



The nutrients will be applied both via granular and foliar applications. A large percentage of the delivered nutrients will be applied via foliar fertilizer applications to fairways and tees. Granular fertilizers will be used to apply slow release organic-based fertilizers, polymer coated Urea technologies and herbicides, such as Ronstar. Additional fertility will be applied to surfaces to promote bermudagrass establishment and recovery from fall overseeding while reducing weed pressure (sedge, kyllinga and spurge). Spot treatment applications of additional fertilizer will be applied to weak/thin areas as needed. Additional soil nutrient tests will be performed to further adjust this fertility program.

Cultural Programs – Fairways and tees will be core aerified twice per year and solid tine aerified in areas of high traffic. Tees will be topdressed with an appropriate sand in conjunction with core aerification events.

Overseeding – Tees /Fairways will be overseeded in fall months.

Pest Control Program(s) – A variety of weeds and pests are expected on hybrid bermudagrass fairways and tees in central Florida, including but not limited to: weeds, diseases, insects and nematodes. Specifics are included below:

Weed Control – Pre and post emergence herbicides are planned for the control of grassy and broadleaf weeds. A large emphasis will be placed on preemergence herbicides as many of the grassy weeds in Florida are more easily controlled via preemergence herbicides as opposed to postemergence herbicides. The comprehensive preemergence herbicide program is outlined below for fairways and tees. This program is designed to control aggressive grassy weeds (goosegrass, crabgrass, tropical signalgrass, etc.). Aggressive postemergence applications for kyllinga and sedge species will be included since most preemergence herbicides have limited activity on these weed species.

Fairways and Tees

- *January – Prodiamine (trade name Barricade) at 0.75 lbs. ai/A*
- *February – Oxadiazon (trade name Ronstar) at 3 lbs. ai/A + fertilizer*
- *May - Oxadiazon (trade name Ronstar) at 3 lbs. ai/A + fertilizer*
- *July - Prodiamine (trade name Barricade) at 1.0 lbs. ai/A + Sulfentrazone (trade name Dismiss) at 0.375 lbs. ai/A*
- *September/October – No fall preemergence herbicide will be applied due to overseeding of tees to perennial ryegrass*

Sedge and Kyllinga species on fairways.



Insect Control – Preventative applications of insecticides (registered by US EPA and state of Florida) are planned for control of mole crickets, grubs and fire ants. As mentioned previously, application of these insecticides will be based upon an IPM program of scouting and pest identification.

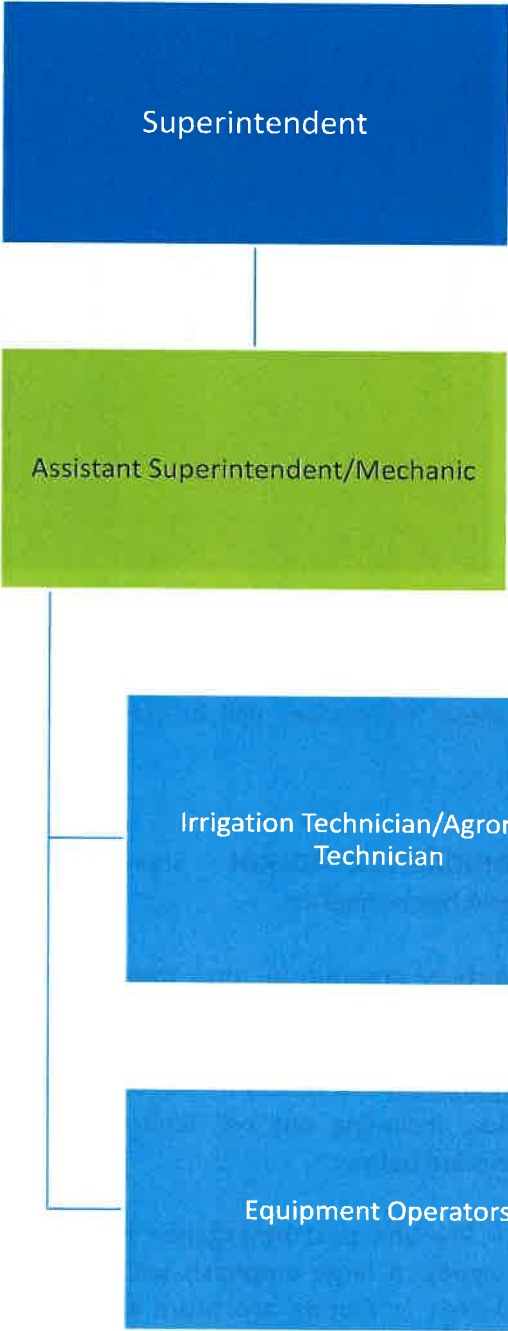
PRIMARY BERMUDAGRASS ROUGH – Similar to tees and fairways, the primary rough are established hybrid bermudagrass.

Fertility –The fertility program in the rough will be largely based upon slow release fertilizer technology such as polymer coated urea and organic fertilizer.

Pest Control Program(s) – A variety of weeds and pests are expected on bermudagrass roughs in central Florida, including but not limited to: weeds, diseases, insects and nematodes. Specifics are included below:

Weed Control – Pre and post emergence herbicides are planned for the control of grassy and broadleaf weeds. A large emphasis will be placed on preemergence herbicides as many of the grassy weeds in Florida are more easily controlled via preemergence herbicides as opposed to post emerge herbicides.

Ironwood Golf Club Organizational Chart





BrightView 

Golf Maintenance Job Descriptions

Golf Course Superintendent

The superintendent is entrusted with the maintenance, operation and management of a golf course. He serves as the liaison between the company, the customer representative and the golf shop on matters concerning daily course operation. He shall be easily contacted and will, in turn, be in contact with the key employees on the golf course at all times. The superintendent must be able to respond quickly to any situation.

Duties and Responsibilities Include:

- Plan, organize, and direct maintenance of all areas within the scope and according to the technical specifications of the contract.
- Partner with the customer to understand or develop a long term property improvement plan.
- Supervise the operation, maintenance and repair of all equipment assigned to the course.
- Prepare and operate within annual budget estimates.
- Prepare and follow an annual agronomic plan that operates within the technical specifications of the contract and the annual budget.
- Procure and manage supplies and materials to support maintenance activities.
- Create and distribute report of maintenance activities as required.
- Manage golf course employees including interview, hire, training, discipline and separation.
- Protect the company's interest by an awareness of and compliance with all applicable regulations including course and company policies.
- Fulfill administrative duties timely. Administer all aspects of the BrightView Safety Program and the BrightView BV360 Management Program.
- Represent BrightView Golf Maintenance in a positive and professional manner including attitude, appearance and speech.
- Maintain effective employee and public relations.
- Meet or exceed external and internal customer expectations.

Requirements:

- Experience in all phases of golf course management and turf culture.
- A working knowledge of the construction, establishment, and maintenance practices employed on golf course putting greens, tees, fairways, roughs, and bunkers.
- A degree or advanced knowledge of agronomy, horticulture, plant or soil science. High degree of administrative and executive ability including effective oral and written communication skills and computer proficiency.
- Certified and /or licensed for pesticide usage.
- Familiar with the characteristics and proper use of fertilizers and soil conditioners. Knowledge of irrigation including watering practices, irrigation systems, pumps, wells and automatic controls and drainage.
- Able to prepare the course for play in accordance with the rules of golf. Able to evaluate the course from the player's perspective.
- Valid driver's license.

Assistant Golf Course Superintendent

The assistant golf course superintendent reports directly to the golf course superintendent and is responsible to execute the superintendent's job duties in his absence. The superintendent is entrusted with the maintenance, operation, and management of a golf course maintenance operation. He serves as the liaison between the company, the customer representative and the golf shop on matters concerning daily course operation. He shall be easily contacted and will, in turn, be in contact with the key employees on the golf course at all times. The superintendent and assistant superintendent must be able to respond quickly to any situation.

Duties and Responsibilities Include:

- Assist the superintendent to organize and direct maintenance of all areas within the scope and according to the technical specifications of the contract.
- Supervise the operation, maintenance, and repair of all equipment assigned to the course.
- Procure and manage supplies and materials to support maintenance activities.
- Manage golf course maintenance employees. Provide valuable inputs on the interview, hire, training, discipline and the separation process.
- Protect the company's interest through an awareness of and compliance with all applicable regulations including course and company policies. Fulfill administrative duties timely.
- Administer all aspects of the BrightView Safety Program and the BV360 Management Program
- Represent BrightView Golf Maintenance in a positive and professional manner including attitude, appearance, and public relations.
- Meet or exceed external and internal customer expectations.

Requirements:

- Experience in golf course management and turf culture preferred.
- An awareness of the construction, establishment and maintenance practices employed on golf course putting greens, tees, fairways, roughs and bunkers.
- A degree or advanced knowledge of agronomy, horticulture, plant or soil science preferred.
- Aptitude for administrative and executive responsibilities including effective oral and written communication skills and computer proficiency.
- Must obtain and maintain state sanctioned pesticide applicator license within 6 months of entry into this job.
- Familiar with the characteristics and proper use of fertilizers and soil conditioners.
- Knowledge of irrigation including watering practices, irrigation systems, pumps, wells and automatic controls and drainage.
- Able to prepare the course for play in accordance with the rules of golf.
- Able to evaluate the course from the player's perspective.
- Valid driver's license.

Golf Course Mechanic

Duties and Responsibilities Include:

- Performing preventative maintenance and repair work on a variety of small engines.
- Overseeing busy shop operations
- Maintaining accurate information and reports on equipment
- Performing maintenance and repairs on hydraulic and electric components of equipment
- Performing various tasks associated with maintaining sharp cutting units, including grinding and adjusting
- Accurately diagnosing root causes of equipment breakdowns and instituting timely repair procedures
- Occasional equipment relocation via truck and trailer within region
- Occasional travel within area to perform repairs
- Ensure that all equipment operates efficiently and safely at all times

Requirements:

- Strong work ethic
- Good background in hydraulic and electrical diagnostics
- Effective oral and written communication skills
- Ability to prioritize and multi-task and work in fast paced environment
- Valid Driver's License
- Must have experience in Golf Course Fleet Management

- Physical demands are required for this position and might include, but are not limited to:
 - Regular Heavy lifting up to 50 pounds
 - Noise level in work environment is usually moderate
 - Occasional exposure to outside weather conditions including sun, rain, cold
 - Repetitive movement- standing, walking, twisting, turning, bending squatting, stooping, talking, writing, and typing

Agronomic Technician

Duties and Responsibilities Include:

- Experience with chemical or spray applications
- Must obtain and maintain state sanctioned pesticide applicator license within 6 months of entry into this job
- Post-secondary education in turf science or a related field
- Maintain a valid Driver's License
- Strong attention to detail
- Able to operate efficiently and safely at all times
- Ability to prioritize daily work schedule based on minimal supervision
- Ability to perform other cultural applications on golf course as needed - assist with aerifications, applying seed to designated areas, sand topdressing applications
- Physical demands are required for this position and might include, but are not limited to:
 - Heavy lifting up to 50 pounds
 - Regular exposure to outside environment including rain, cold, sun, or night
 - Repetitive movement- standing, walking, twisting, turning, bending, squatting, stooping
- Bilingual (Spanish/English) a benefit

Irrigation Technician

Duties and Responsibilities Include:

- Installing systems and ensuring that they function efficiently
- Repairing and maintaining valves- including quick coupler valves, tracing electrical components, installing and initializing clocks and timers, locating existing zones and valves and performing pump repairs
- Repairing and maintaining sprinklers, including quick coupler inserts
- Adhering to Company's safety policy and ensuring that the public will be safe while in contact with irrigation maintenance or repairs

Requirements:

- Minimum of 1 year experience working with golf course irrigation systems
- Strong work ethic
- Effective oral communication skills
- Ability to prioritize and multi-task and work in a fast-paced environment
- Physical demands are required for this position and might include, but are not limited to:
 - Heavy lifting up to 50 pounds
 - Regular exposure to outside environment including rain, cold, sun, or night
 - Repetitive movement- standing, walking, twisting, turning, bending, squatting, stooping
- Irrigation certification a plus

Equipment Operator

Full or Part Time

Walk Mowing Specialist, Set Up Specialist, Bunker Specialist, Seasonal Watering Technician

Duties and Responsibilities Include:

- Changing cup locations on all greens daily or as directed by supervisor
- Servicing all teeing ground stations on course to include:
 - Moving markers
 - Sand/seeding divots from prior day's play
 - Removing broken tees
 - Removing trash from receptacles
 - Maintaining ball-washers water and soap
 - Policing trash from golf course during daily travel
 - Daily monitoring of traffic control devices on golf course- ropes, stakes, and directional signs
 - Daily cleaning and stocking of restrooms.
 - Occasional picking up leaves, trash, and cut grass and placing onto a truck or trailer
- Operating various vehicles used to perform daily bunker raking activities, including power raking and hand raking
- Mowing small turf areas using small push power mowers
- Picking up leaves, trash, and cut grass and placing onto a truck or trailer
- May include applying irrigation to golf course as directed by a supervisor.
- Bilingual (English/Spanish) a plus
- Ability to report for daily work at different job sites within region to perform required tasks
- Physical demands are required for this position and might include, but are not limited to:
 - Regular light lifting up to 20 pounds
 - Regular exposure to outside environment including rain, cold, sun, or night
 - Especially Repetitive movement- twisting, turning, bending, squatting, stooping, standing, walking, sitting

Staffing Strategy and Plan

Staffing to Stay on Top of Every Detail

Our customers have trouble comprehending how we can accomplish so much work (often 15%+ percent more efficiently) without seeing a difference in quality. We don't cut corners. We just work smarter.

To determine your staffing needs, we pull from years of observation and testing to determine the man-hours required to accomplish the work that needs to get done at the quality level the club expects.

Daily Labor Count							
Season	Mon	Tue	Wed	Thu	Fri	Sat	Sun
Summer	6	7	8	7	6	4	4
Winter	8	7	8	7	4	4	4

Summer Season
Full-time employees
Part-time employees

32	Weeks
7	
1	

Winter Season
Full-time employees
Part-time employees

20	Weeks
7	
1	

* - Daily Labor Count is an estimate of needed employees and the mix between Full-time and Part-time labor is subject to change. All work is based on man-hours and staffing may be adjusted in order to complete the work specified in the Technical Specifications.

Equipment List

Ironwood Equipment Plan		
QTY	Equipment Description	Replacement Plan
1	Greensmaster 3150-Q 14 Blade cutting unit	60 month after purchase date
1	Greensmaster 3150-Q 8 Blade cutting unit	60 month after purchase date
1	Greensmaster/Thatching Reel Accessories	60 month after purchase date
1	Reel Grinder w/Boom assembly	60 month after purchase date
1	Bedknife Grinder and Bellows Kit	60 month after purchase date
1	ProPass 200 Wireless	60 month after purchase date
1	Multi Pro 5800-G w/excelarate	60 month after purchase date
1	Sand Pro 3040	60 month after purchase date
1	Reelmaster 5510-D	60 month after purchase date
1	Kubota 2wd ROPS Tractor 56 HP	60 month after purchase date
1	Groundsmaster 1200	60 month after purchase date
1	Groundsmaster 3500-D	60 month after purchase date
1	Groundsmaster 7200	60 month after purchase date
1	ProForce Debris Blower	60 month after purchase date
1	Workman HDX	60 month after purchase date
4	4-Workman GTX	60 month after purchase date
1	Greens Roller; 13 HP Gas w/trailer	60 month after purchase date
1	3pt Hitch Broadcast Spreader	60 month after purchase date



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Additional Information

We do not have any additional information.

All equipment below will be 2021 model and assigned to the property.

The replacement schedule is 60 months from the date of purchase.

- 1-Greenmaster 3150-Q 14 blade Greens mower



- 1-Greenmaster 3150-Q 8 blade Tee mower



- Set (3) of Vertical Cutting Units for Greenmowers



- **Foley reel grinder**



- **Foley bedknife grinder**



- **1-Procore 648 Greens Aerator**



- **1-ProPass 200 Topdresser with Trailer**



- **1-Multi Pro 1750 Sprayer**



*Shown with optional GEOLINK™ PRECISION SPRAY SYSTEM.

- **1-Sand Pro 3040**



- **1-Reelmaster 5510-D**



- **1 - Kubota Tractors 56 Hp**



- **1- GM 1200 pull behind Rough Mower**



- **1-GM 3500-D Sidewinder Trim Rough Mower**



- **1-Toro Proforce blower**



- **1-Workman HDX 2wd Diesel w aux. hyd.**



- 4-GTX Workman



- 1 – Lely Fertilizer Spreader



- 1 – GM 7200





- 1) Fairwinds Golf Course, FL
St. Lucie County Board of County Commissioners
Contact: Mark Cammarene, GM
Phone: (772) 462-1700
Email: Cammarenem@stlucieco.org
Holes: 18

- 2) Village of North Palm Beach, FL
Contact: Allan Bowman, Director of Golf
Phone: (561) 692-3421
Email: abowman@village-npb.org
Holes: 18

- 3) The Villages Chatham, The Villages CDD, FL
Contact: Mitch Leininger, Director of Executive Golf Maintenance
Phone: (407) 579-8826
Email: Mitch.Leininger@districtgov.org
Holes: 36

REC1-220003-DM
Ironwood Golf Grounds Maintenance



ADDENDUM NO.1

Date: August 9, 2021
Bid Date: September 7, 2021, at 3:00 P.M. (Local Time)

Bid Name: Ironwood Golf Grounds
Maintenance
Bid No.: REC1-220003-DM

NOTE: This Addendum has been issued only to the holders of record of the specifications.

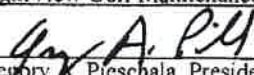
The original Specifications remain in full force and effect except as revised by the following changes which shall take precedence over anything to the contrary:

- Any questions shall be submitted in writing to the City of Gainesville Purchasing Division by 5:00 p.m.(local time), August 24, 2021. Questions may be submitted as follows:
Email: mcphatldt@cityofgainesville.org
- Please find attached:
 - Copy of the blackout period information (Financial Procedures Manual Section 41-423 Prohibition of lobbying in procurement matters).
- Please note new proposed contract start date, the project has amended the contract start date from ~~October 1, 2021~~ to new date of April 21, 2022.

Please pay close attention to the bid document specifications **ACKNOWLEDGMENT: Each Proposer shall acknowledge receipt of this Addendum No. 1 by his or her signature below, and a copy of this Addendum to be returned with proposal.**

CERTIFICATION BY PROPOSER

The undersigned acknowledges receipt of this Addendum No. 1 and the Proposal submitted is in accordance with information, instructions, and stipulations set forth herein.

PROPOSER: BrightView Golf Maintenance, Inc.
BY: 
Gregory K. Pieschala, President
DATE: 9/1/21

Addendum #1-1



ADDENDUM NO.2

Date: August 11, 2021
Bid Date: September 7, 2021, at 3:00 P.M. (Local Time)

Bid Name Ironwood Golf Grounds
Maintenance
Bid No.: RECI-220003-DM

NOTE: This Addendum has been issued only to the holders of record of the specifications.

The original Specifications remain in full force and effect except as revised by the following changes which shall take precedence over anything to the contrary:

1. Any questions shall be submitted in writing to the City of Gainesville Purchasing Division by 5:00 p.m.(local time), August 24, 2021. Questions may be submitted as follows:

Email: mcpfalldt@cityofgainesville.org

2. Please find attached:

- a) Copy of the blackout period information (Financial Procedures Manual Section 41-423 Prohibition of lobbying in procurement matters).

The following are answers /clarifications to questions received.

3. Question: I would like to receive a copy of the past RFP for Ironwood Golf Course to compare specs against the current RFP for Ironwood Golf Course.

Answer: Please see attached.

Addendum #2-1



REC1-22003-DM
Ironwood Golf Grounds Maintenance

4. **Bid Opening Information, Attendance is NOT mandatory Tuesday September 7, 2021 at 3:00 p.m**

Join Zoom Meeting

<https://us06web.zoom.us/j/7249913957?pwd=Ym1Fd0dhV2ZSS0xiQ1lKTGVmQFFlZz09>

Meeting ID: 724 991 3957

Passcode: jGx318

One tap mobile

+13126266799,,7249913957#,,,,*409140# US (Chicago)

+16465588656,,7249913957#,,,,*409140# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington DC)

+1 346 248 7799 US (Houston)

+1 720 707 2699 US (Denver)

+1 253 215 8782 US (Tacoma)

Meeting ID: 724 991 3957

Passcode: 409140

Find your local number: <https://us06web.zoom.us/j/ke1QBxica?>

Please pay close attention to the bid document specifications **ACKNOWLEDGMENT:** Each Proposer shall acknowledge receipt of this Addendum No. 2 by his or her signature below, **and a copy of this Addendum to be returned with proposal.**

CERTIFICATION BY PROPOSER

The undersigned acknowledges receipt of this Addendum No. 2 and the Proposal submitted is in accordance with information, instructions, and stipulations set forth herein.

PROPOSER: BrightView Golf Maintenance, Inc.

BY: 
Gregory A. Pieschala, President

DATE: 9/1/21

Addendum #2-2



ADDENDUM NO.3

Date: August 30, 2021
Bid Date: September 7, 2021, at 3:00 P.M. (Local Time)
Bid Name: Ironwood Golf Grounds Maintenance
Bid No.: RECI-220003-DM

NOTE: This Addendum has been issued only to the holders of record of the specifications.

The original Specifications remain in full force and effect except as revised by the following changes which shall take precedence over anything to the contrary:

1. Any questions shall be submitted in writing to the City of Gainesville Purchasing Division by 5:00 p.m.(local time), August 24, 2021. Questions may be submitted as follows:
Email: mcphalldt@cityofgainesville.org
2. Please find attached:
 - a) Copy of the blackout period information (Financial Procedures Manual Section 41-423 Prohibition of lobbying in procurement matters).

The following are answers/clarifications to questions received:

3. Question: What is the current golf maintenance budget?
Answer: We are currently pay \$47,000.00 dollars a month.
4. Question: Are you satisfied with you current conditions provided by ABM?
Answer: Yes, ABM does a nice job handling everything at the golf course and works well with the golf course manager to make any corrections to maintenance plans, etc.
5. Question: I would like to visit the golf course in preparation for the above mentioned RFP and will need a golf cart to tour the course. Who should I call to schedule a visit or should I just show up?
Answer: Please just come out during normal business hours and say that you looking to take a tour to bid on the project. We will make sure you have access to the course.

Addendum #3-1

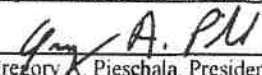


RECI-22003-DM
Ironwood Golf Grounds Maintenance

Please pay close attention to the bid document specifications **ACKNOWLEDGMENT: Each Proposer shall acknowledge receipt of this Addendum No. 3 by his or her signature below, and a copy of this Addendum to be returned with proposal.**

CERTIFICATION BY PROPOSER

The undersigned acknowledges receipt of this Addendum No. 3 and the Proposal submitted is in accordance with information, instructions, and stipulations set forth herein.

PROPOSER: BrightView Golf Maintenance, Inc.
BY: 
Gregory K. Pieschala, President
DATE: 9/1/21

Addendum #3-2



ADDENDUM NO.4

Date: August 31, 2021
Bid Date: September 7, 2021, at 3:00 P.M. (Local Time)
Bid Name Ironwood Golf Grounds
Maintenance
Bid No.: RECI-220003-DM

NOTE: This Addendum has been issued only to the holders of record of the specifications.

The original Specifications remain in full force and effect except as revised by the following changes which shall take precedence over anything to the contrary:

1. Please find attached:
 - a) Copy of the blackout period information (Financial Procedures Manual Section 41-423 Prohibition of lobbying in procurement matters).

The following are answers/clarifications to questions received:

2. Question: Are any of the utility costs required to be paid by the contractor in this RFP? If so, what is the estimate annual cost of utilities?

Answer: Ironwood pays the electric for that building but they must pay the internet and phone service (currently ATT). I'm not sure what that cost would be monthly, would just assume it could fluctuate on what company they use for that service.

Addendum #4-1




REC1-220003-DM
Ironwood Golf Grounds Maintenance

Please pay close attention to the bid document specifications **ACKNOWLEDGMENT:** Each Proposer shall acknowledge receipt of this Addendum No. 4 by his or her signature below, **and a copy of this Addendum to be returned with proposal.**

CERTIFICATION BY PROPOSER

The undersigned acknowledges receipt of this Addendum No. 4 and the Proposal submitted is in accordance with information, instructions, and stipulations set forth herein.

PROPOSER: BrightView Golf Maintenance, Inc.
BY: 
Gregory A. Pieschala, President
DATE: 9/1/21

Addendum #4-2



ADDENDUM NO.5

Date: September 2, 2021
Bid Date: September 7, 2021, at 3:00 P.M. (Local Time)

Bid Name Ironwood Golf Grounds
Maintenance
Bid No.: RECI-220003-DM

NOTE: This Addendum has been issued only to the holders of record of the specifications.

The original Specifications remain in full force and effect except as revised by the following changes which shall take precedence over anything to the contrary:

1. Please find attached:
 - a) Copy of the blackout period information (Financial Procedures Manual Section 41-423 Prohibition of lobbying in procurement matters).

The following are answers/clarifications to questions received:

2. Question: Section VI – Technical Specifications - Page 14, Please clarify how you want us to address the “Options” under Overseeding/Resodding Guidelines. Are you asking us to price all three together in our final price or will this work be done outside of the base pricing so the City and contractor can choose which Options(s) to implement? Or do you want three separate final prices depending on which option is implemented.

Answer: One of those options needs to be done during the year as a part of the contractors price (so included in the amount of the bid). The decision will be discussed between the company and the golf course manager and one of the options will be chosen on how to proceed with the maintenance throughout the year.

3. Question: Does the City have any equipment on site that can be used?

Answer: All the equipment is provided by the contractor – Ironwood just built a new \$100K maintenance building with space for an office, breakroom/ locker room, and mechanics work space.

4. Question: How is the maintenance shop equipped? Compressors, lifts, work benches etc.
Answer: The building will be an empty slate, the contractor can equip it as they please.



RECI-220003-DM
Ironwood Golf Grounds Maintenance

Please pay close attention to the bid document specifications **ACKNOWLEDGMENT**: Each Proposer shall acknowledge receipt of this Addendum No. 5 by his or her signature below, **and a copy of this Addendum to be returned with proposal.**

CERTIFICATION BY PROPOSER

The undersigned acknowledges receipt of this Addendum No. 5 and the Proposal submitted is in accordance with information, instructions, and stipulations set forth herein.

PROPOSER: BrightView Golf Maintenance, Inc.

BY: *Gregory A. Pieschala*
Gregory A. Pieschala, President

DATE: 9/2/21