

Sun 'n Lake of Sebring Improvement District

Sebring, Florida

REQUEST FOR PROPOSALS

PROPOSAL FOR TURTLE RUN GOLF COURSE GREENS REPLACEMENT, CART PATH AND CURBING EXTENSIONS, AND ENVIRONMENTAL WORK

RFP No. 13-1

I. GENERAL INFORMATION

A. Background Information

Sun 'n Lake of Sebring Improvement District (the District) was created by the Board of County Commissioners of Highlands County, Florida on April 6, 1974. The District encompasses approximately 5,700 acres on Highway 27 between the Cities of Avon Park and Sebring. Highlands County Ordinance 77-4 is referred to as the District Charter. The District is defined as an independent special district under the Uniform Accountability Act of 1989.

The District's major activities include operation and maintenance of two golf courses, a restaurant, water and sewer system, a network of arterial and neighborhood roads, a volunteer and paid fire department, community center, recreation complex with pool, and a general purpose District office.

B. Contact Person

The principal contact with the cart path and environmental portion of this project will be Greg Griffin, Director of Public Works. Email: ggriffin@snldistrict.org Phone 863.382.2196, Fax 863.382.2988. The primary contact for the greens portion of this project will be David Bell, Superintendent. Email: dbell972@yahoo.com Phone 863.381.2474, Fax: 863.382.9610. Please copy both contacts with any questions regarding this RFP.

C. Web address: <http://www.snldistrict.org>

D. Pre-bid Meeting and Requests for Additional Information

A NON-MANDATORY pre-bid meeting will take place at 9:00 a.m. on Monday, February 18th, 2013 at the Sun 'n Lake Clubhouse located at 5223 Sun 'n Lake Boulevard, Sebring, FL 33872. Requests for Additional Information (RFI's) must be submitted in writing to both: ggriffin@snldistrict.org and dbell972@yahoo.com by 2:00 p.m. Wednesday, February 20th, 2013. Responses will be published on-line by end of business on Thursday, February 21st, 2013.

E. Response Submission Deadline

To be considered, three (3) copies of the proposal must be received by **2:00 p.m. on Wednesday, February 27th, 2013**. Responses shall be submitted in sealed envelopes and clearly identified as "PROPOSAL FOR TURTLE RUN GOLF COURSE GREENS

REPLACEMENT, CART PATH AND CURBING EXTENSIONS, AND ENVIRONMENTAL WORK" and reference **RFP No. 13-01** on the outside of the envelope. The District reserves the right to reject any or all proposals submitted. Late or incomplete responses will not be accepted.

II. SCOPE OF WORK AND SPECIFICATIONS

The District is seeking proposals for the replacement of Turtle Run Golf Course greens, the installation and/or repair of cart path curbing and extensions, and various environmental work as described below.

A. Turtle Run Golf Course Greens Delineation:

1. Install 14-1 irrigation indicator wire around all greens where marked by Superintendent.
2. Indicator wire installation must begin May 6th and must be completed by May 12th, 2013.
3. All disrupted areas during construction outside of the designated construction area must be repaired by contractor including sod. Sod will be provided by owner for disruption inside painted construction site. Sprigging of the area will not be allowed.

B. Turtle Run Greens Number 6, 7, 17.

1. Maintain existing green footprint and square footage as identified in the field by inter paint.
2. Five (5) feet outside of inter line indicates collar and identifies construction limits (may vary plus or minus).
3. All green and collar surfaces must be stripped 1 - 2 inches of sod and thatch.
4. High points to remain at back of green.
5. Shift existing material to allow for 10 or more pin-able locations with slopes no greater than 2%.
6. Ensure adequate drainage throughout green complex.
7. Reshape greenside bunkers to tie into new green surface.
8. All Sod and Organic matter can be disposed of onsite with in specific drop area.
9. All Grow in will be done by our golf course superintendent.
10. No collar material is to be incorporated into greens mix.
11. All greens that are being reshaped and re-contoured must be Roto-tilled at 6 to 8 inches.
12. All greens refloated need to have 10 to 14 pin able locations.

13. All final contours must be signed off on by Sun 'N Lake Representatives.
14. Any added greens mix needed must be provided by the contractor and tilled with existing greens material. Green mix used must meet USGA Specification. (80/20 or 90/10 mix)
15. For all re-contoured greens surfaces the contractor must remove 1 to 2 inches of sod and thatch.
16. Mechanical plate tamper and water shall be used to compact green cavity must be done prior to fumigation. All final compaction must be signed off by Sun 'N Lake Representative.
17. All Greens surfaces must be completed and at finished grade ready to be fumigated by Sun 'N Lake by end of day on April 28, 2013.
18. Following fumigation finish work and indicator wire installation, finish work will be required to finished grade and ready for sprigging by end of day May 12th, 2013.
19. Contractors wishing to perform this portion of work must be lawfully engaged in the service of golf course construction, greens renovation and bunkers, irrigation, and landscape construction for golf course areas in the State of Florida and Highlands County.

C. Greens Fumigation

1. Greens must be fumigated by a State of Florida Licensed Contractor.
2. Hot Gas Methyl Bromide approximately 114,731 square feet of green surfaces.
3. Slit Inject Methyl Bromide approximately 25,849 square feet of green surfaces.
4. Fumigation must commence the week of April 29th and be completed by May 6th, 2013.

D. Supplier for Sod and Sprigs

1. Sod and sprigs must be delivered to the District within 72 hours of request.
2. Delivery date range for sod is from May 1st through July 31st, 2013.
3. Delivery Date for Sprigs is May 13th and 14th, 2013.
4. Varieties Requested:
 - Certified TifWay 419 Bermuda Sod - Approximately 65,000 square feet.
 - Certified TifGrand Bermuda - Approximately 35,000 square feet.
 - Certified Miniverde Bermuda at 30 or 35 bushels per 1,000 square feet in the form of No-Till Renovation of 18 holes approximately 105,580 square feet. Sprig pricing is to include installation.

E. Supplier for Sand

1. Sand must be delivered to the District within 72 hours of request.
2. Delivery date range for sand is from May 1st through July 31st, 2013.
3. 180 Topdressing sand must meet USGA specifications - approximately 211 tons will be required.
4. T-Bunker sand must meet USGA specifications - approximately 750 tons will be needed.

F. Turtle Run Hole 2 Tee Box Renovation

1. Combine gold and white boxes to create much larger playing surface.
2. All fill material and shaping to be provided by Contractor.
3. Sod work to be completed by the District.

G. Turtle Run Cart Path and Curb Extensions and Repairs

1. Proposal to be based on maps located in Attachment A.
2. Concrete to be 3,000 PSI with either 6 x 6 W1.4xW1.4 Woven Wire Mesh -or- Fibermesh.
3. Typical Cross Sections included in Attachment A.
4. Maps are for illustration purposes, layout will be performed by Superintendent.
5. Quantities provided are for illustration purposes only and are expected to be close to actual quantities. However, payment will be made based upon actual quantities rendered.
6. Cart path and curb work will commence May 15th and must be completed by July 15th, 2013.

H. Environmental Work

1. Ponds and canals to be cleared of all vegetative debris and detritus.
2. District will delineate haul routes and disposal sites.
3. District may, at a per cubic yard rate, reshape some retention areas.
4. Materials to be disposed of in a location delineated by the District.
5. Ponds and canals are delineated in attachment A.
6. Environmental work will commence April 15th and must be completed by May 15th, 2013.

I. General Notes

1. While it is our intention to award the entire package to one contractor, it is possible that components may be awarded individually.
2. All materials for the indicator wire installation will be purchased by the Contractor.
3. Materials required for the reshaping of the greens (holes 6,7,17) will be purchased by the Contractor.
4. Fill for the Hole 2 Tee Box Renovation will be purchased by Contractor. Sod will be provided by the District.
5. All materials for the cart path and curb portion of the project will be purchased by the contractor.
6. Contractors are allowed to work from daylight to dusk seven days a week.
7. All Contractors are responsible for their own measurements and material.
8. All Haul Roads will be designated by Sun 'N Lake.
9. All disrupted areas during construction outside of the designated construction area and/or haul roads must be repaired by contractor including sod. Sod will be provided by owner for disruption inside painted construction site. Sprigging of the area will not be allowed.
10. Bidders are not required to bid each component of work. Specialized contractors or suppliers are encouraged to bid items even if they only respond to one item.

J. Liquidated Damages

1. There will be liquidated damages of \$1,000 per calendar day if work is not completed as per the above referenced dates.
2. Inclement weather or other "Acts of God" will be taken into consideration.
3. Change orders reflecting modifications to completion dates will be issued should scope of work change.

K. Bonds

1. In the event that the total awarded contract price to an individual entity is greater than \$100,000.00, Payment and Performance Bonds will be required, each in the amount of 100% of the contract price.
2. Bid bonds are not required for this project.

III. PROPOSAL REQUIREMENTS

Awarded Contractor must have golf course construction experience and have accomplished the below work in the past 5 years. Submit a minimum of three successfully completed projects with proposal.

- A. Title Page: Title page marked, "RFP 13-1 PROPOSAL FOR TURTLE RUN GOLF COURSE GREENS REPLACEMENT, CART PATH AND CURBING EXTENSIONS, AND ENVIRONMENTAL WORK ", the company's name; the name, address, telephone number and e-mail address of a contact person; and the date of the proposal.
- B. Transmittal Letter: Include general information about your company including a brief history and information regarding amount and type of experience of the company. Also provide a description of the standard services offered by your company and the clients you serve.
- C. Cost Proposal: Please utilize the attached bid worksheet.
- D. Awarded Contractor(s) must have golf course construction experience and have accomplished similar work in the past 5 years. Submit a minimum of three successfully completed projects with proposal.

IV. PROPOSAL REVIEW

The General Manager and staff will review the proposals and make a recommendation to the Board of Supervisors at the March 8th, 2013 Board Meeting. The District reserves the right to accept all, part, or reject any and all proposals solely at the Districts discretion. The District reserves the right to award contracts to multiple contractors. Once approved by the Board of Supervisors then the General Manager will enter into a contract with the Company on behalf of the District.