



INVITATION TO BIDDERS

The **City of Gatlinburg** is accepting bids for the **Gatlinburg Golf Course Holes Renovation Project** for the Gatlinburg Golf Course, located at **520 Dollywood Lane, Pigeon Forge, Tennessee**.

The project has been **designed by Jeff Lawrence, ASGCA, President/Principal Architect, Lawrence Golf Design**, and consists of renovations to selected golf holes, including associated grading, shaping, drainage, bunker work, turf improvements, and related infrastructure as identified in the bid documents.

Prospective vendors must have extensive experience in the type of Golf Course renovations that are listed in the detailed specifications.

Bid Documents may be obtained from and **Technical questions regarding Specifications** should be directed to:

Jeff Lawrence, ASGCA
President/Principal Architect
Lawrence Golf Design
Email: Jeff@LawrenceGolfDesign.com
Mobile: (864) 360-5572

Bids shall be received until: 2:30 PM on February 19, 2026, at which time they will be publicly opened and read aloud. **No bid may be withdrawn for thirty (30) days.**

There will be a **Mandatory Pre-Bid Meeting** for potential contractors on January 26, 2026, at 1:00 PM.

Bids shall be submitted in a **sealed envelope** with the **Bidder's name, address, date and time of bid opening**, and the quotation:

"Bid on Gatlinburg Golf Course Holes Renovation Project"
clearly stated on the outside of the envelope.

The **City of Gatlinburg** reserves the right to waive any informalities in, or to reject any or all bids, and to accept the bid deemed most favorable to the interests of the City.

GENERAL PROVISIONS

Prices quoted shall not include Federal or State taxes, if any are applicable. The successful bidder shall furnish tax exemption forms, if required, with their invoices.

Prices quoted shall be **F.O.B. Pigeon Forge, Tennessee**, unless otherwise indicated.

Any additions, deletions, or variations from the specifications must be clearly noted.

Inspection of all work, materials, or equipment shall be conducted by an agent of the City of Gatlinburg. Any work or materials found defective or failing to meet contract requirements shall be rejected and replaced at the bidder's expense.

The City of Gatlinburg reserves the right to defer payment for **thirty (30) days after delivery or completion** and further reserves the right to reject any or all bids.

The bidder agrees to **indemnify and hold harmless the City of Gatlinburg** from any and all liability, loss, or damage arising from work performed under this agreement.

The bidder shall notify the City, in writing, within **thirty (30) days**, by registered mail, of any claim against the bidder relating to indemnified obligations.

It is the policy of the City of Gatlinburg not to discriminate on the basis of race, color, national origin, age, sex, or disability in employment practices or in the administration of its programs and services. The contractor certifies compliance with this policy.

The vendor shall possess all **required licenses and insurance** necessary to perform this type and size of project. This is solely the responsibility of the bidder and non-compliance may result in being disqualified from consideration

Certain projects with a total cost of **\$25,000 or more** require a **Tennessee Contractor's License**. The **License Number, Classification, and Expiration Date MUST be listed on the bid envelope**. Bidders may not use the license of another contractor to bid on any City of Gatlinburg project.

DELIVERABLES & REQUIREMENTS

Bid Documents from the golf course architect will include the following:

- 1- Plans set for holes 16-17-18 and No.10
- 2- Technical Specifications (Golf)
- 3- Bill of Quantities
- 4- Proposed Schedule

Note: Other documents from the project engineer and irrigation designer and will likely be part of this package as separate documents.

Requirements

- The contractor(s) shall have a depth of golf course construction experience (minimum of 10 years) that can deliver high-quality work and has a portfolio of past projects to show their depth of experience. A minimum of three (3) references will be required to show experience is similar type projects.
- Experience in golf course irrigation (materials, installation, etc.).
- Contractor should produce their own proposed schedule based on the scope of work and planting dates to achieve a successful growth.
- The timeline for renovation will have to be coordinated with Golf Course personnel.
- Provide a list and qualifications of any sub-contractors you intend to use. It is encouraged to utilize local/regional earthwork and clearing contractors with the guidance of the golf course contractor and golf course architect.
- After the pre-bid meeting, all questions shall be directed to the golf course architect and will be shared with all qualified contractors bidding the job.
- Contractor(s) shall also adhere to any engineering requirements/specifications that supersede the golf architect's specifications.
- An itemized list of equipment and personnel that will be on site during the construction process.
- The contract will include Liquidated Damages for exceeding time frame.
- Contractor shall provide a Performance Bond
- Contract will include agreed Retainage % to be held back until project is completed.
- **Customer will ask for Alternate Pricing that does NOT include Hole #10.**
- Any items that contractors have questions about can be addressed at the mandatory pre-bid meeting on 1-26-2026.
- Contractor shall provide the following certifications:
 - Drug-free Workplace Affidavit
 - Iran Divestment Act

Robert L. Holt, Finance Director
City of Gatlinburg
1230 East Parkway
P.O. Box 5
Gatlinburg, TN 37738

RE: Bid on Renovation of Selected Holes at Gatlinburg Golf Course

We have reviewed the Invitation to Bid and Specifications and offer the following
(complete all sections below):

\$ _____ Lump Sum Cost, all inclusive.

\$ _____ Lump Sum Cost, excluding Hole #10

Time to completion is important for this project. The bidder/contractor hereby agrees to complete the project within these number days of written notice to proceed from the City.

All Inclusive (Including Hole #10) _____ days

Excluding Hole #10 _____ days

Any Deviations from the Specifications are listed Below:

DEVIATIONS: __YES__NO

Signed/ _____

Name (Print)

Date

Company Name

Telephone Number

Address

Fax Number

City State Zip

Email

**EACH BIDDER SHALL SUBMIT THIS STATEMENT OF COMPLIANCE WITH THEIR
BID.**

For Title VI and IX compliance, we ask for voluntary disclosure of the following
information:

Gender: Male_____

Female_____

Race: Caucasian_____

African American_____

Other (please specify)_____