product to the putting surface according to all label rates and regulations. Once applied, the staff of Tims Ford shall perform all needed irrigation practices to activate the chemical and ensure successful eradication of existing weeds, nematodes, and insects from putting surface. Following the application of Basamid and the initiation of the irrigation practices, NO ACTIVITY shall be performed on or near the impacted areas for a minimum of five (5) days and up to seven (7) days, if needed.

Planting of Greens and Collars

The Contractor shall select between TifEagle bermudagrass and Champion bermudagrass varieties for installation to the one hundred thirty-five thousand (135,000) square foot putting surfaces. If selecting TifEagle bermudagrass, the Contractor shall be responsible for installing a thirty-two (32)-inch collar of either Prizm zoysia or Stadium zoysia. If selecting Champion bermudagrass, the Contractor shall be responsible for installing a thirty-two (32)-inch collar of Bandera bermudagrass. The approximately twenty thousand (20,000) square feet of collars may be installed using sprigs or sod. Every effort shall be made by the Contractor to eliminate any contamination of either the new putting surface or the existing surrounding turfgrass with the new-collar variety.

Planting Quantities

Once the plant material is established on the greens, the Contractor shall use a double drum greens roller or similar heavy roller to roll the sprigs into the greens surface ensuring proper sprig to soil contact and helping to remove any surface disruptions or impressions.

Following rolling of the greens surface, Tims Ford staff shall apply a moderate to heavy topdressing with fresh sand matching the specs of the putting greens to help secure the sprigs from washing due to heavy rainfall or irrigation practices, movement from wind, and to aid in retention of moisture of the putting surface.

The staff at Tims Ford shall be responsible for timely and proper irrigation of the new turfgrass and shall work with the Contractor to ensure the health of the plants and the success of the project. Tims Ford staff are responsible for all agronomic practices carried out on the new putting surfaces.

The Contractor shall be responsible for providing any additional sprigs needed, regardless of reason for loss of turf, from the time of planting until the greens are open for play. For the period of one year following establishment, Tims Ford staff shall monitor the greens surfaces removing any weeds or contaminating turfgrass plants. During this period, the Contractor shall provide Tims Ford with any necessary sod to repair these areas at the expense of the Contractor.

Approved Brands and Specifics (or Pre-approved Equal)

Item	Approved Brand or Pre-Approved Equal	Specific Requirements
Turf	Champion, TifEagle	Established at thirty-five (35) bushels per one thousand (1,000) square foot rate by contractor
Collar Surfaces, if sprigged	Bandera, Zoysia	Established at thirty-five (35) bushels per one thousand (1,000) square foot rate by contractor

Additional Conditions

- 1) All aspects of this job shall be left in a finished condition; all finish work and final cleanup are included in this contract.
- 2) Contractor shall be responsible for determining where all utilities are on the job site and take care to protect the utilities from any damage caused by the demo/construction. This shall include any underground utilities around the job site area. If damage occurs, the Contractor shall repair the damage within a twenty-four (24)-hour period from the time damage occurs.
- 3) Contractor shall perform work on regular time and shall invoice work time and material not to exceed the quoted price. Any variance in quote shall be addressed only with a representative of the Facilities Management Regional Office before any additional work is undertaken or materials ordered.

- 4) The Contractor shall schedule and attend a pre-construction conference where a pre-construction form shall be signed by Facilities Management, Contractor and Park Manager or park representative before work can begin. Contractor shall also schedule and attend a final inspection where a final inspection form shall be signed by Facilities Management, Contractor and Park Manager or park representative before final invoice shall be paid.
- 5) The Contractor shall protect areas adjacent to his work and shall be required to repair any damage they may cause. Contractor shall protect work of other trades.
- 6) Workmanship is to be warrantied for not less than one year from date of final inspection. Materials shall be warrantied as per manufacturer's warranty.
- 7) Unless otherwise indicated, all materials, equipment, and supplies shall be new and in good condition, UL listed when applicable, and all work accomplished in a manner acceptable to Facilities Management.
- 8) Clean up of the project site shall be the responsibility of the Contractor. Contractor shall assure that job site is clean of nails, debris, etc., at end of each day to ensure safety. Contractor shall clean up and haul away all scrap when work is completed to a location off State property in accordance with all applicable laws and regulations.
- 9) Contractor, employees, and sub-Contractors shall be licensed, certified, or registered as required. They shall be registered in the State of Tennessee Edison purchasing system.
- 10) The State of Tennessee shall not be held liable for any damage, loss of property, or injury of personnel resulting from actions of the Contractor and/or his/her sub-Contractors or employees.
- 11) Invoice shall be submitted for payment within ten (10) days of project completion. A copy of the invoice shall be submitted to: Teresa Bell, Middle Tennessee Regional Office, 2000 Jackson Hill Road, Burns, TN 37029 or Teresa.bell@tn.gov.
- 12) Facilities Management Regional Contact for this project is Tim Stewart, 615-517-0598, tim.stewart@tn.gov

Nothing Follows