

ADDENDUM NO. 2

RFP-CM-16-02

Palm Harbor Golf Club Management, Operations and Maintenance

ISSUE DATE: **September 28, 2016**

DUE DATE: **October 4, 2016 @ 2:00pm**

SUBJECT: **Questions & Answers**

INTENT: This addendum is issued prior to the date bids are due in order to incorporate the following clarifications, additions, omissions, deletions, or changes into the Contract Documents.

Except as hereinafter specified, the work shall be in accordance with the drawings and specifications.

Bidders are to use the changed quantities of the items listed in this addendum in their proposals, and it shall become a part of the Contract Documents when construction is executed.

Bidders are reminded that this addendum must be noted on the “Official City Acknowledgment Form” when they submit their proposal. A signed copy of the addendum must also be included with the bid submittal.

1. **Question:** Can the City provide a copy of the USGA Course Evaluation? **Answer:** See attached.
2. **Question:** Is the City terminating its management agreement with Kemper Sports? **Answer:** The City currently has a month-to-month contract with Kemper Sports. See Addendum No. 1 for more information.
3. **Question:** Will Proposer be disqualified for not supplying copies of audited annual financial statements? If so, would the City permit said Proposer to supply such financial information after being selected by the City? **Answer:** The City would permit proposers to supply audited financial statements prior to selection and/or award. If not supplying audited financial statements in their response, proposers should indicate when and how the information will be provided.
4. **Question:** What is the fiscal year of the Club? **Answer:** October 1 – September 30
5. **Question:** Please provide P&L statements by department and consolidated (e.g. actual v. budget) for the last three years? **Answer:** Available financial reports were provided with Addendum No. 1.

Acknowledgment:

Signature and Date

Printed Name and Title

Company Name

END OF ADDENDUM NO. 2
(11 pages to follow)

City of Palm Coast Project Manager

Course Consulting Service ON-SITE VISIT REPORT



Palm Harbor Golf Club Palm Coast, Florida

Visit Date: April 18, 2016

Present:

Mr. Roger Hale, Golf Course Superintendent

Mr. Dave Downing, Vice President/Agronomist, Golf Maintenance Solutions

Mr. Patrick O'Brien, SE Region Agronomist, USGA Green Section

United States Golf Association

Pat O'Brien, Agronomist | Green Section | Southeast Region

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USGA Green Section Mission: The USGA Green Section develops and disseminates sustainable management practices that produce better playing conditions for better golf.

It was a pleasure to visit Palm Harbor Golf Club for the first time. The golf course is a spectacular 18-hole facility owned by the City of Palm Harbor and is a Kemper Sports Property. Golf Course Maintenance Solutions and their staff also assist with the agronomic strategies of the golf facility.

Annual rounds of golf are excellent, at approximately 40,000 to 42,000. This is a very high play level and it provides an excellent model of affordable golf in this market.

The main purpose of this USGA Course Consulting visit was to assist with the two biggest issues for the agronomic staff: trees and bunkers. Shade and tree root issues remain a major issue, causing bermudagrass plant health decline where this happens. Also, the 63 bunkers on the golf course are not easy to maintain and receive the most complaints from the golfers. The good news is that both of these issues are fixable in the future and if rectified, would help to enhance the overall golfing experience.

The agronomic staff at Palm Harbor is highly skilled and talented. Mr. Hale is an experienced superintendent with excellent knowledge of bermudagrasses and their care. I have been visiting golf courses throughout the state of Florida over the past 100 days and Palm Harbor was one of the finest conditioned agronomically that I have viewed, especially considering the high amount of play.

The El Niño weather pattern over the area the past six months has added to the challenges of turf maintenance, especially due to the more cloudy and wet weather that impacts bermudagrass plant health. Fortunately, the impact of El Niño has been minimal at Palm Harbor, as without overseeding bermudagrass the turf was better able to withstand this weather stress.

The golf course was originally built in 1972-73 by architect Bill Amick. The last major renovation was done in 2009 under the supervision of architect George Clifton and the builder was MacCurrach Golf. West Coast Irrigation did the irrigation design work. The last renovation was a big success story with the new irrigation and installation of the Celebration bermudagrass on tees, fairways, and in roughs.

PUTTING GREENS

Tifdwarf bermudagrass was established on putting greens during the 2009 renovation project. The good news is that mutations and off-types are minimal so far in the Tifdwarf after the first seven years of growth. Due to the genetic instability of the variety, the mutations will happen overtime and the staff can't do anything to prevent this. Mutations were noted especially at the #7 and #9 (the most symptoms) putting greens. Typically, the Tifdwarf can usually last 10 to 15 years in Florida, and afterwards replanting is typically done to remedy the mutations. In the meantime, the surfaces remain very good for the game of golf. For more information on mutations, please see the article, [Putting Green Mutations](#).



Mutations were noted at the #7 and #9 putting greens in the Tifdwarf. Mutations occur due to the genetic instability of the Tifdwarf.

Mr. Hale doesn't overseed the Tifdwarf so no transition issues happen during the spring or fall months. Not overseeding is the ideal plan for the Tifdwarf to optimize plant health. The few areas of decline noted are due to either shade issues or nematode populations. Both of these issues are fixable, and really good news is on the way to deal with the nematodes due to two new products that will be released soon.



Tifdwarf bermudagrass plant health was excellent in most areas, especially due to no overseeding practices.

Triplex mowing operations are well done on putting greens. Mowing height of cut is elevated to 0.200-inch during the winter season to provide extra leaf tissue and improve wear tolerance without the overseeding. During the warmer months, the height of cut is lowered to 0.150-inch. Turf groomers are attachments used on the triplex mower during the growing season, a big plus. Hand mowers are used to mow perimeter clean-up lap

twice weekly during the cooler months, a big plus to reduce mechanical damage in these areas that otherwise might occur with use of the triplex machines.

Nematode populations have been significant over the years and use of Avid has helped. Samples were taken just prior to my visit and sent to Dr. Billy Crow at the University of Florida and the results will be back soon. Nematodes feed on the root systems and impact their depth in the soil and cause lower density turf at sites with the highest populations. For example, the perimeter area at the #3 green seemed impacted by the nematodes. Weaker perimeter areas are already under stress from the clean-up lap made during mowing operations, and in the future less damage to these areas should happen due to better root length with the new nematicides. Deeper rooted turf caused by the new nematicides has better wear tolerance and will withstand clean-up lap mowing operations much better in the future.



Shorter root systems noted at areas with higher nematode populations.

Two new products will be released soon and both will be better than any other product on the market to impact nematode populations, Nimitz from Quali-Pro and Indemnify from Bayer. During visits last week, I learned that distributors are now taking orders for the Nimitz so it should be on the market very soon. Indemnify should have registration approval soon and from what I have heard it may be available later this year, in August or September.

Shade issues are the other primary problem for the Tifdwarf plant health. Due to the 12 month growing season in Florida, Tifdwarf requires eight hours of sunlight daily to optimize plant health. Shade issues exist at numerous sites causing plant health issues. Recent tree removal work done has been a big plus, but more is needed. For example, the tree management work at the #4, #10, #13 and #16 greens was successful and the added sunlight will help the turf recover soon. At some of these sites, even a few more trees would be helpful to remove, like at the #4 green. For more information on trees and shade issues, please read the article, [The Right Tree in the Right Location](#). I have never seen a golf course with more palm trees by the way. Mr. Hale reported that approximately 5,900 palm trees are on the property!

It is very important to remove trees for shade issues, including live oaks. If these live oaks can't be removed, installation of the shade tolerant Diamond zoysia is an option, since the Tifdwarf can't survive without the eight hours of sunlight. It is something to consider for these shaded areas if trees can't be removed.

Cyanobacteria populations have occurred at sites with lower turf density. Sand topdressing was being applied to these areas to deter these populations and encourage new Tifdwarf growth. This is an excellent strategy for these lower density areas that have occurred due to either nematode or shade issues.



Sand topdressing applied over areas of Cyanobacteria and lower density turf is a key step to improving these areas.

Aeration and sand topdressing programs underway are working well. Two aerations were done last year and two more are planned this year during June and

August with the Toro Pro Core 648 machine, the best tool possible. Aeration tine sizes may be increased from 1/2 to 5/8-inch this year to dilute the organic matter even more with the topdressing sand.

Tribute Total herbicide was applied to the signalgrass on the #9 and #15 putting greens. It is working just fine and it is the best product for this issue.

Recommendations:

1. Keep up the tree removal program to improve sunlight for the Tifdwarf bermudagrass. I used my Sun Seeker application to observe the pathway of the sunlight at numerous putting green sites, and it was obvious that less than eight hours of sunlight happens on numerous sites. This tool helped to precisely note the trees causing the shade issues. From this analysis, both Mr. Hale and I advise taking out 24 trees around putting greens to improve sunlight so plant health issues won't happen. Sites that require tree management include #4, #6, #8, #10, #13, #14, #15, #16, #17 and #18. *I hope the city (along with the approval of a certified arborist) will support the tree removal work at these holes, as Mr. Hale only wants to do minimal removal work and only to address shade issues so the putting greens can be kept to the highest standards.*
2. Mr. Hale would like to initiate tree management work next (as soon as possible) at the #14 and #18 green sites. These sites are the two highest priorities at this time.
3. Contractor fees for tree removal work are at approximately \$2,000 per day. Mr. Hale estimates that to take care of all the shade issues on putting greens it will take the contractor approximately 5 to 10 days to get this work done. These funds would be well spent to enhance plant health on putting greens. It is

essential that capital funds for tree removal work are allocated to make this happen.

4. Diamond zoysia is a very shade tolerant turf that can be used at sites with shade if trees can't be removed. For example, at some sites, only perimeter areas are impacted where shade exists, and sodding these to Diamond is a possible option. Diamond will tolerate putting green mowing and other practices just fine. For more information on the Diamond zoysia, please see the article, [Diamond Zoysia Putting Greens](#).
5. Start applying light rates weekly of either the Zeritol or PronTech product for the Cyanobacteria, in addition to the sand topdressing. TPC Sawgrass reports that they have used the PronTech weekly this winter and spring with success. Zeritol is a hydrogen peroxide solution that is safer on the turf. PronTech is not hydrogen peroxide but quaternary ammonium chloride and care must be taken with this product as it does have potential to burn the turf. I would use the Zeritol initially due to its better turf safety.
6. The Nimitz nematocide will soon be available from Quali-Pro for nematode suppression. This new product is a game changer, as well as the Indemnify from Bayer. Salesmen are now taking orders for the Nimitz and hopefully your staff will have it soon. My advice is to treat a test area initially to note any impacts on the turf, as some concern has been expressed with the formulation and is the primary reason for the delay with this product. If all goes well, four applications monthly at the lowest rate provided the best control at tests at the University of Florida. It provides excellent control of sting, good control of lance, but fair to poor control of root-knot nematodes.
7. The Bayer product probably won't be available until August or September. Two treatments annually will be done over a four week period, ideally during September or October, or March or April. It has longer residual and also fungicidal benefits for the plant. It provides excellent control of sting, root-knot and lance nematodes. This product really is even better than the Nimitz and everyone is awaiting its arrival later this year.
8. Fertilization at $\frac{3}{4}$ to 1 lb. nitrogen per 1,000 square feet with urea or ammonium sulfate products, wetting agents, and spiking often will help stimulate new Tifdwarf growth over the next three to six weeks to help provide full turf coverage again. Mr. Hale has already initiated this program, and with the warmer soil temperatures, it will promote new plant growth and rejuvenate reproductive structures (rhizomes and stolons) in these areas.
9. Keep sending disease and nematode samples to the University of Florida at Gainesville; Dr. Phil Harmon (plant pathologist) and Dr. Billy Crow (nematologist) are the two best experts in Florida to help with diagnosis. The nematode samples recently conducted (prior to the use of the Nimitz) will note populations prior to this treatment to see how well it works.
10. Due to the shade issues, I would consider use of the Primo growth regulator all 12 months of the year, and not just during the most active growing seasons. Primo will enhance the shade tolerance of the Tifdwarf and help the turf to better cope with shade issues and cloudy weather. Mr. Hale reported that he used to apply the Primo all 12 months of the year at his past position at San Jose

Country Club with success. It is just an idea to consider with the existing site conditions.

11. No Tifdwarf nursery green exists on the golf facility in case any sod is ever needed for an emergency. Mr. Hale has an excellent area for this nursery at the back of the driving range tee. It would be an ideal size of approximately 5,000 to 5,500 square feet. I would advise setting up funds to do this project this summer if possible. For more information on the benefits of a nursery putting green, please see the article, [Nursery Rhymes](#).
12. I would like to invite Mr. Hale to attend the USGA Putting Green Surface Management Workshop that will be held in the Charlotte, North Carolina area on June 27 and June 28. This workshop has been held annually since 2007 and it teaches the modern surface management practices for bermudagrass putting greens. Demonstrations for all the practices are done. Mr. Rodney Lingle is the workshop leader for this workshop. I will send more information on this workshop soon. In the meantime, consider buying the Green Precision brushes for the triplex, as these are available from your Toro Distributor. These brushes are a key attachment for the triplex machines for surface grooming practices that will be reviewed at this workshop.

FAIRWAYS AND ROUGHS

The plant genetics of fairways, roughs and tees is the best possible with the Celebration bermudagrass. The Celebration was planted during the 2009 renovation project. That was a great decision, as no overseeding is needed now and the turf provides a wonderful 12 month playing surface in these areas. It is the best agronomic business model possible.

Height of cut of the Celebration at fairways was 0.55-inch. I liked this height, as it meets the requirements of the majority of your golfers and makes golf more fun versus too tight a fairway surface.

Rough height of cut is at 1.75-inch. This is slightly lower than last year's 2.0-inch. A new Toro 4500 mower has been added to the fleet. Due to the 45 acres of rough it is difficult to mow more than one time weekly. More fertilizer will be applied to lower density areas this summer to supplement the usual 4 lbs. annual nitrogen per 1,000 square feet. Tree roots are the main issue for rough turf areas due to the competition for water and nutrients at these sites.

Specticle herbicide was used last fall for the first winter annual weed control. Specticle is the best herbicide for this program and the results were spectacular. Only a few *Poa annua* plants broke through this barrier last year and these will soon disappear with warmer temperatures. A split treatment of 3 ounces per acre per treatment worked out well causing no injury to the Celebration.

Merit and Talstar insecticides will be applied soon for the mole crickets. Very little activity has occurred due to this annual treatment. It seems far less mole cricket pressure has occurred over the past few years, as this program works so well.

With all the golfer traffic and cart use, Mr. Hale deploys ropes and stakes for traffic control between the months of October through early April. This program works to perfection, as minimal traffic issues are observed anywhere.

Recommendations:

1. Consider stating a tree root pruning program along the rough lines in wooded areas. The Imants is the ideal machine to sever tree roots with minimal surface disruption. For more information on the Imants, see the article, [Imants Shockwave](#). A contractor (Bob Wicker of Jacksonville, Florida) is also available to do this work, but the Imants is low cost (\$13,000) and would be used often by the staff.

TEES

Celebration bermudagrass on the teeing areas has done well especially without any overseeding. The only site with issues is at the #17 tee due to high shade from the trees.

Recommendations:

1. Consider taking out the trees causing the shade issues on the #17 teeing area.
2. The forward blue tees located in the fairways are well done. These tees for junior and other players with slower swing speeds are a big plus to help grow the game of golf. For more information on the value of forward tees, please read this article that I did a few weeks ago in the USGA Record, [Home Run with Forward Tees](#).
3. Consider getting these new blue tees rated by the Florida State Golf Association.

DRIVING RANGE TEE

No artificial mats are available at the driving range tee. With only $\frac{3}{4}$ acre of turf for teeing area, it would help to provide artificial mats to help rest the turf at times so it can recover from the divots.

Recommendations:

1. From my perspective and observations traveling throughout the Southeast Region, the Turf Hound mats are the most impressive and most popular mats that I observe. Golfers seem to like these mats the best. It is almost like standing on healthy natural turf, except no divots to replace! Golfers can also set their tees at any height on these mats. For more information, visit their website at www.turfhound.com.



Turf Hound tee surfaces provide for a turf-like surface at driving range tees, without the divots.

BUNKERS

A total of 63 bunkers are in the design and encompass a total square footage of 98,000 square feet (over 2 acres). Steep sand face designs that have softer sand and fingers are difficult to mow and provide challenges, along with the large area to maintain (raking, edging, weeding, etc.). Sand erosion issues also happen after storms and it takes many man hours to repair. It would be a big plus to reduce the number of bunkers and to implement architectural changes to simplify the maintenance. Also, these changes would reduce golfer complaints about bunkers, which are caused by design issues.

One notable area needing change is at the #13 hole. The four bunkers on this hole have poor drainage due to the low water table. These bunkers are now marked as ground under repair. Taking out these four bunkers would be a good start.

Recommendations:

1. Consider taking out six to seven bunkers (a reduction of 10,000 square feet of bunkers) to reduce labor at these sites. Other bunkers could be reduced in size, such as the two bunkers in the #7 fairway. Also, see if you can adjust the design in areas with the fingers to simplify mowing operations and the slope at sites with steep faces to modify raking operations. Mr. Hale knows exactly what to do to improve the bunker design and to reduce annual costs at these hazards.

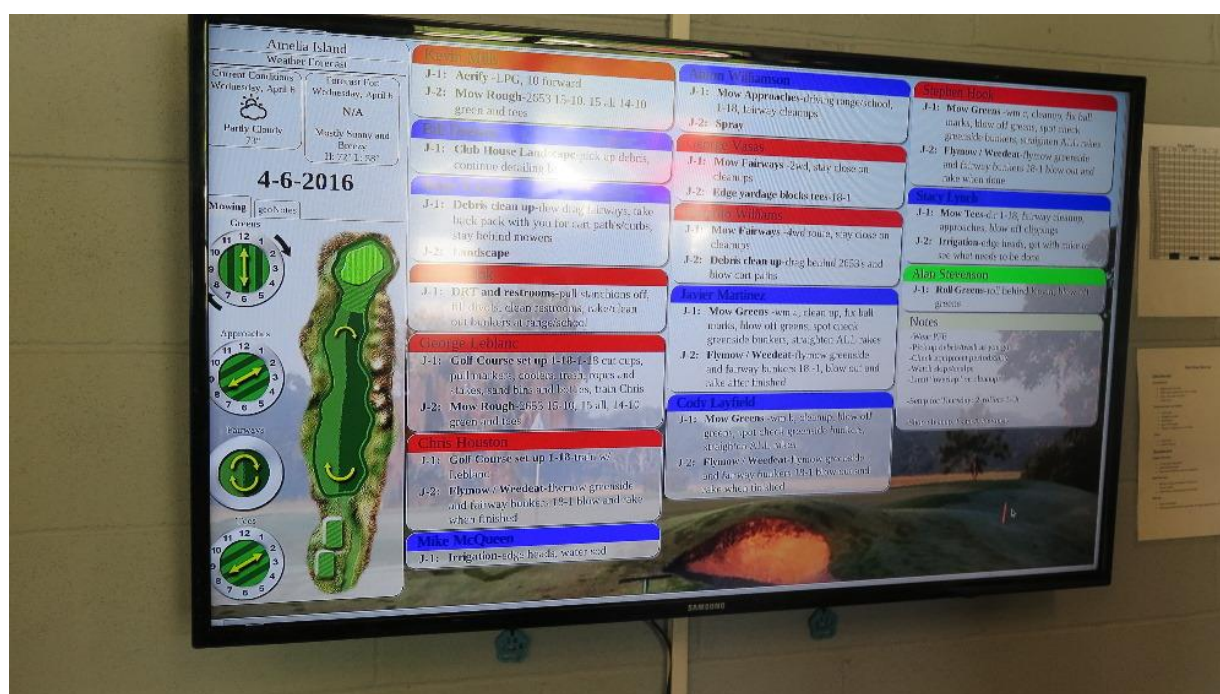
IRRIGATION LAKE

The irrigation lake on the #7 hole is very small and only holds enough water for a two day supply. However, the recharging system is excellent with storm water and lake

approximately two miles away. Mr. Hale is confident that the golf course will not run out of water. Mr. Hale may install a float switch to the sump pump to improve this system of recharge soon. Water quality is also very good from tests.

IDEA FOR STAFF MANAGEMENT

I was very impressed with the Task Tracker screen and application that I have been observing at many courses this spring. This Task Master provides information on course labor assignment for the laborers at the Turf Care Center. The ease of setting up daily assignments and displaying these tasks on the High Definition TV is a big plus. It also saves the data to the Cloud for easy access to assist with recordkeeping. It also allows real time changes to be made by the supervisors at any time. Tools like this are taking course management to the next level and at a very affordable annual cost.



Task Master is a practical application to help with daily labor assignments. It also helps to keep track of man hour allocations and where labor is done on each playing area.

NEXT USGA VISIT

I will plan to visit again later next spring or sooner if needed. In the meantime, if I can do anything please let me know.

CONCLUSION

It was a pleasure to visit at the Palm Harbor Club and discuss the care of the golf course. Besides providing a service free of bias from affiliation with any product or manufacturer, the USGA Green Section is the largest supporter of turfgrass research in the world. This research effort is critical to ensure the future of the game of golf and the

industry of turfgrass maintenance. The thrust of this research is to provide superior turfgrasses that play better and are easier to maintain while ensuring golf courses remain positive influences on the environment. Your club's membership in the USGA and support of the Green Section makes this research effort possible.

Thank you for your support of the Course Consulting Service. Please do not hesitate to call my office should you have any questions concerning this report, the research efforts of the USGA or any other matter regarding the maintenance of your course.

Sincerely,

A handwritten signature in black ink, reading "Patrick O'Brien". The signature is fluid and cursive, with a horizontal line underlining the name.

Patrick O'Brien
USGA Green Section