



Macon-Bibb County Government  
Procurement Department  
Government Center  
700 Poplar Street, Suite 308  
Macon, Georgia 31201  
(478) 803-0550  
Fax (478) 751-7252

Franklin Lawson  
Director of Procurement

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ADDENDUM # 1

To: ALL PROSPECTIVE FIRMS

Re: INVITATION FOR BIDS: 22-049-LH, Bowden Golf Course Greens Design-Build Project.

**The Invitation for Bids, referenced above, is modified as follows:**

1. Is the information on the Invitation to Bid the only information available prior to the pre-bid conference next week?

**Answer.** Yes.

2. Do you have any maps or drawings of the proposed improvements?

**Answer:** This is a design build. There are no maps or drawings of the proposed improvements.

3. Are there any specifications for the work that is to be done?

**Answer:** Other than the specifications in the bid document there are no other specifications. The specifications are to be provided by a golf course architect.

4. Are there any quantities for the work stipulated? (i.e. square footage of greens, sod/seed/sprig quantities, total area of disturbance.)

**Answer:** No quantities for the work stipulated will be provided by the golf course architect.

5. Are you requiring that the construction firms that submit a bid to use a golf course architect for the design work?

**Answer:** Yes, use of a golf course architect is required.

6. Who will handle permitting?

**Answer:** Permits will be the responsibility of the owner.

7. Will the bid document be by quantity estimates made by the Designer/Contractor Team, or will it be a true lump sum bid amount for the specified SOW (scope of work)?

**Answer:** No, to be designed by Golf Course Architect.

8. Will the bid document indicate the following items?

- a. Green square footage

**Answer:** No, to be determined by architect and construction team.

- b. Square foot bunker allowance for each green complex

**Answer:** No, to be determined by architect and construction team.

- c. Square footage for preferred sod for greens surrounds (Tif-Tuf Bermuda, Tifway)

**Answer:** No, to be determined by architect and construction team.

- d. Type of greens surface preferred; TifEagle, Mini-Verde, Champions.

**Answer:** Yes, refer to bid document.

- e. Type of green you want built: USGA specification; 12flat ads pipe w/12" mix

**Answer:** Yes, refer to bid document.

- f. Irrigation for greens loop layout (heads, swing joints, wiring, 2: pipe)

**Answer:** No, there will be an addendum if needed.

- g. Type of bunker sand to utilize and tonnage necessary.

**Answer:** Yes, refer to bid document.

9. Will the Designer/Contractor Team determine the best construction method and square footages utilizing all USGA Industry Standards and Specification in a lump sum bid indicating all square footages for greens, bunkers, and green surrounds. Also, the Team will indicate the preferred type of grassing for Greens surrounds and Green Surface along with bunker sand. All irrigation will be "inclusive" of the lump sum bid with heads, swing joints, wiring and pipe. Albeit the awarded Designer/Contractor Team will consult with the contact person(s) to agree upon preferred materials and square footages for best use for the project to produce optimal and desired results for the project.

**Answer:** Yes, to all questions pertaining to item #9.

10. What is the anticipated start date for the project? There are grassing time windows to accommodate.

**Answer:** As soon as the bid is award and contract are executed.

11. Is irrigation fully operational currently around the two greens? What type of irrigation system is it?

**Answer:** Irrigation is fully operational but there may be some modifications needed to cover target areas. Currently have Toro irrigation system.

12. Does the Commissioners Board have any Budget figure allocated towards this project, if so, what is the target budget number or a not to exceed budget number?

**Answer:** Not available at this time.

13. Have any addendums or notifications been issued as of the conclusion of the pre-bid meeting?

**Answer:** This is the only addendum.

14. What permits are necessary for the project, if any, because the area of disturbance is less than 1 acre.

**Answer:** If permits are required, it will be the responsibility of the contractor.

15. Bunkers: 4" depth or 6" depth to settle? No Liners or Fabric to be placed in bunkers correct, yes or no?

**Answer:** We would like the option of 4" depth and 6" depth. No liners or fabric.

16. GreensMix: Organic peat is the preferred material to blend with the sand to create a high quality greensmix. 90/10 is the preferred ratio and blend rate for greensmix. We have used Dakota Peat mix for over 25 years. It's top of the line organic material that blends and feeds roots with proper nutrients and organic growth blend for years of healthy greens. Can this GreensMix be utilized as an "equal equivalent" to your specification for this material?

**Answer:** Yes

17. As for Greens Construction (drainage) can 12" flat pipe be installed in lieu of the 4" smooth wall that is indicated? 12" flat is a much superior and preferred method of constructing USGA Golf Greens.

**Answer:** Yes.

18. Outfalls Drainage for Greens and Bunkers: Your spec refers to "per design" is there a design for the Greens and Drainage for this project?

**Answer:** No, to be designed by Golf Course Architect.

19. Shaping of Greens Complex: refers to a "plan" is there a specific plan available?

**Answer:** No, to be designed by Golf Course Architect.

20. Erosion Control: also refers to the "plan." Is there a specific erosion control plan?

**Answer:** No, to be designed by Golf Course Architect.

Planting and Grassing: planting refers to sprigging greens? Will the golf course superintendent grow-in the "sprigged" greens once they are sprigged? Is sodding the greens an option to place as an alternate item in the bid?

**Answer:** Yes, the golf course superintendent will grow in the sprigged green. We would also like the option of sodding. Submit a price for both sprigging and sodding

21. Payment Terms: Can these be more specific and clear? 10% retainage seems a bit high.

**Answer:** Retainage is as stipulated in the bid.

22. Contract Award: indicates bidding main street group only???

**Answer:** Disregard.

23. Can a NTP (notice to proceed) be issued no later than June 9th,2022 to the selected contractor/designer?

**Answer:** Upon award, the Notice to Proceed will be issued.

Please incorporate this change into the Invitation for Bid and acknowledge receipt of this addendum on your bid form.

Sincerely,

*Laura Hardwick*

Senior Procurement Officer