



# **Macon-Bibb County, Georgia**

## **INVITATION FOR BIDS**

FOR

## **BOWDEN GOLF COURSE GREENS DESIGN-BUILD PROJECT**

988-72

988-89

988-75

BID NUMBER: 22-049-LH

ISSUED: 4/25/2022

BIDS DUE NO LATER THAN 12:00 NOON ON THURSDAY, May 19, 2022

Macon-Bibb County Procurement Department  
700 Poplar Street  
Suite 308  
City Hall  
Macon, Georgia 31201

## **Bowden Golf Course Greens Design-Build Project**

### **I. GENERAL**

#### **A. Invitation**

1. Notice is hereby given that the Macon-Bibb County Board of Commissioners will receive sealed bids in the Procurement Department, Suite 308, Macon-Bibb Government Center, 700 Poplar Street, Macon, Georgia 31201, until **12:00 o'clock NOON** at the time legally prevailing in Macon, Georgia on **Thursday, May 19, 2022**, for **Bowden Golf Course Greens Design-Build Project** for the Macon-Bibb County Engineering Department, Macon, Bibb County, Georgia.
2. **NO BIDS WILL BE ACCEPTED AFTER THIS DESIGNATED TIME. ALL QUESTIONS MUST BE SUBMITTED VIA EMAIL ONLY TO [Lhardwick@maconbibb.us](mailto:Lhardwick@maconbibb.us)**
3. Bids will be publicly opened in the Macon-Bibb County Procurement Department Conference Room on **Thursday, May 19, 2022 at 2:00 pm.**
4. Minority, Women Owned and other Disadvantaged Business Enterprises are encouraged to participate in the solicitation process. Additionally, respondents are encouraged to use M/W/DBE subcontractors where possible. Small and other disadvantaged businesses requiring assistance with the competitive process can contact Charise Stephens, Director of Small Business Affairs, at (478) 803-2819 or [cstephens2@maconbibb.us](mailto:cstephens2@maconbibb.us)

#### **B. Bid Documents**

1. Bid documents may be examined and obtained at the Macon-Bibb County Procurement Department, Suite 308, Government Center, 700 Poplar Street, Macon, Georgia 31201, by calling (478) 803-0554, or may be viewed and downloaded from one of the links included below:  
Georgia Procurement Registry website  
[http://ssl.doas.state.ga.us/PRSapp/PR\\_custom\\_index.jsp?agency=61100](http://ssl.doas.state.ga.us/PRSapp/PR_custom_index.jsp?agency=61100)  
Macon-Bibb County Procurement Page [www.maconbibb.us/procurement](http://www.maconbibb.us/procurement)
2. This solicitation is also being simultaneously published in the Macon Telegraph pursuant to O.C.G.A. § 32-4-35.

#### **C. Pre-Bid**

A Pre-bid conference is scheduled for 10:00 o'clock a.m., **Wednesday, May 4, 2022**, at the Charles L. Bowden Golf Course located at 3111 Millerfield Road, Macon, GA 31201. This pre-bid is mandatory; contractor must be present in order to submit a response. **The deadline for questions is May 6, 2022, by 3:00 p.m.**

#### **D. Bid Bond**

1. Bids, in order to be considered, shall be accompanied by a bid bond, payable to the Owner, in amount not less than five-percent (5%) of the total base bid.
  - a) This bid security shall become payable to the Owner only if the bidder, to whom award is made, should fail to execute a contract with the Owner and furnish bond and insurance in accordance with terms of the contract within ten (10) days after notification of award.
  - b) Contractor may submit a cashier's check or certified check for not less than 5% of the total base bid. The check must be made out to "Macon-Bibb County" and include the bid number in the memo line of the check. **Personal checks, business checks, and cash are strictly prohibited.**

E. Sealed Bids

Envelopes shall be identified on the outside as  
**“Bid 22-049-LH – “Bowden Golf Course Greens Design-Build Project”**

And delivered by hand or mailed to:

**Macon-Bibb County Procurement Department**

700 Poplar Street, Suite 308

Macon, Georgia 31201

F. Validity

1. No bid may be withdrawn for a period of sixty (60) days after time has been called on date of bid opening.

G. Contract Award

1. The contract, if awarded, will be based on Total Bid Price. Bidders are bidding on the main streets group only.
2. Guidelines in the award of this contract will be Section 32-4-60, et. seq., Official Code of Georgia Annotated.
3. Upon award of the Contract, a pre-construction meeting will be held to discuss the project and to establish a schedule of work.

H. Surety

1. Whereas the anticipated contracted price exceeds \$5,000, the bidder to whom award is made shall submit a Payment Bond and a Performance Bond, both in amount of one-hundred-percent (100%) of the contract price.
  - a) Bonding company/Surety shall be:
    - (1) Rated B+ or better in current Key Rating Guide as issued by A.M. Best Company, Oldwick, NJ.
    - (2) Licensed to do business in the State of Georgia.

I. Payment Conditions

1. The County Inspector will collect material tickets, measure and inspect work completed to date on said job and report to the Project Manager for payment.
2. A 10% retainage will be withheld from each payment until final payment is made. The Owner will only pay for items used and actual work performed.
3. Change orders are issued for any variance from contract or plan sheets.
4. Any unauthorized work or material change will not be paid for unless a change order has been issued.

J. Excise Taxes

1. Any material that is to be incorporated into the work of this project may be consigned to Macon-Bibb County in care of the contractor. If the shipping papers show clearly that any such materials is so consigned, the shipment shall be exempt from the tax on transportation of property under the provisions of Section 3478(b) of the Internal

Revenue Code, as amended by Public Law 180-78th Congress.

2. The Contractor shall pay all transportation charges.
3. Each bidder shall take this exemption into account in calculating his bid.

K. Insurance

1. Insurance coverage shall be carried with an insurance company licensed to do business in the State of Georgia.
2. Insurance shall be obtained prior to commencement of work and shall remain in force throughout the period of the contract.
3. Macon-Bibb County shall be named as additional insured on the policy.
4. Coverage shall include water damage.
5. Contractor is responsible for any and all deductibles.
6. Required coverage:
  - a) Worker's Compensation: Statutory
  - b) General Liability:
    - (1) \$1,000,000.00 combined single limit for B.I., P.D.
    - (2) Maximum deductible: \$5,000.00
    - (3) To include:
      - (a) Premises – Operations
      - (b) Products & Completed Operations
      - (c) Broad form Contractual
      - (d) Independent Contractor and Subcontractor
      - (e) Underground explosion and collapse
  - c) Automobile Liability:
    - (1) \$1,000,000.00 combined single limit for B.I. and P.D.
    - (2) Maximum deductible: \$5,000.00
    - (3) To include:
      - (a) Owned Automobiles
      - (b) Hired Automobiles
      - (c) Non-Owned Automobiles

II. INSTRUCTIONS TO BIDDERS

A. Definitions

1. Wherever the term "Owner", "County", or "Macon-Bibb County" occur in these specifications, it shall mean Macon-Bibb County, a political subdivision of the State of Georgia acting through the Macon-Bibb County Board of Commissioners.
2. Wherever the term "work" occurs in these specifications, it shall mean the work as defined herein, including, all labor, materials, equipment, transportation, and supervision necessary to complete the contract.
3. Wherever the term "D.O.T." occurs in these specifications, it shall mean the Georgia

Department of Transportation.

B. Related Documents

1. Specifications (Attachment "B")
2. Bid Form
3. Bidder's Qualification Form
4. Financial & Legal Stability Statement
5. Bidder MBE Plan Form
6. List of Sub-contractors
7. Bond Forms
8. E-Verify Affidavit
9. Title VI non-discrimination Notice

C. Bidder's Representation

1. Each bidder, by making his bid, represents that he has:
  - a) Read and understands the bidding documents; and,
  - b) Visited the site and become familiar with the local conditions under which the work is to be performed.
    - (1) Bidders shall examine the areas wherein work of this project is to be carried out and shall take into consideration all conditions that might affect his work.
      - (a) Failure of the bidder to inspect firsthand the areas affected by work in this project shall not relieve him of the obligation to comply fully with the scope of the work as defined herein.
      - (b) No consideration will be given any claim based on lack of knowledge of existing conditions, except where the Contract Documents make definite provisions for adjustment of cost or extension of time due to existing conditions that cannot be readily ascertained.

D. Document Discrepancies

1. Should the bidder find discrepancies in, or omissions from the documents, he shall at once notify the Macon-Bibb County Procurement Department.
2. Requests for Interpretations of Specifications shall be made in writing to Laura Hardwick via email at [lhardwick@maconbibb.us](mailto:lhardwick@maconbibb.us) no later than **Friday, May 6<sup>th</sup>, 2022 at 3:00 PM EST**. Bidders shall not communicate directly with any other employee, official, or consultant of the County. All questions shall be directed to Frank A. Howard. Failure to follow this protocol may result in disqualification.
3. Any subsequent instructions to bidders will be issued in the form of addenda to the specifications and sent to the bidder. All addenda shall be enumerated in the Bid Form.
4. All definitions set forth in the specifications are applicable to this Instruction to Bidders, the Bid Form and the proposed Contract Documents including, but not limited to, drawings, project manual, and any addenda issued prior to receipt of bids.
  - a) Addenda are written or graphic instruments issued prior to the execution of the Contract that may modify or interpret the bidding documents by deletion,

additions, clarifications or corrections.

- b) Addenda will become part of the Contract Documents when the Construction Contract is executed.

E. Submittals

- 1. In order for bids to be considered, the complete bid document package shall be submitted including each of the following completed documents.
  - a) Bid Form
  - b) Bidder's Qualification Form
  - c) Financial & Legal Stability Statement
  - d) List of Sub-Contractors
  - e) Minority Participation Goal
  - f) Bid Bond in amount of 5% of the total base bid
  - g) E-Verify Affidavit
  - h) Disbarment Form

F. Reservations

- 1. The bidder acknowledges that Macon-Bibb County reserves full freedom (in addition to the right to reject any and all bids) in awarding bids to consider all available factors including, but not limited to, price, the provision of needed and unneeded features, usefulness to the using department and prior County experience. In addition, the bidder recognizes the right of the Owner to reject a bid if the bidder failed to furnish any required submittals on the date required by the bidding documents, or if the bid is in any way incomplete or irregular. Hence the County may award bids to other than the lowest bidder if in the judgment of the Board of Commissioners the interest of the County will be best served by award to another.

G. Surety and Insurance Companies

- 1. The Contract provides that the surety and insurance companies must be acceptable to the Owner. The bidder shall require the attorney in fact who executes the required bonds on behalf of the surety to affix thereto a certified and current copy of his power of attorney indicating the monetary limit of such power.

III. SPECIAL CONDITIONS

A. General

- 1. All work to be performed as part of this specification shall comply with all codes, ordinances and regulations applicable to the contract, including, but not limited to:
  - a) International Building Code
  - b) State and Local Building Code
  - c) Georgia Department of Transportation (D.O.T.)
  - d) Occupational Safety and Health Administration (OSHA)
  - e) Other Federal, State, or Local Codes

B. Permits and Licenses

1. Contractor shall obtain all permits and licenses, paying all fees as required, for execution of the Contract. In addition, the Contractor shall arrange for necessary inspections required by the City, County, State and other authorities having jurisdiction, and submit certificates of approval to the Owner or his designated representative.

C. Work Area

1. The Contractor shall protect all surrounding adjoining private and public property, taking every precaution to prevent damage or injury to trees, shrubs, curbs, sidewalks, driveways and fences along or adjacent to the work. Should damage occur, the Contractor shall restore, at his expense, any such property damage or injuries by his operations to a condition equal to that existing before such damage or injury was done, by repairing, rebuilding or otherwise restoring as may be directed by, and to the satisfaction of the Owner.
2. In case of failure on the part of the Contractor to restore such property, or make good such damages or injury, the Owner may, after forty-eight (48) hours written notice, proceed to repair, rebuild, or otherwise restore such property as may be deemed necessary, and the cost thereof shall be deducted from any monies due or which may become due the contractor under this contract.

D. Traffic Control

1. It shall be the responsibility of the Contractor to maintain traffic by utilizing adequate warning signs and flagmen at all times.
2. The Contractor shall furnish, install, maintain and eventually remove all traffic control devices necessary to properly protect and divert traffic. Such barricades and detour signs shall be illuminated at night.
3. All costs associated with traffic control shall be the responsibility of the Contractor.
4. The Contractor shall assume all responsibility for damages resulting from the failure of the signs and/or barricades to properly protect the work from traffic.

E. Erosion Control

1. The Contractor shall control all erosion by incorporating temporary grassing, mulch, baled straw, or silt fencing wherever required.

F. Vandalism

1. The Contractor shall take every precaution not to leave equipment and materials where they can be reached and used for defacing new or existing work at any time.

G. Material Disposal

1. The Contractor shall allow no trash, dirt, stumps, tree trunks, or excess material to accumulate and shall be responsible for removing same from the premises.
  - a) Such items shall be disposed of off the premises.
  - b) Burning of material on the site will not be permitted.
  - c) All costs of removing trash shall be the responsibility of the Contractor.
  - d) Place and method of disposal shall be the responsibility of the Contractor.

H. Extension of Time

1. In the event the work under this project is delayed by neglect, delay, or default of any other Contractor or the Owner, or by any damage which is the result of an Act of God, or by a general strike of the employees, the Contractor shall have reason to claim for delay

and request an extension of time to complete the contract.

#### IV. EXECUTION

##### A. General

1. It is the intent of this specification to provide for the **Bowden Golf Course Greens Design-Build Project**, for the Macon-Bibb County Engineering Department, Macon, Georgia.

##### B. Background

1. The 18-hole "Bowden" course at the Bowden Golf Course facility in Macon, Georgia features 6,570 yards of golf from the longest tees for a par of 72. The course rating is 69.7 and it has a slope rating of 119 on Bermuda grass. Designed by Dick Cotton, the Bowden golf course opened in 1949. The course lies on approximately 229 acres of land. The course includes a clubhouse with a small pro shop, restaurant, bar, one cart barn, and one maintenance shops. One irrigation pond supplies the underground, automatic irrigation system.

##### C. Scope of Work

This will be a design-build project and should include all design fees, site visits, and expenses This Scope of Work includes building a new green on the site of the former #12 green and surrounds and rebuilding the current #16 green and surrounds. Former #12 green may have two greenside bunkers.

##### **Site Preparation and Mobilization**

The contractor shall provide all labor, materials, site set-up, equipment, and mobilization to perform the services required for green repair.

##### **Grassing**

This work involves the grassing of the greens and surrounds of Bowden Golf Course hole #12 & hole #16. All greens will be planted with Certified TifEagle ultra dwarf grass, collars will be planted in Certified TifGrand, bunkers faces will be sodded with Tif419, and other areas will be sprigged.

##### **Erosion Control**

Process of minimizing the potential for soil erosion through the installation of erosion control measures to include Silt fence, Temporary Diversion Swales, Sediment Basins, or all methods combined.

##### **Earthwork**

Grading consists of sculpting an area of land for the needs of a specific project. The goal of grading is to: Provide the desired aesthetics of the property. Ensure proper drainage. Comply with zoning and other regulatory restrictions and requirements.

##### **Shaping**

Creation of the actual golf course forms as envisioned by the Designer and shown on the plans to includes greens, surrounds, and all sand bunkers.

##### **Drainage**

Drainage system to include Storm Drainage Pipe, Inlets, and Flare End Sections/Headwalls to an outfall for turf related drainage around the exterior areas of the green and bunker complex as required by design.



## **FEATURE CONSTRUCTION**

### **Greens**

Construct 2 modified USGA greens, with an average size of 5,000 Ft<sup>2</sup> (10,000 Ft<sup>2</sup> Total). Green's construction to be composed of a 10" depth of greens mix (approved USGA sand mixed with an inorganic material such as "Profile"). Subgrade to have typical USGA drainage installed (4" perforated, double-walled drainage piping in 12"x10" trench filled with pea gravel, green's drainage to have a trunk line down the center of the green with lateral drains at 60-degrees to the trunk line spaced 15' apart).

### **Sand**

Construct two bunkers on #12 with an average size of 700 Ft<sup>2</sup> = 1,400 Ft<sup>2</sup>. Bunkers to have drainage in subgrade in similar manner to green's drainage. Bunker sand to be approved USGA sand.

#### **D. Schedule**

1. The contractor shall commence work including applying for all needed permits within 10 calendar days following issuance of notice to proceed, shall execute the work diligently, and shall complete all work requirements within 60 calendar days following the receipt of all necessary permits. This time shall include all clean up, demobilization, and other work necessary to return the project area to its final state.

## BID FORM

Macon-Bibb County Board of Commissioners  
Laura Hardwick, Senior Procurement Officer  
Macon-Bibb County, Procurement Dept.  
700 Poplar Street, Suite 308  
Macon, Georgia 31201

DATE: \_\_\_\_\_

Re: **Bowden Golf Course Greens Design-Build Project**  
Macon-Bibb County Engineering Department  
Bibb County, Georgia

Dear Ms. Hardwick:

1. We have examined the Specifications, related documents and the site of the proposed Work, and are familiar with all the conditions surrounding this project, including the availability of materials and labor, and hereby bid to furnish all materials and labor, and to complete the project in accordance with the Contract Documents, within the time set forth herein, and at the prices stated below. These prices are to cover all expenses incurred in performing the Work required under these Specifications, of which this bid is part.
2. **ADDENDUM RECEIPT:**
  - a. We acknowledge our responsibility to ensure that all addenda have been received prior to the submission of a bid.
  - b. Bidder acknowledges receipt of the following addenda:  
  
Addendum No. \_\_\_\_\_ Dated \_\_\_\_\_  
Addendum No. \_\_\_\_\_ Dated \_\_\_\_\_  
Addendum No. \_\_\_\_\_ Dated \_\_\_\_\_
3. We agree to commence actual physical work on site, with an adequate force and equipment within the timeframe presented in the specifications and to complete fully all work within the stated timeframe following notice to proceed.
4. We agree that this bid may not be revoked or withdrawn after the time set for the opening of bids and shall remain open for acceptance for a period of sixty (60) days following such time.
5. In case of written notification by mail, telegraph, or delivery of the acceptance of this bid within sixty (60) days after the time set for the opening of bids, the undersigned agrees to execute within ten (10) days a Contract for the Work for the below stated compensation and at the same time to furnish and deliver to the Owner a Performance Bond and a Payment Bond, both in an amount equal to one-hundred-percent (100%) of the Contract Sum.
6. Enclosed herewith is a Bid Bond, cashier's check, or certified check in the amount of five-percent (5%) of the total base bid. We agree that the above stated amount is the proper measure of liquidated damages that the Owner will sustain by the failure of the undersigned to execute the Contract and to furnish the Performance Bond and the Payment Bond.
7. If this bid is accepted within sixty (60) days after the date set for the opening of bids and we fail to execute the Contract within ten (10) days after written notice of such acceptance or if we fail to furnish both a Performance Bond and a Payment Bond, the obligation of the bond will remain in full force and affect and the money payable thereon shall be paid into the funds of the Owner as liquidated damages for such failure; otherwise, the obligation of the bond will be null and void.
8. We hereby certify that we have not, nor has any member of the firm(s) or corporation(s), either directly or

indirectly, entered into any agreement, participated in any collusion, or otherwise taken any action in restraint of free competitive bidding in connection with this submitted bid.

9. We understand the total bid price listed below to be inclusive of all materials, labor, equipment, and other provisions necessary to provide the services in accordance with the associated specification.

# BID PRICE

Item No.	Description	Unit Cost
1	Site Preparation and Mobilization	
2.	Grassing	
3.	Erosion Control	
4.	Earthwork	
5.	Shaping	
6.	Drainage	
7.	Feature Construction: Greens	
8.	Feature Construction: Sand Bunkers	
	<b>TOTAL DESIGN-BUILD</b>	

**Bidder Overall Total Bid Price : \$ \_\_\_\_\_**