

CONSTRUCTION SERVICES AGREEMENT

GLADSTAN SHORT COURSE

THIS CONSTRUCTION SERVICES AGREEMENT (this "**Agreement**") is entered into as of August 10, 2026 (the "**Effective Date**"), by and between the **CITY OF PAYSON**, a Utah municipal corporation ("**City**" or "**Owner**"), and **WAGNER GOLF WORKS, LLC**, a Utah limited liability company ("**Contractor**").

RECITALS

WHEREAS, the City desires to construct a short course at the Gladstan Golf Course facility located at 1 Gladstan Drive, Payson, Utah 84651 (the "**Project**");

WHEREAS, the City issued an Invitation for Bids dated June 8, 2026, for the construction of the Project;

WHEREAS, Contractor submitted a bid and has been selected by the City to perform the Work (as defined below) in accordance with the terms and conditions of this Agreement; and

WHEREAS, the parties desire to set forth their respective rights, duties, and obligations with respect to the construction of the Project.

NOW, THEREFORE, in consideration of the mutual covenants and agreements set forth herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

Article 1 — Definitions

1. **Definitions.** As used in this Agreement, the following terms shall have the meanings set forth below:
 1. **Agreement Documents** means this Agreement and all exhibits, schedules, plans, specifications, drawings, addenda, amendments, and change orders attached hereto or incorporated by reference, including without limitation the Construction Document Bid Set, the Scope of Work, the Invitation for Bids, and the Bid Clarifications dated July 2, 2026.
 2. **Change Order** means a written modification to this Agreement issued in accordance with Article 8.
 3. **Completion Date** means June 1, 2027, or such other date as may be established by Change Order, representing the date by which Contractor shall achieve Final Completion.
 4. **Contract Price** means the total compensation payable to Contractor as set forth in Article 4.

5. **Final Completion** means the completion of all Work in accordance with the Agreement Documents, including correction of all punch list items, delivery of all required documentation, and issuance of the Certificate of Final Completion by the City.
6. **Force Majeure Event** has the meaning set forth in Section XIII of Article 11.
7. **Owner's Representative** means Tracy Zobell or such other person as the City may designate in writing from time to time.
8. **Project** means the construction of a nine-hole, short course at the Gladstan Golf Course facility in Payson, Utah, including all site preparation, earthwork, drainage systems, irrigation systems, grassing, cart paths, bunkers, tees, greens, and related work as described in the Agreement Documents.
9. **Project Designer** means Brian Lussier of Lussier Golf Design, LLC and/or Tracy Zobell of Payson City, or such other person as may be designated in writing.
10. **Substantial Completion** means the stage in the progress of the Work when the Work or a designated portion thereof is sufficiently complete in accordance with the Agreement Documents so that the City can occupy or utilize the Work for its intended use, notwithstanding the existence of punch list items.
11. **Work** means all labor, materials, equipment, services, and other items required to be furnished and performed by Contractor under this Agreement, including without limitation all work described in the Agreement Documents.

Article 2 — Scope of Work

1. **General Scope.** Contractor shall furnish all labor, materials, equipment, tools, transportation, supervision, and services necessary to complete the Work in a good and workmanlike manner in strict accordance with the Agreement Documents. The Work includes, but is not limited to:
 1. **Site Preparation** as described in Section I of the Scope of Work, including clearing, grubbing, tree protection, debris removal, and erosion control measures.
 2. **Soil Management and Earthwork** as described in Section III of the Scope of Work, including topsoil management, soil cut and fill operations, processed fill placement, and architectural grading.
 3. **Shaping and Contouring** as described in Section IV of the Scope of Work, including rough shaping, clean-up shaping, detail shaping, and cart path subgrade preparation for all nine holes.
 4. **Golf Course Drainage** as described in Section V of the Scope of Work, including installation of mainline and submain drainage pipes, catch basins, field sumps, and all related drainage work in accordance with the conceptual drainage plan and project engineer specifications.

5. **Irrigation System** as described in the Construction Document Bid Set dated June 18, 2026, including furnishing and installation of a complete irrigation, mainline and lateral piping, valves, quick couplers, wire, grounding, and all associated components to deliver a fully operational irrigation system.
6. **Green Construction and Development** as described in Section VIII of the Scope of Work, including construction of nine greens in accordance with USGA recommendations and the Construction Document Bid set dated June 18, 2026.
7. **Tee Construction** as described in Section IX of the Scope of Work, including construction of tee complexes as described in the Construction Document Bid Set dated June 18, 2026.
8. **Bunker Construction** as described in Section X of the Scope of Work, including shaping, drainage installation, liner placement (if specified), and sand installation for five bunkers.
9. **Cart Path Installation** as described in Section XI of the Scope of Work, including subgrade preparation and installation of 3,937 linear feet of eight-foot (8') wide concrete cart paths and associated curbing.
10. **Sand Capping** as described in Section XII of the Scope of Work, including uniform placement of capping sand over fairway and rough subgrades to the depth specified by the agronomist.
11. **Finish Grading, Smoothing, and Detailing** as described in Section XIII of the Scope of Work, including final preparation of all areas for planting, stone picking, debris removal, and grade verification.
12. **Grassing** as described in Section XIV of the Scope of Work, including soil pH adjustment, fertilization, seeding of greens, seeding of tees and fairways, installation of sod as specified, and hydroseeding where applicable.
13. **Additional Work Items** including but not limited to mobilization, staking and surveying, as-built documentation, tree protection fencing, safety fencing, and all other work items identified in the Bill of Quantities and Bid Form.
2. **Compliance with Agreement Documents.** Contractor shall perform all Work in strict accordance with the Agreement Documents. In the event of any conflict or inconsistency among the Agreement Documents, the following order of precedence shall govern: (a) this Agreement; (b) Change Orders; (c) the Construction Document Bid Set; (d) the Scope of Work; (e) the Bid Clarifications; and (f) the Invitation for Bids.
3. **Professional Standards.** Contractor shall perform all Work in accordance with the highest professional standards applicable to golf course construction and in compliance with all applicable federal, state, and local laws, codes, ordinances, regulations, and requirements.

4. **Site Conditions.** Contractor acknowledges that it has visited the Project site, familiarized itself with local conditions affecting the Work, and satisfied itself as to all matters that could affect Contractor's performance of the Work and the Contract Price.
5. **Permits and Approvals.** The City shall obtain and pay for all construction permits, licenses, fees, and inspections required for the Work, as specified in the Bid Clarifications. Contractor shall cooperate fully with all permit and inspection processes and shall provide all information reasonably requested by permitting authorities.

Article 3 — Project Schedule and Time for Performance

1. **Commencement Date.** Contractor shall commence the Work on August 10, 2026, or such other date as the City may designate in writing (the "**Commencement Date**").
2. **Substantial Completion.** Contractor shall achieve Substantial Completion of all Work by May 1, 2026, subject to extension as provided in this Agreement.
3. **Final Completion.** Contractor shall achieve Final Completion of all Work by the Completion Date, as defined in Article 1.
4. **Construction Schedule.** Within fourteen (14) days after the Effective Date, Contractor shall submit to the City for approval a detailed Construction Schedule showing:
 1. The sequence and schedule of operations necessary to complete the Work.
 2. Major milestones and critical path activities.
 3. Coordination points with other contractors or city operations.
 4. Procurement schedules for long-lead materials and equipment.
 5. Sequencing of work by hole and feature type.
5. **Schedule Updates.** Contractor shall update the Construction Schedule monthly and submit the updated schedule with each Application for Payment. The schedule shall reflect actual progress, identify any delays or potential delays, and propose corrective measures.
6. **Time is of the Essence.** Time is of the essence in the performance of this Agreement. Contractor acknowledges that the City has a critical need to complete the Project by the Completion Date and that delay in completion will cause substantial harm to the City.
7. **Liquidated Damages.** If Contractor fails to achieve Substantial Completion by the date specified in Section II above, as such date may be extended in accordance with this Agreement, Contractor shall pay to the City liquidated damages in the amount of \$1000 per calendar day for each day of delay. Such liquidated damages represent a reasonable estimate of the damages the City will incur as a result of delay, including but not limited to lost revenue, administrative costs, and other consequential damages that are difficult to quantify. The City may deduct liquidated damages from any payments due or to become due to Contractor. Payment of liquidated damages shall not relieve Contractor of its obligation to complete the Work or of any other obligations under this Agreement.
8. **Extensions of Time.** Contractor shall be entitled to an extension of time for completion only under the following circumstances:

1. Force Majeure Events as defined in Article 11, Section XIII, provided Contractor complies with the notice requirements set forth therein.
 2. Delays caused by the City's failure to perform its obligations under this Agreement, including failure to provide timely access to the site or failure to provide required approvals within the time periods specified in this Agreement.
 3. Delays caused by Change Orders that reasonably extend the time required for completion.
 4. Delays caused by the discovery of differing site conditions as described in Article 11, Section XIV, provided such conditions could not have been reasonably anticipated by Contractor through site inspection and review of available information.
 5. Contractor shall not be entitled to an extension of time for delays caused by Contractor's own acts or omissions, labor disputes involving Contractor or its subcontractors, delays in procurement of materials or equipment due to Contractor's failure to order timely, or delays due to weather conditions that are normal and reasonably anticipated for the Project location and time of year.
9. **Notice of Delay.** Contractor shall provide written notice to the City of any event that Contractor believes entitles it to an extension of time within seven (7) days after Contractor knows or should have known of the event giving rise to the delay. The notice shall describe the event, its cause, the expected duration of delay, and the steps Contractor is taking or proposes to take to mitigate the delay. Failure to provide timely notice shall constitute a waiver of Contractor's right to an extension of time unless the City had actual knowledge of the delay.

Article 4 — Contract Price and Payment Terms

1. **Contract Price.** Subject to authorized adjustments under this Agreement, the total compensation payable to Contractor for complete performance of the Work shall be \$3,095,360 (the "**Contract Price**"). The Contract Price is based on the unit prices and lump sum amounts set forth in Contractor's Bid Form dated July 2, 2026, which is incorporated herein by reference as **Exhibit A**.
2. **Payment Structure.** The Contract Price shall be paid through monthly progress payments based on the percentage of Work completed, as set forth in Sections III through VIII below.
3. **Applications for Payment.** On or before the last day of each month, Contractor shall submit to the Owner's Representative an Application for Payment covering Work performed through the last day of the preceding month. Each Application for Payment shall include:
 1. A schedule of values showing the original Contract Price, net change by Change Orders, current Contract Price, total completed and stored to date, percentage of completion for each line item, retainage withheld, and amount due.
 2. Clean, clear, and legible as-built drawings showing all work completed to date, including accurate locations of electrical, communication, and piping installations.

3. Certification signed by Contractor that the Work has been performed in accordance with the Agreement Documents, that amounts previously paid have been properly applied to the Work, and that all claims for labor and materials have been satisfied.
 4. Conditional lien releases from all subcontractors and material suppliers for amounts previously paid.
 5. Evidence of insurance and bonds in compliance with Article 6.
 6. Such other documentation as the City may reasonably require.
4. **Review and Approval.** The Owner's Representative shall review each Application for Payment and, within fourteen (14) days after receipt of a properly submitted Application, shall either: (a) approve the Application for the full amount requested; (b) approve the Application with modifications; or (c) reject the Application with written explanation of the reasons for rejection. The Owner's Representative shall review requests for payment and consult with the City to determine validity of the payment request.
 5. **Payment Timeline.** The City shall pay approved amounts within thirty (30) days after approval of an Application for Payment, less retainage as provided in Section VI below. Payment shall be made by check or electronic funds transfer to the account designated by Contractor in writing.
 6. **Retainage.** The City shall withhold retainage in the amount of ten percent (10%) from each progress payment (the "**Retainage**"). Upon Substantial Completion, the City may, in its sole discretion, reduce the Retainage to five percent (5%) of the Contract Price. The Retainage shall be released to Contractor within thirty (30) days after Final Completion, provided that all requirements for Final Completion have been satisfied.
 7. **Withholding of Payment.** The City may withhold payment or nullify payments previously made to the extent necessary to protect itself from loss due to:
 1. Defective Work not remedied.
 2. Claims filed or reasonable evidence indicating probable filing of claims by subcontractors, suppliers, or other persons.
 3. Failure of Contractor to make payments properly to subcontractors or suppliers.
 4. Damage to the City or another contractor.
 5. Reasonable doubt that the Work can be completed for the unpaid balance of the Contract Price.
 6. Failure to comply with federal, state, or local laws, codes, or regulations.
 7. Failure to provide required documentation, including as-built drawings, in accordance with Section III above.

8. **Final Payment.** Within thirty (30) days after Final Completion and acceptance of the Work by the City, Contractor shall submit a final Application for Payment. The final Application shall be accompanied by:
1. Final as-built drawings in the formats specified in the Agreement Documents.
 2. Unconditional lien releases from Contractor and all subcontractors and suppliers.
 3. Warranties and guarantees as required by Article 10.
 4. Operation and maintenance manuals for all installed equipment and systems.
 5. Closeout documentation as specified in Article 13, Section III.
 6. Certification that all Work has been completed in accordance with the Agreement Documents and that all obligations have been satisfied.

Article 5 — Contractor's Obligations and Performance Standards

1. **General Performance Obligations.** Contractor shall:
 1. Perform all Work in a good, workmanlike, and professional manner in accordance with the highest standards applicable to golf course construction.
 2. Furnish all supervision, labor, materials, equipment, tools, transportation, and services necessary to complete the Work.
 3. Maintain adequate staffing and equipment to meet the Construction Schedule.
 4. Coordinate and cooperate with the City, other contractors, and third parties as necessary.
 5. Keep the Project site clean, safe, and orderly at all times.
2. **Superintendent and Key Personnel.** Contractor shall employ on the Project site a full-time, competent superintendent and such assistants as necessary to supervise and direct the Work. Contractor shall submit the names and qualifications of the superintendent and all key personnel for approval by the City prior to commencement of Work. The superintendent shall:
 1. Be present on the Project site at all times when Work is being performed.
 2. Represent Contractor and have authority to act on Contractor's behalf.
 3. Receive and implement directions from the Owner's Representative and Project Designer.
 4. Coordinate all aspects of the Work and maintain communication with the City.
 5. Contractor shall not replace the superintendent or any key personnel without prior written approval of the City.
3. **Qualified Personnel.** Contractor shall ensure that all personnel performing Work under this Agreement are properly trained, certified, and qualified for the tasks they are assigned.

4. **Materials and Equipment.** Contractor shall:
 1. Furnish only new materials and equipment conforming to the specifications in the Agreement Documents unless otherwise specifically approved in writing.
 2. Provide samples of materials for approval when requested by the Owner's Representative or Project Designer.
 3. Store and protect all materials and equipment to preserve their quality and fitness for the Work.
 4. Order materials sufficiently in advance to avoid delays in the Construction Schedule.
5. **Subcontractors and Suppliers.** Contractor shall be solely responsible for:
 1. Selecting, contracting with, and managing all subcontractors and suppliers.
 2. The acts, omissions, and defaults of all subcontractors and suppliers.
 3. Payment of all subcontractors and suppliers in accordance with their respective agreements.
 4. Ensuring that all subcontractors and suppliers comply with all requirements of this Agreement.
6. **Use of Premises.** Contractor shall:
 1. Confine equipment, materials storage, and operations to areas designated by the City.
 2. Arrange for utility locations through Blue Stakes or equivalent utility location service.
 3. Not unreasonably encumber the Project site with materials or equipment.
 4. Minimize disruption to ongoing operations at the Gladstan Golf Course facility.
 5. Coordinate construction activities with the golf course superintendent to maintain irrigation system operation on the existing course.
7. **Safety Coordination.** Because the Project construction area includes an active cart path connection between active golf areas at Gladstan, Contractor shall implement and enforce safety measures to maintain separation and safety throughout construction, including:
 1. Installation and maintenance of safety fencing and signage as required.
 2. Traffic control measures to protect public safety.
 3. Coordination with the golf course superintendent regarding construction activity near active play areas.
8. **Existing Golf Course Operations.** During the irrigation season, Contractor shall:
 1. Ensure the existing golf course irrigation is operational throughout construction and completion of project.

2. Make immediate repairs to any existing irrigation mainline, lateral line, or electrical components damaged during construction to keep the existing system operational.
3. Coordinate all work affecting existing course operations with the golf course superintendent.

9. **Protection of Work and Property.** Contractor shall:

1. Protect all Work, materials, and equipment from damage.
2. Protect the City's property and the property of others from damage caused by Contractor's operations.
3. Protect preserved trees and vegetation as specified in the Scope of Work.
4. Repair or replace any damaged property at Contractor's sole expense.

10. **Cleanup.** Contractor shall:

1. Keep the Project site free from accumulations of waste materials, rubbish, and debris resulting from the Work.
2. Remove waste materials daily and dispose of them in accordance with applicable laws.
3. At Final Completion, remove all equipment, surplus materials, rubbish, and debris and leave the Project site in a clean condition suitable for use.

Article 6 — Insurance, Bonds, and Indemnification

1. **General Liability Insurance.** Contractor shall procure and maintain, at its own expense, commercial general liability insurance with minimum limits of \$1,000,000 per occurrence and \$2,000,000 annual aggregate, covering bodily injury, property damage, personal injury, and advertising injury arising out of or in connection with the Work. The policy shall include:
 1. Premises and operations coverage.
 2. Products and completed operations coverage for a period of not less than two (2) years after Final Completion.
 3. Contractual liability coverage for Contractor's indemnity obligations under this Agreement.
 4. The City as an additional insured.
2. **Automobile Liability Insurance.** Contractor shall procure and maintain automobile liability insurance covering all owned, non-owned, and hired vehicles used in connection with the Work, with minimum combined single limits of \$500,000 per accident.
3. **Workers' Compensation Insurance.** Contractor shall procure and maintain workers' compensation insurance as required by Utah law.
4. **Insurance Requirements.** All insurance policies required under this Article shall:

1. Be issued by insurers authorized to do business in Utah.
2. Provide that coverage shall not be cancelled, materially changed, or non-renewed without thirty (30) days' prior written notice to the City.
3. Be primary and non-contributory with respect to any insurance maintained by the City.
4. Waive all rights of subrogation against the City, its officers, employees, and agents.
5. **Evidence of Insurance.** Prior to commencement of Work, Contractor shall furnish to the City certificates of insurance and endorsements evidencing all required coverage. The City's approval of insurance shall not relieve Contractor of its obligations or liabilities under this Agreement.
6. **Indemnification by Contractor.** To the fullest extent permitted by law, Contractor shall indemnify, defend, and hold harmless the City, its officers, employees, agents, and representatives (collectively, the "**Indemnified Parties**") from and against any and all claims, demands, causes of action, losses, damages, liabilities, costs, and expenses (including reasonable attorneys' fees and costs of defense) arising out of or in connection with:
 1. The performance or non-performance of the Work by Contractor, its subcontractors, suppliers, or anyone for whose acts any of them may be liable.
 2. Bodily injury (including death) or property damage caused by Contractor's operations, equipment, or personnel.
 3. Any breach of this Agreement by Contractor.
 4. Any negligent or willful act or omission of Contractor, its officers, employees, agents, subcontractors, or suppliers.
 5. Any violation of applicable laws, codes, ordinances, or regulations by Contractor.
 6. Any claim for wages, benefits, or compensation by Contractor's employees, subcontractors, or suppliers.
7. **Indemnification Procedures.** The Indemnified Parties shall provide Contractor with prompt written notice of any claim for which indemnification is sought. Contractor shall have the right to control the defense of any such claim with counsel reasonably acceptable to the City, provided that Contractor may not settle any claim without the City's prior written consent if such settlement would impose any obligation on the City or admit any liability on behalf of the City. The City shall have the right to participate in the defense at its own expense.
8. **Indemnification Limitations.** Contractor's indemnification obligations under this Article shall not apply to the extent that claims arise solely from the negligence or willful misconduct of the Indemnified Parties, except that Contractor shall remain liable for the concurrent negligence of Contractor and the Indemnified Parties. This indemnification obligation shall survive Final Completion and termination of this Agreement.

Article 7 — City's Obligations and Rights

1. **General Obligations.** The City shall:
 1. Provide Contractor with access to the Project site as necessary for performance of the Work, subject to coordination requirements set forth in Article 5.
 2. Designate the Owner's Representative to act on behalf of the City in all matters related to this Agreement.
 3. Review and respond to Applications for Payment, submittals, and requests for information within the time periods specified in this Agreement.
 4. Provide timely approvals and decisions to avoid unreasonable delays in the progress of the Work.
 5. Pay Contractor in accordance with Article 4 for all Work properly performed.
2. **Site Information and Conditions.** The City has provided or made available to Contractor:
 1. Baseline and benchmark elevations as described in the Scope of Work, Section 13.0.
 2. Existing site surveys and base map information prepared by the City of Payson, Utah.
 3. Access to the Project site for Contractor's pre-bid inspection and investigation.
 4. The City makes no warranty or representation as to the accuracy or completeness of such information beyond that it represents the City's best knowledge as of the date provided.
3. **Permits and Regulatory Approvals.** The City shall:
 1. Obtain and pay for all construction permits, licenses, and fees required for the Work as specified in the Bid Clarifications dated July 2, 2026.
 2. Provide all necessary permits and approvals to Contractor within five (5) days after execution of this Agreement or such other time as reasonably required.
 3. Cooperate with Contractor in obtaining any additional permits or approvals that may become necessary during construction.
4. **Utility and Infrastructure Coordination.** The City shall:
 1. Coordinate with affected utility providers regarding any utility relocations or modifications required for the Work.
 2. Provide electrical power supply for the irrigation pump station and controllers at or near the pump pad location as specified in the Construction Document Bid Set.
5. **Materials and Equipment Furnished by City.** The City shall:
 1. Supply engineered controls for the Project, including golf hole monuments (tee, fairway, green markers), critical benchmarks, property lines, existing utilities, and other infrastructure as required for construction.

2. Supply bedding material for irrigation trenching where rocky conditions prevent use of excavated spoils, with costs for extra handling and placement to be reimbursed to Contractor on a time and materials basis as specified in the Bid Clarifications.
3. Deliver all City-furnished materials to the Project site in accordance with the Construction Schedule.
6. **Design Services.** The City has retained Tracy Zobell, to serve as Project Designer. The Project Designer shall:
 1. Provide design consultation throughout construction.
 2. Review Applications for Payment and verify that Work has been performed in accordance with the design intent.
 3. Provide clarifications and interpretations of the Agreement Documents when requested.
 4. Approve all finish grades, feature locations, and aesthetic elements prior to final acceptance.
7. **Inspection and Testing.** The City reserves the right to:
 1. Inspect all Work at any time and from time to time during the progress of the Work.
 2. Reject any Work that does not conform to the requirements of the Agreement Documents.
8. **Right to Stop Work.** The City may order Contractor in writing to stop all or any portion of the Work if:
 1. The Work is being performed in a manner that threatens the safety of persons or property.
 2. The Work does not conform to the requirements of the Agreement Documents.
 3. Contractor has failed to comply with applicable laws, codes, ordinances, or regulations.
 4. The City believes stoppage is necessary to protect the City's interests.
 5. If the City orders a stop work, Contractor shall immediately cease the affected Work and shall not resume such Work until authorized in writing by the City. Contractor shall not be entitled to an extension of time or additional compensation for delays caused by a stop work order unless the order was issued without reasonable cause.
9. **Right to Suspend or Terminate.** The City may suspend or terminate this Agreement as provided in Article 12.
10. **No Duty to Supervise.** The City's rights of inspection, testing, review, and approval under this Agreement do not relieve Contractor of its sole responsibility for the proper performance of the Work or impose any duty on the City to supervise or direct Contractor's means, methods, techniques, sequences, or procedures of construction.

Article 8 — Changes in the Work

1. **General Authority.** The City may, at any time and from time to time, order changes, additions, or deletions to the Work through a Change Order without invalidating this Agreement. All such changes shall be authorized by a written Change Order executed by the City and Contractor.
2. **Change Order Process.** When the City desires to make a change to the Work, the following procedure shall apply:
 1. The City shall issue a written request to Contractor describing the proposed change and requesting a proposal for the cost and time impact of the change.
 2. Within seven (7) days after receipt of the request, Contractor shall submit a written proposal setting forth: (i) a detailed description of the changed Work; (ii) the change in Contract Price, if any, with supporting documentation; (iii) the change in Construction Schedule, if any; and (iv) any other impacts on the Work.
 3. If the City accepts Contractor's proposal, the parties shall execute a Change Order setting forth the agreed modifications to the Contract Price, Construction Schedule, and any other affected terms.
 4. No Change Order shall be effective unless executed in writing by both parties.
3. **Emergency Changes.** In the event of an emergency threatening the safety of persons or property, Contractor may make changes necessary to respond to the emergency without prior authorization. Contractor shall notify the City as soon as practicable of any such emergency changes and shall document the nature of the emergency, the work performed, and the costs incurred. The parties shall negotiate a Change Order for such emergency work in good faith.
4. **Pricing of Changes.** Changes to the Work shall be priced as follows:
 1. If unit prices are included in the Contract Price for the type of work involved, such unit prices shall apply to the changed work, subject to reasonable adjustment for changes in quantities.
 2. If no applicable unit price exists, the change shall be priced on a lump sum basis mutually agreed by the parties based on Contractor's actual costs and agreed upon markup.
 3. If the parties cannot agree on a lump sum price, the change shall be performed on a time and materials basis at rates specified in the Change Order, not to exceed a maximum price stated in the Change Order.
 4. Time and materials work shall be documented with daily reports showing labor hours, materials consumed, equipment used, and other costs incurred.
5. **Time Adjustments.** If a Change Order increases the scope or difficulty of the Work, Contractor shall be entitled to a reasonable extension of the Construction Schedule. The amount of extension shall be determined based on the critical path impact of the changed Work and shall be specified in the Change Order.

6. **Deletions and Reductions.** The City reserves the right to delete portions of the Work through Change Order. Compensation for deleted Work shall be determined by deducting the unit prices or proportional Contract Price allocable to the deleted Work, less reasonable compensation to Contractor for costs incurred in preparation for the deleted Work that cannot be mitigated.
7. **Minor Changes.** The Project Designer may authorize minor changes in the Work that do not materially affect the Contract Price or Construction Schedule and do not alter the overall design intent. Such minor changes may be communicated through written field directives and do not require a Change Order, provided that the cumulative value of minor changes does not exceed \$5,000.
8. **No Work Without Authorization.** Contractor shall not perform any changed, additional, or deleted Work without a Change Order or written directive as provided in this Article, except in emergency situations as provided in Section III above. Any Work performed without proper authorization shall be at Contractor's sole risk and expense, and the City shall have no obligation to pay for such Work.
9. **Disputes Regarding Changes.** If the parties cannot agree on the terms of a Change Order within a reasonable time, the dispute shall be resolved in accordance with Article 14.

Article 9 — Quality Control and Standards

1. **Conformance to Specifications.** All Work shall conform to the specifications, standards, and requirements set forth in the Agreement Documents. Where materials or equipment are specified by trade name, manufacturer, or model number, such specification shall establish a standard of quality, and Contractor may propose equivalent substitutes subject to approval as provided in Section III below.
2. **Testing and Inspection.** Contractor shall:
 1. Provide all sampling, testing, and certification required by the Agreement Documents, including but not limited to:
 1. Testing of bunker sand to verify conformance with specified particle size distribution.
 2. Soil testing for pH adjustment and fertilizer requirements.
 3. Pressure testing of irrigation mainline and lateral piping.
 4. Compaction testing of cart path subgrades and backfill materials.
3. **Substitutions.** Contractor may propose substitute materials or equipment only with prior written approval of the City and Project Designer. Requests for substitution shall:
 1. Be submitted at least ten (10) days prior to the bid opening for pre-bid substitutions, or ten (10) days prior to proposed installation for post-award substitutions.
 2. Include complete documentation demonstrating that the proposed substitute is equal to or better than the specified item in all respects, including performance, quality, durability, appearance, and warranty.

3. Include any engineering drawings or data necessary to evaluate the substitution.
 4. Identify any changes to other Work required to accommodate the substitution.
 5. The City's approval or rejection of proposed substitutions shall be in the City's sole discretion.
4. **Defective Work.** Work that does not conform to the requirements of the Agreement Documents is defective Work. Contractor shall, at its sole expense:
1. Promptly correct all defective Work whenever discovered, whether before or after Substantial Completion.
 2. Remove defective Work from the Project site and replace it with conforming Work.
 3. Correct any damage to other Work caused by the removal or replacement of defective Work.
 4. If Contractor fails to correct defective Work within a reasonable time after written notice from the City, the City may correct the defective Work by other means and charge the cost thereof to Contractor.
5. **As-Built Documentation.** Contractor shall maintain accurate as-built records throughout construction showing:
1. Actual locations, sizes, depths, and routing of all mainline and lateral irrigation piping.
 2. Locations of all irrigation heads, valves, controllers, quick couplers, air relief valves, catch basins, and electrical splices.
 3. Routing and color coding of all communication and power wiring.
 4. Locations and depths of all drainage pipes, catch basins, and discharge points.
 5. Final golf course features including tees, greens, bunkers, and cart paths.
 6. As-built records shall be updated monthly and submitted monthly with Applications for Payment. The City may withhold entire payment until accurate as-built documentation is submitted and approved.
6. **Final As-Built Drawings.** Within thirty (30) days after Substantial Completion, Contractor shall deliver to the City final as-built drawings prepared by GPS Golf As-Built Design showing:
1. Mechanical plans showing precise locations of all irrigation system components.
 2. Electrical plans showing routing of communication and power cables with station numbers.
 3. Control plans showing control numbers for programming each irrigation head.
 4. Drainage plans showing all installed drainage infrastructure.

5. Golf feature plans showing square footage of tees, greens, bunkers, and lakes.
6. All as-built drawings shall be provided in both digital format (DXF file or AutoCAD drawing file) and hard copy (A1 and A3 sizes). The City will not make final payment until as-built drawings have been delivered and approved.
7. **Workmanship Standards.** All workmanship shall be of a quality that meets or exceeds the standards recognized by the golf course construction industry for projects of similar type and scope. Workmanship that does not meet such standards, whether or not conforming to other requirements of the Agreement Documents, may be considered defective.

Article 10 — Warranties and Guarantees

1. **General Warranty.** Contractor warrants that:
 1. All materials and equipment furnished shall be new (unless otherwise specified), of good quality, and free from defects.
 2. All Work shall be free from defects in materials and workmanship.
 3. All Work shall conform to the requirements of the Agreement Documents.
 4. Title to all materials and equipment shall pass to the City free and clear of all liens, claims, and encumbrances upon incorporation into the Work or upon payment, whichever occurs first.
2. **Warranty Period.** Contractor shall warrant all Work for a period of twelve (12) months from the date of Substantial Completion (the "**Warranty Period**"). During the Warranty Period, Contractor shall promptly repair or replace, at no cost to the City, any Work that proves to be defective in materials or workmanship or that fails to conform to the requirements of the Agreement Documents.
3. **Correction of Defects.** If defective Work is discovered during the Warranty Period, the City shall provide written notice to Contractor specifying the nature and location of the defect. Contractor shall:
 1. Commence correction within seven (7) days after receipt of notice.
 2. Complete correction within a reasonable time not to exceed thirty (30) days unless a longer period is agreed in writing.
 3. Perform all correction work in accordance with the same standards and requirements applicable to the original Work.
 4. Bear all costs associated with correction, including labor, materials, equipment, travel, and clean-up.
4. **Warranty Exclusions.** The warranties set forth in this Article do not extend to:
 1. Damage caused by abuse, misuse, neglect, or improper maintenance by the City or third parties.

2. Normal wear and tear or deterioration.
 3. Damage caused by the City's failure to perform its maintenance obligations.
 4. Damage caused by modifications or alterations made by persons other than Contractor without Contractor's written approval.
 5. Damage caused by weather events or other Force Majeure Events.
 6. Settlement of topsoil, grassed areas, or trenches caused by the City's failure to perform proper watering or maintenance, except that Contractor remains responsible for settlement directly caused by inadequate compaction during construction.
 7. Failure of grass to germinate or establish due to Acts of God, extremely unusual weather conditions (meaning twenty percent (20%) beyond normal range for temperature or two hundred percent (200%) beyond normal range for rainfall), or unusual disease or insect attacks beyond Contractor's control.
5. **Manufacturer's Warranties.** Contractor shall transfer to the City all manufacturers' warranties for materials and equipment incorporated into the Work. Contractor shall provide the City with all warranty documents, including instructions for making warranty claims. Manufacturers' warranties that extend beyond twelve (12) months shall remain in effect for their full term.
6. **Survival.** The warranties and obligations set forth in this Article shall survive Substantial Completion, Final Completion, final payment, and termination of this Agreement.
7. **Irrigation System Warranty.** In addition to the general warranty set forth above, Contractor specifically warrants that the irrigation system shall be fully operational and perform in accordance with the design specifications. The irrigation system warranty shall include:
1. All labor and materials required to repair or replace defective irrigation components.
 2. Correction of any coverage gaps or deficiencies in irrigation performance.
 3. Adjustment of sprinkler heads to ensure proper coverage of all irrigated areas.
 4. Repair of settlement or damage to irrigation infrastructure.
8. **Settling and Depressions.** Contractor warrants that all trenches, disturbed areas, and constructed features will not exhibit undue settlement. Any areas that settle during the Warranty Period, including irrigation trenches, drainage trenches, cart paths, and grassed areas, shall be brought to proper grade and replanted or resurfaced at Contractor's expense.
9. **Remedies.** The City's remedies for breach of warranty include, but are not limited to:
1. Requiring Contractor to repair or replace defective Work.
 2. Performing correction work by other means and charging the cost to Contractor.
 3. Terminating this Agreement if Contractor fails to honor its warranty obligations.

4. Pursuing any other remedies available at law or in equity.
10. **No Waiver.** The City's inspection, testing, acceptance, or payment for any Work shall not constitute a waiver of any warranty or of any right to require correction of defective Work.

Article 11 — General Provisions

1. **Independent Contractor.** Contractor is an independent contractor and not an employee, agent, or representative of the City. Contractor shall have sole control over the manner and means of performing the Work, subject to the requirements of the Agreement Documents. Nothing in this Agreement shall be construed to create a partnership, joint venture, or employment relationship between the parties.
2. **Assignment and Subcontracting.** Contractor shall not assign this Agreement or any rights or obligations hereunder, in whole or in part, without the prior written consent of the City, which consent may be withheld in the City's sole discretion. Any attempted assignment without consent shall be void. Contractor's use of subcontractors as contemplated by Article 5 shall not constitute an assignment.
3. **Compliance with Laws.** Contractor shall comply with all applicable federal, state, and local laws, statutes, ordinances, codes, regulations, and requirements in performing the Work, including but not limited to:
 1. Occupational Safety and Health Administration (OSHA) regulations.
 2. Environmental protection laws and regulations.
 3. Building codes and construction standards.
 4. Wage and hour laws.
 5. Anti-discrimination and equal employment opportunity laws.
 6. Contractor shall obtain and maintain all licenses, certifications, and registrations required to perform the Work.
4. **Notice Requirements.** All notices, demands, requests, and other communications required or permitted under this Agreement shall be in writing and shall be deemed given when:
 1. Personally delivered.
 2. Sent by certified or registered mail, return receipt requested, postage prepaid.
 3. Sent by overnight courier service with tracking capability.
 4. Sent by email with confirmation of receipt.
 5. Notices shall be addressed as follows:

If to City: City of Payson
Attention: Tracy Zobell
439 W. Utah Ave.

Payson, Utah 84651
Email: tracyz@paysonutah.gov

If to Contractor: Wagner Golf Works, LLC
Attention: Matt Wagner
104 E 600 S #434,
STE #434,
Heber City, Utah, 84032
(435)-503-5763
Email: matt@wagnergolfworks.com

Either party may change its notice address by providing written notice to the other party.

5. **Governing Law and Venue.** This Agreement shall be governed by and construed in accordance with the laws of the State of Utah, without regard to conflicts of law principles. Any legal action arising out of or relating to this Agreement shall be brought exclusively in the courts of Utah County, Utah, and the parties consent to the jurisdiction and venue of such courts.
6. **Dispute Resolution.** In the event of any dispute arising out of or relating to this Agreement:
 1. The parties shall first attempt to resolve the dispute through good faith negotiations between senior representatives of each party.
 2. If the dispute cannot be resolved through negotiation within thirty (30) days, either party may pursue mediation by providing written notice to the other party. The parties shall mutually select a mediator and share the costs of mediation equally.
 3. If mediation does not resolve the dispute within sixty (60) days after the mediation notice, either party may pursue litigation in accordance with Section V above.
 4. During any dispute resolution process, Contractor shall continue to perform the Work unless the City has issued a stop work order or the dispute directly prevents performance.
7. **Entire Agreement.** This Agreement, together with all exhibits, schedules, and documents incorporated by reference, constitutes the entire agreement between the parties with respect to the subject matter hereof and supersedes all prior negotiations, understandings, and agreements, whether written or oral.
8. **Amendments.** This Agreement may be amended only by a written instrument executed by both parties. Change Orders executed in accordance with Article 8 shall constitute amendments to the extent of the changes authorized therein.
9. **Severability.** If any provision of this Agreement is held to be invalid, illegal, or unenforceable, the remaining provisions shall continue in full force and effect, and the invalid provision shall be reformed to the extent possible to carry out the intent of the parties.

10. **Waiver.** No waiver of any provision of this Agreement shall be effective unless in writing and signed by the party against whom the waiver is sought to be enforced. No waiver of any breach or default shall constitute a waiver of any subsequent breach or default.
11. **Headings.** Article and section headings are for convenience only and shall not affect the interpretation of this Agreement.
12. **Counterparts.** This Agreement may be executed in multiple counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same instrument. Electronic signatures and PDF copies shall have the same force and effect as original signatures.
13. **Force Majeure.** Neither party shall be liable for any delay or failure to perform its obligations under this Agreement (other than payment obligations) to the extent such delay or failure is caused by events beyond its reasonable control, including but not limited to acts of God, fire, flood, earthquake, unusually severe weather, war, terrorism, riot, labor disputes not involving the affected party's own employees, or governmental action (each, a "**Force Majeure Event**"). The party affected by a Force Majeure Event shall:
 1. Provide written notice to the other party within seven (7) days after the Force Majeure Event occurs.
 2. Use reasonable efforts to mitigate the effects of the Force Majeure Event.
 3. Resume performance as soon as reasonably practicable after the Force Majeure Event ceases.
 4. The time for performance shall be extended by a period equal to the duration of the Force Majeure Event, provided that if a Force Majeure Event continues for more than ninety (90) days, either party may terminate this Agreement upon written notice to the other party.
14. **Differing Site Conditions.** If Contractor encounters subsurface or concealed physical conditions at the Project site that differ materially from those indicated in the Agreement Documents or that are of an unusual nature differing materially from conditions ordinarily encountered in work of the character provided for in the Agreement Documents, Contractor shall:
 1. Immediately stop Work in the affected area and provide written notice to the City describing the conditions.
 2. Not proceed with affected Work until directed by the City.
 3. The City shall promptly investigate the reported conditions. If the City determines that the conditions materially differ and could not have been reasonably anticipated by Contractor, the parties shall negotiate an equitable adjustment to the Contract Price and Construction Schedule through a Change Order.
15. **Hazardous Materials.** If Contractor encounters materials at the Project site that Contractor reasonably believes to be asbestos, lead, polychlorinated biphenyl (PCB), petroleum, hazardous waste, or other hazardous materials not indicated in the Agreement Documents,

Contractor shall immediately stop Work in the affected area and notify the City. The City shall retain qualified professionals to evaluate and address the hazardous materials. The Contract Price and Construction Schedule shall be equitably adjusted for delays and costs caused by the presence of hazardous materials.

16. **Rock Excavation.** Material that cannot be excavated shall be considered trench rock and shall be removed on a negotiated unit price basis. Import or screening of pipe backfill required due to rock conditions is not included in the Contract Price and shall be paid as extra work. If rock is encountered during any scope of Work, Contractor shall notify the City, and work shall proceed on a negotiated unit price basis upon agreement by both parties.
17. **Wet or Unsuitable Soils.** If wet or unsuitable soils are encountered requiring additional stabilization, such work shall be performed on a negotiated unit price basis upon agreement by both parties and authorization through a Change Order.
18. **Survival.** The provisions of this Article and Articles 6 (Insurance and Indemnification), 10 (Warranties), and 14 (Dispute Resolution) shall survive Final Completion, final payment, and termination of this Agreement.

Article 12 — Suspension and Termination

1. **Suspension by City for Convenience.** The City may, at any time and without cause, suspend all or any portion of the Work by providing written notice to Contractor. Upon receipt of a suspension notice, Contractor shall:
 1. Immediately suspend Work to the extent specified in the notice.
 2. Protect and secure suspended Work.
 3. Minimize costs during the suspension period.
 4. Not resume suspended Work until authorized in writing by the City.
 5. The City shall equitably adjust the Contract Price to compensate Contractor for reasonable costs incurred as a direct result of the suspension, including costs of demobilization, protection of Work, remobilization, and extended overhead. The Construction Schedule shall be extended by the period of suspension plus such additional time as may be reasonably required for remobilization.
2. **Termination by City for Convenience.** The City may, at any time and for any reason, terminate this Agreement for convenience by providing thirty (30) days' written notice to Contractor. Upon termination for convenience:
 1. Contractor shall immediately cease Work except as necessary to preserve and protect Work already performed.
 2. Contractor shall deliver to the City all Work product, materials, equipment, and documentation.

3. The City shall pay Contractor for all Work performed prior to termination, materials delivered to the site, and reasonable termination costs, including demobilization and cancellation charges, less payments previously made.
4. The City shall not be liable for lost profits on unperformed Work or any consequential damages.
3. **Termination by City for Default.** The City may terminate this Agreement for default if Contractor:
 1. Fails to commence Work within ten (10) days after the Commencement Date.
 2. Fails to perform the Work with sufficient labor, equipment, or materials to ensure completion within the time required.
 3. Fails to make prompt payment to subcontractors or suppliers.
 4. Persistently disregards laws, ordinances, codes, or regulations, or the instructions of the City.
 5. Otherwise materially breaches this Agreement.
 6. Before terminating for default, the City shall provide Contractor with written notice specifying the nature of the default and affording Contractor seven (7) days to cure the default or, if cure cannot reasonably be completed within seven (7) days, to commence cure and diligently pursue cure to completion. If Contractor fails to cure within the cure period, the City may immediately terminate this Agreement by written notice.
4. **Consequences of Default Termination.** Upon termination for default:
 1. Contractor shall immediately cease all Work and vacate the Project site.
 2. The City may take possession of all materials, equipment, tools, and construction equipment on the Project site and may complete the Work by other means.
 3. Contractor shall be liable to the City for all costs, damages, and expenses incurred by the City in completing the Work, including but not limited to:
 1. Costs of completing the Work in excess of the unpaid balance of the Contract Price.
 2. Liquidated damages for delay.
 3. Additional design, engineering, and inspection costs.
 4. Legal fees and costs incurred in enforcing the City's rights.
 4. The City may withhold any payments due or to become due to Contractor and may apply such payments to satisfy Contractor's obligations.
 5. If, after all costs of completing the Work have been satisfied, there remains unpaid balance of the Contract Price, the City shall pay such balance to Contractor.
5. **Termination by Contractor.** Contractor may terminate this Agreement if:

1. The Work has been stopped for sixty (60) consecutive days through no fault of Contractor due to:
 1. Issuance of a stop work order by a court or governmental authority.
 2. The City's failure to provide payment when due for a period exceeding thirty (30) days.
 3. The City's persistent failure to perform material obligations under this Agreement.
2. Before terminating, Contractor shall provide the City with written notice specifying the grounds for termination and affording the City fourteen (14) days to cure. If the City fails to cure within such period, Contractor may terminate this Agreement by written notice.
3. Upon termination by Contractor under this Section, the City shall pay Contractor for all Work performed, materials delivered, demobilization costs, and reasonable termination expenses, plus profit on Work performed.
6. **Bankruptcy or Insolvency.** Either party may terminate this Agreement immediately upon written notice if the other party:
 1. Files a petition in bankruptcy or insolvency.
 2. Is adjudicated bankrupt or insolvent.
 3. Makes a general assignment for the benefit of creditors.
 4. Has a receiver or trustee appointed for its business or property.
 5. Takes advantage of any insolvency law.
7. **Effect of Termination.** Upon any termination of this Agreement:
 1. All rights and obligations shall cease except those that expressly survive termination.
 2. Contractor shall deliver to the City all Work product, documents, materials, and equipment belonging to the City.
 3. The City shall have the right to use all Work product for the purpose of completing the Project.
 4. Each party shall return to the other party all confidential information in its possession.

Article 13 — Final Acceptance and Closeout

1. **Substantial Completion.** When Contractor believes the Work or a designated portion thereof has reached Substantial Completion, Contractor shall notify the City in writing. Within seven (7) days after receipt of such notice, the City and Project Designer shall inspect the Work. If the City determines that Substantial Completion has been achieved, the City shall issue a Certificate of Substantial Completion stating:
 1. The date of Substantial Completion.

2. A punch list of items requiring completion or correction.
 3. Any provisions for partial occupancy or use.
 4. The City's responsibilities for maintenance and operation during the punch list period.
 5. Issuance of the Certificate of Substantial Completion shall commence the Warranty Period and establish the date from which liquidated damages, if any, shall cease to accrue.
2. **Punch List Completion.** Contractor shall complete all punch list items within thirty (30) days after issuance of the Certificate of Substantial Completion, unless a different period is agreed in writing. The City may withhold from final payment an amount sufficient to cover the cost of completing punch list items, plus fifty percent (50%) as security.
 3. **Final Completion and Closeout Documentation.** Final Completion shall be achieved when:
 1. All Work, including all punch list items, has been completed in full accordance with the Agreement Documents.
 2. Contractor has delivered to the City the following closeout documentation:
 1. Final as-built drawings in digital and hard copy formats as specified in Article 9, Section VI.
 2. Operation and maintenance manuals for the irrigation system, including:
 1. Manufacturer's literature and specifications for all equipment.
 2. Operating instructions and maintenance schedules.
 3. Parts lists and ordering information.
 4. Warranty documentation.
 5. Irrigation programming documentation and training materials.
 3. Unconditional final lien releases from Contractor and all subcontractors and material suppliers.
 4. Certification that all labor, materials, and equipment have been paid for.
 5. Keys and access codes for all locked facilities and equipment.
 6. All manufacturers' warranties and guarantees.
 7. Irrigation system test results, including pressure tests.
 8. Soil test results
 9. Certifications from equipment suppliers and manufacturers.
 10. Photographic documentation of completed Work.

3. The Project site has been cleaned and restored as specified in Article 5, Section X.
4. All utilities and systems are fully operational.
5. The City has conducted a final inspection and found the Work acceptable.
4. **Certificate of Final Completion.** When the City determines that Final Completion has been achieved, the City shall issue a Certificate of Final Completion. Issuance of the Certificate of Final Completion shall establish the date from which the Warranty Period shall be calculated for any warranties that commence upon Final Completion rather than Substantial Completion.
5. **Final Payment Application.** Within ten (10) days after issuance of the Certificate of Final Completion, Contractor shall submit its final Application for Payment with all closeout documentation required under Section III above. The final Application shall constitute Contractor's representation that:
 1. All Work has been completed in accordance with the Agreement Documents.
 2. All amounts paid or to be paid to Contractor represent full compensation for all Work performed.
 3. All subcontractors, suppliers, and other claimants have been paid in full.
 4. There are no outstanding claims or liens against the Project or the City.
 5. Contractor releases all claims against the City except those expressly reserved in writing in the final Application.
6. **Final Payment.** The City shall make final payment within thirty (30) days after receipt of a complete and correct final Application for Payment and all required closeout documentation, provided that no liens, claims, or disputes remain unresolved. Final payment shall constitute full satisfaction of all obligations of the City under this Agreement except those obligations that expressly survive final payment.
7. **Acceptance.** The City's issuance of the Certificate of Final Completion and final payment shall constitute acceptance of the Work, subject to:
 1. The City's rights under the warranties set forth in Article 10.
 2. The City's rights to enforce Contractor's continuing obligations under this Agreement.
 3. The City's rights with respect to latent defects discovered after acceptance.
 4. Acceptance shall not waive any rights of the City with respect to defects not reasonably discoverable at the time of acceptance.

Article 14 — Miscellaneous Construction Provisions

1. **Coordination with Existing Operations.** Contractor acknowledges that the Project site is part of an active golf course facility. Contractor shall:

1. Coordinate all construction activities with the golf course superintendent (Greg Madson) to minimize disruption to existing course operations.
2. Maintain access for golf course maintenance vehicles and equipment.
3. Protect existing irrigation, drainage, and utility infrastructure serving the existing course.
4. Ensure the existing golf course irrigation system remains operational.
5. Implement traffic and safety management measures for the active cart path corridors.
2. **Water Supply and Irrigation Source.** The water supply for the irrigation system shall be taken from the lake on Hole 2 of the existing course, as specified in the Construction Document Bid Set. Contractor shall coordinate with the City regarding any temporary water needs during construction.
3. **Construction Access and Staging.** The location of the staging area and construction compound shall be determined by the City and Project Designer and designated in writing prior to mobilization. Contractor shall:
 1. Confine all construction operations, equipment storage, and material storage to the designated areas.
 2. Provide security for the staging area and protect all materials and equipment from theft, vandalism, and weather damage.
 3. Maintain the staging area in a neat and orderly condition.
 4. Remove all equipment, materials, and debris from the staging area upon Final Completion.
4. **Utilities and Services.** The City shall provide:
 1. Electrical power for the irrigation pump station and controllers at or near the pump pad location.
 2. Reasonable access to water for construction purposes, subject to coordination with the golf course superintendent.
 3. Contractor shall be responsible for all temporary power and utilities required for construction operations.
5. **Material Storage and Security.** Contractor shall be responsible for ordering, receiving, loading, transporting, unloading, storing, and securing all materials and equipment for the Project. Storage areas shall be determined by the City and shall be kept secure at all times by Contractor.
6. **Verification of Quantities.** Contractor is responsible for verifying all quantity totals and materials listed in the Agreement Documents and for notifying the City and Project Designer of any inconsistencies or discrepancies prior to ordering materials or commencing affected Work.

7. **Rock and Subsurface Conditions.** The Contract Price includes all rock excavation that can be removed through normal cross-ripping with a D-8 dozer (or equivalent) with hydraulic ripper shank attachment, as specified in the Bid Clarifications. Material that cannot be removed through such ripping shall be addressed in accordance with Article 11, Section XVII.
8. **Soil Balancing.** The Project is designed to balance earthwork quantities on-site, with no import or export of material off-site contemplated in the base Contract Price, as specified in the Bid Clarifications. Any import or export required due to changed site conditions shall be addressed through a Change Order.
9. **Wage Rates.** This Project is based on non-union, non-prevailing wage rates as stated in the Bid Clarifications.
10. **Drop-Seed Contract.** The grassing work is structured as a "drop-seed" contract. The City (Owner) shall be responsible for all watering, maintenance, and maturation of grassed areas after seed or sod has been installed by Contractor, subject to the provisions of Article 10 regarding Contractor's warranty obligations and Article 14, Section XIV regarding post-planting coordination.
11. **Engineered Controls.** The City shall supply all engineered controls for the Project, including golf hole monuments (tee markers, fairway markers, green markers), critical benchmarks, property lines, existing utilities, and other infrastructure as required for construction, as specified in the Bid Clarifications.
12. **Feature Staking.** All necessary golf course feature staking required for shaping shall be performed by Contractor at Contractor's expense. The City will provide initial staking of green center points, tee points, and fairway centerlines one time only. Any additional staking requested by Contractor shall be reimbursed to the City at the City's actual cost.
13. **Post-Planting Coordination.** Contractor shall notify the City or the City's designated representative forty-eight (48) hours prior to planting any specific area to enable the City to commence germination watering programs upon completion of planting. Contractor shall coordinate with the golf course superintendent to establish proper watering procedures, water quantities, time periods, and other factors necessary for grass establishment.
14. **Quality Assurance and Testing.** Contractor shall maintain a comprehensive quality assurance program throughout construction, including:
 1. Daily inspection of Work performed.
 2. Testing and verification of materials prior to installation.
 3. Documentation of all test results.
 4. Correction of all deficiencies prior to proceeding with subsequent Work.
 5. Compliance with all certification and training requirements specified in the Agreement Documents.

Article 15 — Signatures

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

CITY OF PAYSON, A UTAH MUNICIPAL CORPORATION

By: _____

Name: _____

Title: _____

Date: _____

WAGNER GOLF WORKS, LLC

By: _____

Name: Matt Wagner

Title: _____

Date: _____

EXHIBITS

Exhibit A — Bid Form and Bill of Quantities

Exhibit B — Construction Document Bid Set (Irrigation System Specifications)

Exhibit C — Scope of Work (One Nine Hole Short Course)

Exhibit D — Invitation for Bids dated June 8, 2026

Exhibit E — Bid Clarifications dated July 2, 2026

Exhibit F — Construction Schedule (to be submitted by Contractor within 14 days after Effective Date)

Exhibit G — Insurance Certificates

Exhibit H — Payment Schedule and Schedule of Values (to be submitted by Contractor with first Application for Payment)

EXHIBIT I- Contractor Time and Material Rates

[END OF AGREEMENT]

Exhibit A — Bid Form and Bill of Quantities

GLADSTAN PAR 3 GOLF COURSE

WAGNER GOLF WORKS, LLC
7-2-26

Golf Course - Bill of Quantities

Contractor responsible for final quantities for completion.

AMOUNTS IN USD

Description	Unit	Quantity	Cost Rate	Total Cost
It is the contractors responsibility to query any uncertainties in this document with the representatives of City of Payson/Gladstan GC				
ITEM A - SITE PREPARATION				
Item 1 - Mobilisation/Demobilisation including Insurances, Accomodations and Health & Safety - including clean-up and restoration of damaged areas.	1	Item	\$ 60,000.00	\$ 60,000.00
Item 2 - Staking and Surveying - owner responsibility initial staking and benchmark.	N/A	Item	By Owner	
Item 3 - Digital and hard copy drawings (as-built after completion, to show also depth of installations)				
- Drainage	1	Item	\$ 2,000.00	\$ 2,000.00
- Irrigation including electric cables	1	Item	\$ 3,500.00	\$ 3,500.00
- Golf Course Layout (tees, greens, fairways, bunkers, cart paths, etc.)	1	Item	\$ 1,000.00	\$ 1,000.00
ITEM B - ENVIRONMENTAL/SITE PROTECTION (areas fo be discussed.)				
Item 1 - Silt Fencing (per engineer) install, maintain & remove.	1	LF	\$ 5.50	
Item 2 - Snow/Safety Fencing (existing course traffic, areas for safety & security)	1	LF	\$ 5.50	
ITEM C - GOLF COURSE EARTHWORKS				
Item 1 - Soil management/coordination, Topsoil stockpile management.	1	Item	\$ 32,500.00	\$ 32,500.00
Item 2 - General Excavation Cutting, Hauling and Filling of Bulk Earthworks (cut amount)	10,769	CY	\$ 5.50	\$ 59,229.50
Item 3 - Rough Shaping of all features (tees, greens, bunkers, fwys., roughs, swales, mounds, etc.) for 9 holes (units) - includes total area of disturbance.	9	Item	\$ 7,500.00	\$ 67,500.00
ITEM D - DRAINAGE (per project engineer) reference concept drainage plan. Includes all fittings, materials & labor. Excludes Greens, Tees or Bunkers.				
Item 1 - Perforated pipes - 4" (est. allowance including spurs)	3,500	LF	\$ 13.50	\$ 47,250.00
Item 2 - Solid pipes - 6"	3,000	LF	\$ 14.50	\$ 43,500.00
Item 3 - Perforated pipes - 6"	1	LF	\$ 18.00	
Item 4 - Solid pipes - 8"	1	LF	\$ 22.00	
Item 5 - Solid pipes - 10"	1	LF	\$ 24.00	
Item 6 - Solid pipes - 12"	1	LF	\$ 32.00	
Item 7 - Catch Basin & Lids/Grates (12") each basin to have (4) 5', 4" perf.spurs.	62	ea	\$ 550.00	\$ 34,100.00
Item 8 - Stand Pipe Sumps (located in field # TBD)	1	item	\$ 750.00	
ITEM E - IRRIGATION SYSTEM (final Irrigation plan to be provided by GPS - As-Built - use conceptual Irrigation plan for initial bidding purposes)				
Item 1 - Complete Irrigation Package materials & labor (Lump Sum)	1	unit		\$ 1,325,000.00
Full Circle Toro Irrigation Heads (115 heads)	1	ea	Per GPS	
Part Circle Toro Irrigation Heads (69 heads)	1	ea	Bid Sheet	
Field Controllers - 64 Station (5 Stations)	1	ea		
ITEM F - GOLF COURSE SHAPING AND FINISHING				
Item 1 - Feature/Finish Grading for 9 holes (units) includes total area of disturbance	1	ea	\$ 62,000.00	\$ 62,000.00
Item 2 - Topsoil Replacement (Depth TBD by Superintendent)	1	ea	\$ 30,000.00	\$ 30,000.00
Item 3 - maintenance, removal & management of silt & safety fencing	1	ea	\$ 5,000.00	\$ 5,000.00
ITEM G - GOLF COURSE FEATURES (see details and specifications)				
Item 1 - Green Development (USGA Recommendations) avg. 4300 sf	38,700	SF	\$ 9.50	\$ 367,650.00
Item 2 - Tee Development (6" USGA Rootzone) avg. 3600 sf	32,400	SF	\$ 4.50	\$ 145,800.00
Item 3 - SYNLaw Synthetic Turf Tee - back tee avg. 375 sf	3,375	SF	\$ 25.00	\$ 84,375.00
Item 4 - Bunker Development (materials & labor) avg. 700 sf	5	EA	\$ 4,000.00	\$ 20,000.00

GLADSTAN PAR 3 GOLF COURSE

WAGNER GOLF WORKS, LLC

7-2-26

Golf Course - Bill of Quantities

Contractor responsible for final quantities for completion.

AMOUNTS IN USD

Description	Unit	Quantity	Cost Rate	Total Cost
ITEM H - SOIL PREPARATION, FERTILIZING AND GRASSING				
Soil Preparation (Lump Sum)				
Item 1 - Putting Greens	38,700	SF	\$ 0.40	\$ 15,480.00
Item 2 - Tee Complexes	32,400	SF	\$ 0.30	\$ 9,720.00
Item 3 - Fairways	45,300	SF	\$ 0.30	\$ 13,590.00
Item 4 - Rough & Outer Rough (if different than Item 3, per superintendent)	220,430	SF	\$ 0.30	\$ 66,129.00
ITEM I - GRASSING (refer to grassing specifications and details)				
Item 1 - Putting Greens - Tillinghast Bentgrass 1.5-2.0 lbs./1000 sf	38,700	SF	\$ 0.15	\$ 5,805.00
Item 2 - Tee Surfaces - Kentucky Bluegrass/Rye grass mix - 175lbs./Ac.	32,400	SF	\$ 0.15	\$ 4,860.00
Item 3 - Fairways - Kentucky Blue & Rye Grass Blend - 175lbs./Ac.	45,300	SF	\$ 0.10	\$ 4,530.00
Item 4 - Rough - Kentucky Blue & Rye Grass Blend - 175lbs./Ac.	182,220	SF	\$ 0.10	\$ 18,222.00
Item 5 - Outer Rough - Fine Fescue & Hard Fescue Blend - 100lbs./Ac.	30,000	SF	\$ 0.10	\$ 3,000.00
Item 6 - Kentucky Blue Grass & Rye Grass Blend - SOD (Allowance)	37,360	SF	\$ 0.80	\$ 29,888.00
Item 7 - Tillinghast Bentgrass - SOD - (Allowance for 30" collars)	6,200	SF	\$ 3.00	\$ 18,600.00
ITEM J - CONCRETE CART PATHS - Material and Installation				
Refer to Details and Specification per project Engineer				
Item 1 - 8' wide concrete cart path	3,937	LF	\$ 115.00	\$ 452,755.00
Item 2 - 4" x 6" concrete curbing (Allowance est.)	2,000	LF	\$ 25.00	\$ 50,000.00
Item 3 - Removal & disposal of existing and damaged cart path	1	LF	\$ 5.00	
Alternate Bid				
Item 4 - 6' wide concrete cart path	3,937	LF	\$ 90.00	
Item 5 - 6" x 6" concrete curbing (on mountain holes 1,2,9 & return to club)	1,325	LF	\$ 25.00	
ITEM K - ADDITIONAL ITEMS				
Item - Lighting Package - Materials & Installation (Plan Design by MUSCO)				
Item 1 - Lighting Preparation Package - Conduit, Wire & Light Pole Pedestals	1	item	No Bid	
Item 2 - Complete Lighting Package Installation -	1	item		
Item 3 - Tree protection fencing	650	LF	\$ 5.50	\$ 3,575.00
Item 4 - Safety fencing (along cart path from 18 to club & parking lot area)	1,600	LF	\$ 5.50	\$ 8,800.00
Construction Total				\$ 3,095,360.00
Preliminaries (specify as appropriate)	1	Item		0
Insurance	1	Item		0
Surety	1	Item		0
Other 1	1	Item		0
Other 2	1	Item		0
Other 3	1	Item		0
Total Contract Price				\$ 3,095,360.00

MATT A. WAGNER

WAGNER GOLF WORKS, LLC

7-2-26

Gladstan Golf Course Par-3

Irrigation Bid Form / /2026

7-2-2026

Contractor Name:

Home Office:

Contact Name:

Cell / Telephone:

Email Address:

Wagner Golf Works, LLC

Matt Wagner

435-503-5763

matt@wagnergolfworks.com

Contract is lump sum bid, plus unit pricing for additions/deletions reconciled at completion. Any change orders must be signed for work to start

Bid to include labor, equipment, irrigation components and delivery to install and make operational Five- 64 Station -Satellite Radio central control irrigation system subject to contingencies and exclusions (see "Other") below.

Addendums

Pre-Bid Site Meeting by Appointment attended

Addendum #XX-XX-XX 2026

Were all your questions submitted to City answered

Is your Company responsible for your take-off quantities submitted below

X YES

X YES

X YES

X YES

NO

NO

NO

NO

Base bid form count

Mobilization for entire project 1 Time mobilization

Full circle head with Triple Top aka Altra swing-joint

Part circle adjustable head with Triple Top aka Altra swing-joint

Part circle adjustable head with Triple Top aka Altra contingency heads

Per Plan or as Directed

Units

Unit Price

*LS

\$ 40,000.00

CC

115

\$ 630.00

CC

69

680.00

Est.

10

Additional costs (reductions) for additions (deletions)

Quick couplers additions

Full circle head additions

Full circle (deletions)

Part circle head additions

Part circle (deletions)

Installed & operational

Installed & operational

Installed & operational

Installed & operational

CC

0

\$ 280.00

/item

CC

0

\$ 630.00

/item

CC

0

\$ 400.00

/item

CC

0

\$ 680.00

/item

CC

0

\$ 400.00

/item

Est.

0

-

/item

Est.

1

550.00

/item

Est.

2

1,000.00

/item

CC

0

3.50

/linear foot

CC

0

15.00

/linear foot

CC

0

25.00

/linear foot

CC

0

36.00

/linear foot

CC

0

48.00

/linear foot

CC

0

48.00

/linear foot

CC

0

-

/item

CC

0

4,000.00

/item

CC

0

3,000.00

/item

CC

0

2,600.00

/item

CC

0

700.00

/item

LS

0

/item

*KEY: "CC"= contractor count; "Est.=estimate; LS=lump sum

Gladstan Golf Course Par 3

LUMP SUM BASE BID FOR IRRIGATION

BOND

State and Local Taxes

TOTAL BID

\$0.00

\$0.00

\$1,325,000.00

Acceptance:

Signature

Matt A. Wagner - WAGNER GOLF WORKS, LLC

Date:

7, 2, 2026

Printed name:

Matt A. Wagner

Title:

Owner

Other:

Bedding material/labor per cubic yd. (not included) in base bid. City to provide bedding material requires contractor estimate load / cub

Est.

Labor

12/cy

per cubic

\$ -

END

Exhibit B — Construction Document Bid Set (Irrigation System Specifications)

SECTION 328400 – IRRIGATION SYSTEM

PART 1 - GENERAL

1.1 GENERAL REQUIREMENTS

- A. Existing mainline exists in the construction zone. If irrigation installs damages existing piping repairs are required immediately to ensure existing course irrigation works nightly or as directed by Superintendent.
- B. The irrigation system has been conceptually designed based on the graphic representation of the practice area layout. There will be situations in the field that will require deletion or addition of irrigation heads. In the case of approved deletion and addition, there will be a deduction or addition on the contract price according to the unit price as stated in the bid proposal.
- C. The Golf Contractor shall make operational the existing golf irrigation system nightly. This may require the Golf Contractor to make existing mainline, lateral line and electrical repairs to keep the existing system operational.
- D. The work covered in this section defines the responsibilities of the Contractor with respect to the general installation requirements of a complete underground golf course irrigation system. The system as so defined in the Plans, Specifications and Instructions and Contract Documents.
- E. At any time during the installation phase, the Contractor is invited to suggest in writing to the Owner and Designer any field changes or modifications that he feels will improve the overall efficiency or installation economics of the system. Any changes made but not approved in writing by the Owner's representative cannot be considered a billable additional service to the Contractor.
- F. Sprinkler lines, heads, valves, controllers, etc., shown on the drawings are essentially diagrammatic. The exact location for the installation of components of the system shall be adjusted and established on site by the Designer or his representative.
- G. The Contractor shall keep on this job a full time, competent superintendent, and any necessary assistants all of who must be approved by the Owner's Representative. The Superintendent shall represent the Contractor in his absence and all directions given to him shall be as binding as if given by the Contractor.
- H. The name of the Superintendent and all support personnel shall be submitted with qualifications of each, prior to the award of the contract.
- I. The Contractor shall not replace his superintendent, as identified to the Owner without written approval of the Owner of his Representative
- J. The Contractor shall furnish an approved WIREMAN. The wireman shall be skilled in the type of work which he is to perform. The Wireman may not be replaced without approval by the Designer and Owner's Representative. The name of a Wireman shall be submitted with qualifications, prior

1.4 TRAINED CERTIFIED TECHNICIANS

- A. Contractor shall use certified technicians for making electrical connections, splices, HDPE fusion welding, etc. Contractor shall provide proof (certificates) to Owner, that training and certification is current (within 24 months).
- B. An HDPE training certificate is required by all personnel engaged in the fusion of the HDPE pipe from an approved pipe manufacturer. The certification shall be performed on site by the successful pipe and fitting supplier. A supplier who fails to provide the training and certification will not be an approved supplier. (unless technicians have certification within the past 24 months)

1.5 ELECTRICAL SPLICING TRAINING / CERTIFICATE

- A. Each person engaged in the splicing of wire, both the 220-VAC, 24-VAC and communication cable must have a certificate of completion of the PAIGE Regency or Equal splicing training program.
- B. The certificate must be current within the last (2) years.
- C. For certification scheduling call: Regency Wire Jimmy White 731.234.2372
Jwhite@regencywire.com
- D. The Contractor should make every effort to receive training and certification for every person engaged in HDPE fusion and electrical splicing and grounding as early as possible. The requirements are part of the specification section and the symbol identification section of the specification book. Certification proof must be submitted prior to beginning the construction of the irrigation system to the Designer / Owners Representative.

1.6 ELECTRICAL GROUNDING

- A. Grounding shall be in accordance to the Manufacturers installation guide and using a, (2) late/GEM system, an 8' copper clad rod & 96" copper plate. Grounding will be in ground that will be irrigated weekly. Ohms Testing shall be by Toro Distributor and Certified Grounded.

1.7 COUNT/ TAKE-OFF

- A. The Contractor shall be responsible for the final material take-off.
- B. A general material list is included in the specification for information only. It is not for use in the final counts for bidding purpose.
- C. Furnish all: The Contractor shall furnish and install all equipment, pipe, wire, and fittings as designated on the plans or the intentions of the plans and deliver to the Owner a fully operational irrigation system.

- C. Warranties from manufacturers extending their warranties past the date above will remain as defined.
- D. Labor Warranty shall be for 12 months of substantial and accepted completion, Warranty shall be all Labor, material, clean-up, travel. All costs associated to make operational the irrigation system.

1.14 MISCELLANEOUS

- A. The Contractor shall be responsible for all costs such as but not limited to, freight, taxes, fees and other charges as may be required to deliver the materials and equipment to the site and any returns which may occur. The Contractor shall be responsible for the materials list and be responsible for ordering, receiving, storing, securing and insurance for all materials and equipment.

END OF PART 1 – GENERAL

2.4 ELECTRICAL INSTALLATION

- A. The Contractor shall be responsible for installing the electrical system according to the National and Local City Electrical codes. Permits may be required.

2.5 IRRIGATION HEADS

- A. All large golf heads shall be gear-driven type. All large golf heads shall be valve-in-head. All components must be top accessible and removable.
- B. Sprinkler Heads must be by the same manufacturer as the control system.
- C. The irrigation heads shall be full circle and adjustable part circle.
- D. All heads shall be a 1" ACME inlet.
- E. Heads shall have a manual on -off selector.
- F. Part Circles Heads shall have a disengaging drive clutch.
- G. TORO INF34-336-5
 - 1. Valve in head
 - 2. Space @ 64' triangular
 - 3. Full circle 68' radius @25 degree
 - 4. 24.4 GPM
 - 5. Swing Joint Triple Top 1-1/4" x 1"
- H. TORO INF35-336-5
 - 1. Valve in head
 - 2. Space @ 64 triangular
 - 3. Part Circle 64' radius

- A. Inline Drip Emitter Tubing: Netafim Tech-line CV4-18XX, with .4 gph emitters, spaced 18" O.C., or approved equal.
- B. Fittings: Compatible barb or compression type fittings.
- C. Each new tree shall have two loops of emitter tubing, with first loop placed 18" from trunk, and second loop 36" from trunk.
- D. A Netafim TLISOV manual flush valve shall be installed in a 10 round valve box at the end of each drip tubing run.

2.11 SPARE PARTS

- A. The Contractor shall leave with the superintendent at the completion of the project the following:
 - 1. 2-Full circle large rotors
 - 2. 2-Part circle rotors
 - 3. 1-Head repair tools kit
 - 4. 1-Quick couplers keys
 - 5. 2- Swing joints

2.12 SPECIFIED AND APPROVED MATERIALS

- A. ~~Irrigation Control System:~~ ~~Toro Lynx Central Model LX-05-5-07~~
- B. ~~Interface FIU / Radio~~ ~~FIU-2011DR~~
- C. New Controller: Toro Lynx Smart 64- Station Model 300-064P6R4A
- D. Irrigation Heads: Toro Infinity INF35-346-2 INF34-346-2
- E. Quick Coupler: 474-41-464-03-477-02
- F. Section Valve: Toro P220
- G. Section Valve Regulator: NA
- H. Main Line Gate Valves 4" thru 12": MJ / Victaulic Coupling / Poly-CAM

Gladstan Golf Course
IRRIGATION Par-3
June 18, 2026

CONSTRUCTION DOCUMENT BID SET

END OF PART 2 -- PRODUCTS

3.4 TECHNICAL INSTALLATION REQUIREMENTS

- A. The work covered under this section outlines and defines all specific and required material that will be necessary for the complete installation of the designed and specified underground automatic irrigation system, including pumping station or stations when required.
- B. The water supply shall be taken from lake on Hole 2 of Easting course.
- C. It shall be the Contractor's responsibility to order, load, transport, receive, unload, store and handle all materials to be used in the installation of the irrigation system the area (or areas) to be used for storage will be established by the Owner and secured always by the Contractor.
- D. The Contractor will personally verify all quantity totals and materials listed and notify the Designer and Owner of any inconsistencies or changes he feels should be made prior to his execution of this contract.
- E. It is mutually agreed between the OWNER and Contractor that when the materials arrive on site the Contractor presents delivery and acceptance invoice; the Owner shall pay (within 30 days) for material.

3.5 ROUTING – STAKING REQUIREMENTS

- A. As set forth in the Bid Documents, the Contractor shall have thoroughly examined and familiarized himself with the site and all conditions pertaining to the implementation of this contract.
- B. It shall be the responsibility of the Contractor to have BLUE-STAKES to locate and mark any known underground utilities, wiring, structures, property lines and other boundaries prior to any routing and excavation by the Contractor. Any damage to underground utilities not located by Contractor shall be the responsibility of the Contractor.
- C. Prior to any trenching, construction or installation of the irrigation system components, GPS Golf Design will stake out the irrigation heads to ensure the best location of runs of pipe, sprinkler heads, valves, controller etc. The Designer or his appointed representative shall approve all staking prior to trenching. An As-staked plan shall be provided within 24 hours of the staking process.
- D. Pipe lines around greens are shown diagrammatically on the IRRIGATION PLAN. The Contractor shall determine on-site the best routing and placement of heads to insure the proper and designed coverage. Pipe lines and heads are to be a minimum of one (1) feet from the putting surface and no line is to run through the bed of any sand trap or under the green's surface.

2. Mechanical Plan, showing precise location of heads, valves, electrical splice, air relief valves.
 3. Electrical Plan, showing the routing of the communication cable, and station numbers. This plan will require accurate field notes to be supplied by the Contractor.
 4. Control Plan, showing the control number as it relates to the programming of each head. This plan will require accurate field notes to be supplied by the Contractor.
- D. The GPS provider will be responsible for collecting G.P.S. point data as it relates to the golf features and ABOVE ground irrigation system.

3.7 AS-BUILT FIELD DOCUMENTATION

- A. The Contractor will be responsible for all field notes, drawings, and measurements.
- B. The Contractor will be responsible for the correction location, size, and routing of:
1. All mainline pipe and lateral piping.
 2. All communication wiring.
 3. Other cables.
- C. The Contractor will be responsible for the data input into the pre-programmed central control computer each day.
- D. The Contractor shall also provide the Owner the name of the agent or local distributor, including address, telephone number and name of contact person, for materials and equipment installed. The Contractor shall provide the Owner with all manufacturers warranties and any additional warranties provided by local suppliers.

3.8 PROGRAMMING

- A. Programming shall be accomplished from the as built records and information provided by the Contractor. When complete the information shall be installed into the central control system. It will be the responsibility of the operator to review and continue to make changes as he deems necessary. The program is intended for the initial operation and entrance of all defining information and the most efficient operation at the time of the initial start-up.

3.9 MAPPING

- A. The finished as-staked plan shall be certified and prepared for loading into the central control system as defined by the Toro Lynx system. The mapping shall be installed by the Designer.

B.

3.14 ELECTRICAL SERVICE TO IRRIGATION EQUIPMENT

- A. The power to the central shall come from a regulated power supply in the maintenance building and pump house.
- B. Controller shall connect to the supply at the installation location maintenance and pump house.
- C. Grounding and splicing method and details using a PAIGE plate/GEM /rod system. Grounding will be in ground that will be wetted.

3.15 ELECTRICAL TESTING & EQUIPMENT

- A. The grounding devices must have a resistance of (10) ohms or less to the ground in which it was installed. The local materials supplier shall include with his bid all costs to test, inspect & approve all grounding prior to operating the system
- B. The Contractor shall test all required splices, grounding, and resistance with the following devices:
 - 1. Fluke Insulation Multi-Meter Model #1587
 - 2. Reed Instrument ST 9809 AC Leakage Current Tester / or a Fluke 360 AC Leakage Clamp.

3.16 ELECTRICAL WIRE / CABLE

- A. Tray Cable for Power shall be installed with bedding material when existing soils consist of rock or debris. Bedding material shall be supplied City and stored by Owner.
- B. Signal Wire shall be #14 color Red, Ground or Common shall be #12 White. Each Quick Coupler shall be installed with an Extra #14 color Blue and a Ground or Common shall be #12.

The Contractor shall install an (2) Extra Wire Color Blue from controller down each end of mainline in opposite direction (2) at the Tee and (2) at the Green complex.

- C. All cable (control lines) shall be assembled, connected, and installed in accordance with the Paige connection and grounding devices recommended instructions.
- D. All cable shall be installed in the trench lines and shall not be yanked, stretched, or excessively pulled during installation. Wire shall be laid on a firm, even bed which shall support the entire length.

- D. Training may be on-site or other designated locations as deemed necessary for the proper instruction required. This is an existing site. The Contractor will visit the site and determine the method of trenching, pulling and define the methods of installation and adjust the cost related in his bid.
- E. There are many locations on the project where existing utilities are of concern. Location of ALL utilities shall be staked (blue stake) under the direction (responsibility) of the Contractor.
- F. The installation of large irrigation heads will be full circle or part circle / full combination, model as specified in the symbol identification. Heads shall be gear driven and each head shall have an individual valve. Heads will operate by automatic signal or manual key. Each head will be pressure regulated as specified. Access to all components shall be top accessible.

3.22 ~~SOD REMOVAL AND REPLACEMENT~~ if applicable

- A. This installation requires the removal of sod prior to trenching, head placement and grounding plate locations as well as other installation locations.
- B. Sod must be removed by a sod cutting machine.
- C. All areas requiring re-sod must be replaced within 48 hours after removal. Any loss of sod will be the Contractor responsibility to locate and replace like sod. Contractor shall water sod until rooted-in. Any sod replacement shall be the responsibility of the Contractor.
- D. The existing irrigation system shall remain intact for all unfinished areas and operational by 4:30 pm each day. The superintendent may notify the Contractor in advance if this requirement may be suspended for certain defined periods.
- E. Sod shall be replaced with a crown. After a rooting period, the crown shall be rolled with a steel drum vibrating roller. Any settling must be repaired. The sod must be flat, and heads leveled with the grade before the completion of this project is certified.

3.23 HDPE PIPING AND INSTALLATION REQUIREMENTS

- A. All main line pipe shall be HDPE DR13.5 compound 4710. Main line pipe (161 PSI rated).
 - 1. Future 12" Main Line shall be 13.5
 - 2. Lake Fill from 18 Fwy connection to Lake DR 17.0
- B. Mainline trench depth shall provide a minimum of 30" cover over 4" thru 10" pipe and 36" plus cover over pipe 12" and larger.
- C. Main Line Gate Valves MGV, shall be min of 12" from top of lid to top of square 2" nut of valve
 - 1. Maximum depth unless otherwise agreed upon is 30" top of lid to top of square 2" nut of valve.

- S. When tapping/hole sawing into HDPE pipe for lateral valves or sprinklers; utilize ONLY a MIYANAGA Poly-Clic Composite Core Bit Hole Saw.
- T. Prior to installing hardware utilize a Shop-Vac electric or 18-Volt battery powered vacuum with a fabricated 1"x1' flex hose on the end of the intake hose and vacuum out any debris that may have fallen into the pipe.
- U. Additional tapping/hole sawing methods and equipment may be requested for approval by the Designer and Owner.
- V. All fittings and valves requiring thrust blocks shall be the responsibility of the Contractor.

3.24 TRENCHING, PIPE PULLING AND BACKFILLING REQUIREMENTS

- A. All trenching, installation of pipes, valves, sprinkler heads, construction of thrust blocks, etc., will be in accordance with manufacturers recommended installation requirements or where soil conditions dictate otherwise. The Contractor shall consider all excavation standard or unclassified and will include all material encountered except for material that cannot be excavated by normal chain trenching excavation means or normal backhoe excavation means. Any exceptions will be brought to the attention of the Designer, or his representative, and the Owner, and a price adjustment shall be agreed upon before excavation of these areas proceeds.
- B. The Contractor shall be responsible for the disposal of any unsuitable excavated material. All unsuitable excavated material shall be disposed of on-site by Contractor by burial or spread out. Owner shall determine location and method of on-site disposal.
- C. When excavated material is determined by Owner and Designer to be unsuitable for backfill, it shall be the Owners responsibility to obtain and ensure the prompt delivery of the additional backfill material to the site to not delay the trenching and backfilling process. It will be the Owner's responsibility to furnish suitable backfill material and delivering to the site.
- D. Mechanical trench diggers shall provide trenches with straight sides and shall be no wider at any point than is necessary to lay and bed the pipe properly.
- E. Trenching that will be required to go through existing roadways, cart paths, sidewalks, etc., will be the Contractors responsibility as well as the replacement and repair of same, including the paving of same. Where a permit is required, it is the responsibility of the Contractor.
- F. Excavation and backfill of all trenches, including the equipment and labor necessary for the completion of work, shall be considered as included in the Contract price for installation of the irrigation system. Upon encountering unmovable material, Contractor shall notify the Owner or Owner's representative, and a per foot price for the required excavation shall be determined and agreed upon prior to additional trenching in this area of the project. Failure to notify the Owner or

- B. The Q.C.V. box (10" round) will be filled with pea gravel to within 2" of the valve top. It is critical that the top of the QC is located as close to the lid top as possible to allow for the rotation of the QC key.

3.26 MAIN LINE GATE VALVES

- A. All gate valves shall be ductile iron, AWWA, MJ or Control-Flow HDPE stub-out with resilient wedge. Valves shall have a 2" square operating nut.
- B. Each valve shall be enclosed in a valve box as per detail.
- C. Thrust blocks are not required. (Unless deemed necessary by the Contractor for his protection and warranties.)
- D. Cover over 4"-12" main line and valves shall be determined to allow for cover over the operating nut and the access box.

3.27 MAIN LINE FITTINGS

- A. All joints, bends and tees size 2" thru 12" shall be molded for butt fusion and rated DR 11.0. All fittings and valves requiring thrust blocks shall be the responsibility of the Contractor.
- B. All fittings 14" and larger must be certified / insured / fabricated by a factory mutual FM company.
- C. All fabricated fittings must be manufactured at a Factory Mutual (FM) approved facility that has been inspected and approved by the Designer. Product must be covered by a products liability insurance policy with an aggregate of \$2,000,000 covering damages arising from product failures caused by manufacturing / design defects. A certificate of insurance in the name of the golf course must be provided at the end of the project.
- D. On site fabrication is not allowed.
- E. All connections to valves or other metallic items shall be with MJ or Control-Flow HDPE Stub-Out type fittings.

3.28 LATERAL LINE CONNECTION

- A. All lateral line taps on main line pipe shall be with an electro fusion tapping saddle and shall have a 2" butt end outlet.

- G. All other crossings such as cart paths may be cut and patched according to local code. Cart path boring is acceptable.

3.32 AIR RELIEF VALVES

- A. Air relief valves shall be field located on the main line high spots (ONLY 1 VALVE is LOCATED ON THE PLAN.)
- B. The valves shall be manufactured by Bermad IR-C30 or approved equal and shall be isolated from the system with the same as the isolation valve.
- C. Upon the discharge of the ball valve install a 90-degree elbow and at the elbow install a 2" x 1" reducer and connect a 1" brass riser for connection to the air valve.
- D. The whole assembly shall be constructed so the isolation valve (2") and the air valve are enclosed in a jumbo access box. The isolation valve shall have a 4" Sleeve install for key operation and the remaining area will be filled with gravel, leaving the top of the air valve exposed along with the (2) – 1" marlex elbows for air deflection.
- E. Connection to the main line shall be with the same connection as the lateral isolation valves and reduced to 1" as needed for the connection to the riser parts. Take proper measurements of the parts to ensure the valve will be underground and the access box will be installed at ground level.

3.33 VALVE BOXES

- A. THE Contractor shall install valve boxes as stated below: Boxes may not be substituted without written permission. Box type defines equipment for the GPS survey.
 - 1. Lateral Isolation Valve: Toro 10" Round #910 with green lid (T-Top)
 - 2. Main Line Isolation Valves: Toro 10" Round with green lid
 - 3. Air Relief Valves: Toro Jumbo with extension, green lid (T-Top)
 - 4. Quick Coupler Valve: Toro 10" round with green lid
 - 5. Electric Splice: Toro with grey lid marked electrical

3.34 FLUSHING

- F. All valves shall be fusion bonded epoxy coated. Valves shall have a 2" square operating nut.
- G. Each valve shall be enclosed in a valve box as per detail.
- H. Thrust blocks are not required when the fusion method is used.
- I. Valves must have a minimum 10-year warranty.
- J. Blue "Extra-Wire" must be looped / left at each lateral isolation valve location for future use.
- K. All bolts shall be TRIPCA 2000 BLUE COATING ASTM A307
- L. If it becomes necessary to use mechanical or push on type valves with joint restraint, a pipe stiffener must be inserted into the HDPE pipe prior to connection as per the manufacturer's installation manual.
- M. Each valve placed underground shall be placed in a valve box. The box cover shall be marked "WATER". All valve boxes shall be 10" round box #910 with green lid installation over a 6" PVC sleeve.
- N. For the operation of underground valves with 2" nut mounted stems, the Contractor shall furnish two (2) valves.
- O. The location and type of all valves are shown on the layout routing plan. The implementation of the plan should be followed as closely as possible. However, the Contractor, with prior approval from the Owner, shall make on-site adjustment in routing and location of valves for better implementation of the plan.

3.36 PRESSURE TESTING

- A. The Contractor will be required to provide documentation that they have completed a pressure test on the piping system.
- B. The test must be completed on two (2) different days.
- C. The system shall be brought up to operating pressure and the system isolation valve then closed for a period of 4 hours.
- D. The pressure loss may not exceed 10 PSI. The amount of loss will also be charted and determined if the loss is excessive.

Gladstan Golf Course
IRRIGATION Par-3
June 18, 2026

CONSTRUCTION DOCUMENT BID SET

END OF SECTION 328400

Exhibit C — Scope of Work (One Nine Hole Short Course)

- 11.1 Retainage in the amount of _____ * will be withheld from each Progress Payment.
*to be determined by the Owner (to be determined with awarded contractor)

12. GOLF COURSE CONTRACT AGREEMENT

- 12.1 The Golf Course Contract Agreement will be issued and executed by the Owner. All monthly payment requests by Contractor will be accompanied with Field Measurement Booklet. It is imperative that all holes and their respective work for all construction items be filled in with an up-to-date account of materials and measurement quantities per hole for review. The Golf Course Designer shall review requests for payment and consult with owner to determine validity of the payment request. **Payment(s) will not be paid unless back-up forms accompany payment requests.**

13. SURVEY AND LAYOUT

- 13.1 The Town of Payson will provide Baseline and Benchmark elevation. It will be the Golf Course Contractor's responsibility to provide his own layout and survey using the given Baseline and Benchmark as reference.

14. AS-BUILT DOCUMENTS

- 14.1 As-Built Drawings indicating locations, sizes and nature of concealed items such as structural elements, golf course features, accessories, drainage lines, equipment, devices, plumbing lines, valves, mechanical equipment and the like shall be submitted and updated monthly to Owner. Owner reserves the right to withhold any or all monthly progress payments if improper, inadequate or no monthly As-Built Drawings are submitted.

15. JOB SCHEDULE

- 15.1 Contractor shall produce a schedule based upon a predetermined start date. The Owner reserves the right to change the start date of the Project. Subsequently, the attached schedule may change depending upon Owner's desires.
- 15.2 The successful Bidder will be requested to provide further input or expand the schedule, while maintaining the goals of the Preliminary Schedule. It is imperative that all schedule dates be met on this project. Any Contractor who fails to adhere to the Project Schedule (due to no fault of the Owner, Architect, Engineer or Construction Manager) will be cited for failure to perform and Owner will take whatever action is necessary pursuant to Contractor/Owner Agreement form.
- 15.3 The successful Bidder shall submit a final procurement schedule within two weeks of award.

5. PERMITS

- 5.1 Owner and Contractor shall determine who will obtain and pay for all construction permits and licenses and shall pay all governmental charges and inspection fees necessary for the production of the work, which are applicable at the time of their bid.

6. USE OF PREMISES

- 6.1 Contractor shall confine their equipment, the storage of materials and equipment and the operations of their workmen to areas designated by Owner. Contractor shall be responsible to secure and protect their equipment from outside influences.

7. RECORD DRAWINGS

- 7.1 Contractor shall keep one record copy of all specifications and drawings at the site in good order and documented to show all changes made during the construction process.

8. SAFETY AND PROTECTION

- 8.1 Contractor shall be responsible for initiating, maintaining and supervising all safety precautions and programs in connection with the work and shall comply with all requirements and regulations of OSHA and/or local government regulations and laws.

9. CLEANING

- 9.1 Contractor shall keep the premises free from accumulations of waste materials, rubbish and other debris resulting from the work, and at the completion of the work he shall remove all waste, rubbish and debris from and about the premises, as well as all tools, equipment, machinery and surplus materials and shall leave the site clean and ready for occupancy by Owner. Trash is to be deposited in a dumpster provided by the contractor on site, in a location approved by Owner.

10. CHANGES IN THE WORK

- 10.1 Without invalidating the Agreement, Owner and/or Architect may, at any time, order additions, deletions or revisions in the work; these modifications will be authorized by Change Order. The Change Orders will be paid on a unit price or lump sum basis in accordance with a mutually agreed price by Owner and Contractor and shall be approved by Owner prior to commencing work.

equipment, tools, construction equipment and machinery thereon owned by Contractor, and finish the work by whatever method he may deem expedient. In such case, Contractor shall not be entitled to receive any further payment until the work is finished.

13. STAGING AREA / CONSTRUCTION COMPOUND

- 13.1 Location of staging area / construction compound to be determined by Owner and Architect.

14. WORK AREA/STAGING AREA / CONSTRUCTION COMPOUND/SAFETY

14.1 Safety Coordination Requirement. Because the Par 3 construction area includes an active cart path connection between Hole 2, Hole 18, and the clubhouse, the Owner and Contractor shall agree on, implement, and enforce measures to maintain safety and separation throughout construction.

SECTION I

SITE PREPARATION

1.1 SCOPE

- 1.1.1 The Work includes, but is not necessarily limited to, furnishing all materials, labor and equipment for the clearing and grubbing of the golf course, including the removal, and satisfactory disposal of all trees, down timber, brush, projecting roots, stumps, snags, rubbish (if applicable) and other objectionable material, fences, etc. within the clearing lines indicated on the plans, specifically 9 hole, par 3 golf holes, and pathways between holes, and/or within those areas designated by Designer or Owner in accordance with these specifications and the applicable drawings and subject to the terms and conditions of the contract.

1.2 STAKING / LAYOUT

- 1.2.1 The fairway centerlines as staked by the Owner's Engineer in the field and as shown on the Staking Plan shall be used as a reference in the field. All stakes designated as tee, and green points shall be protected during all phases for future reference during the subsequent construction operations. Stakes will be relocated at Contractors cost.
- 1.2.2 The Owner will stake center points of greens and tees and using 10cm (4") white PVC pipe 4.5m (15') in length supported by #4 rebar a minimum of 1.9m (6') in length pounded into the ground at least .6m (2"). All stakes will have been clearly flagged with surveyor's ribbon, using consistent color coding for different locations; i.e., tee points flagged with Red, and green points flagged with Green, as shown on staking plan. Unless otherwise agreed upon.

1.3 CLEARING (This section does not apply)

- ~~1.3.1 Clearing Lines to be Flagged by the Contractor and reviewed and adjusted by the Designer. Prior to mass clearing, selected cordons will be removed by a specialized landscape contractor.~~
- ~~1.3.2 The work includes, but is not limited to, furnishing all materials, labor and equipment for the clearing and grubbing of the golf course, including the removal and satisfactory disposal of all cleared material (trees, down timber, brush, projecting roots, stumps, lapwood, rubbish and all other objectionable materials within the clearing limits as outlines on the plan or by the designer.~~
- ~~1.3.3 Types of clearing shall consist of Phase I, Phase II, Phase III and Phase IV.~~

so directed by the Owner, regardless of whether or not such cutting and disposal shall be done as part of ordinary cutting operation. The responsibility for the removal of trees by the Contractor shall end upon final acceptance of the golf course by the Owner.

- 1.4.4 Any damage to preserved trees will be inspected by a qualified tree expert to determine the extent of damage and potential rehabilitation of disturbed plant material.

1.5 CART PATH CLEARING (Cart Path width to be determined)

- 1.5.1 Cart path clearing encompasses the work needed to effectively shape and construct 2.5m (8') and 3.5m (11'6") wide cart paths through vegetative areas. The clearing width will be approximately 4.5m (15') wide. All vegetation, trees, stumps, vines, debris, twigs, etc. along the intended path shall be removed and grubbed and root raked in accordance with the "C" zone spec guidelines. There may be areas of exceptional vegetation that will require the cart path clearing width to be reduced. These areas will be designated by the Designer and protected throughout construction by the Contractor. Cart paths will be staked on site by the Contractor and Designer. Centerlines must be approved by the Designer prior to commencing cart path clearing. Clearing of cart paths is intended to be a complete process that allows for the subsequent steps of grading and paving. Clearing cart paths does not include grading paths to final grade.

1.6 DEBRIS REMOVAL (To be determined)

- 1.6.1 Within the project site, debris, structure remnants, pipe, and other materials shall be disposed of by one or all of the following methods as determined by the Owner:
Burial and on-site disposal determined by Owner. There shall be no burial or burning of any clearing material and/or materials noted above on Green sites, Tees, Landing Areas, Features or areas of structural integrity.
 - 1. Burning
 - 2. Burying at Designated Locations
 - 3. Utilized within Project
 - 4. Removed from Project

hydroseeded. Hydroseeding shall be conducted under favorable weather conditions during the season normal for such work to be performed.

Hydraulic mulch shall be Flexterra, a Flexible Growth Medium (FGM), as manufactured by PROFILE Products. The FGM shall require no cure time and be comprised of wood fiber, cross-linking hydrocolloid tackifier, co-polymer gel and crimped interlocking fibers. The FGM shall be manufactured using thermal-mechanical defibration to create wood fibers that, when combined with tackifier and synthetic fibers, shall have a minimum water holding capacity of 1500%. The FGM shall be combined with water, seed and fertilizer, and mixed using jet agitated or mechanically agitated equipment at a rate of 50 lbs of fiber per 125 gallons of water. Apply FGM at the appropriate rate based on slope and soil conditions but at a minimum of 3000 lbs per acre. Spray FGM using a fan-type nozzle (when possible, use a 50-degree tip), applying from two opposing directions to ensure proper soil surface coverage. FGM shall be used wherever quick, dense vegetation is required and on slopes where the threat of soil loss or water contamination or excessive runoff dictates an effective treatment. FGM shall be non-toxic, bio and photo degradable and completely safe for the environment.

The wood fibers of mulch must maintain uniform suspension in water under agitation and shall blend with grass seed, fertilizer and other additives to form a homogenous slurry. Upon application, the mulch material shall form a blotter like mat covering the ground. This mat shall have the characteristics of water absorption and percolation and shall cover and bond grass seed in contact with the soil.

The FGM shall be green in color to aid in visual metering during application. The dye shall be biodegradable and not inhibit plant growth.

The FGM shall conform to the following application rates and specifications:

Nozzle

Use a fan-type nozzle (50-degree tip)
whenever possible for better soil surface
coverage.

Typical Application Rate

Flat Areas	2000 lbs / acre
3:1 Slopes or less	3000 lbs / acre
2:1 Slopes or less	3500 lbs / acre
1:1 Slopes or less	4000 lbs / acre

See CSI specification for additional
installation detail.

Terrain	FGM Application Rate
Flat soil surfaces	2,000 lbs per acre
Slopes 3:1 or less	3,000 lbs per acre
Slopes 2:1 or less	3,500 lbs per acre
Critical areas or 1:1 Slopes*	4,000 lbs per acre

*Potential slope instability, extreme low moisture availability or potential high intensity rainfall within 30 days after use.

After hydromulch has been applied and allowed to dry, the seeded area shall be sprinkled by the Owner with a fine spray of water to prevent run-off, and he shall continue to water often enough to keep the surfaces constantly moist. Hydroseeded areas shall be adequately protected from foot or vehicular traffic during the period that grass is being established.

Additional hydromulching of bare or eroded areas may be required prior to final approval to obtain an erosion-free stand of grass. After three to four weeks of favorable growing weather, bare spots shall be re-cultivated, reseeded, raked and rolled by others as in the original work.

- 3.4.1 All base map information including existing elevations shown on the plans were supplied by the city of Payson, Utah, the information is believed to be accurate. Neither the Owner nor Designer, however, makes any guarantee as to the accuracy of existing elevations shown.
- 3.4.2 Mass earthworks, material stockpiling including topsoil, and rough shaping were already underway by the city of Payson, prior to any plan production. Elevations shown on the base map are not reflective of earthwork (cut and fill) manipulation that has been done and continued throughout the plan production process.

3.5 TOPSOIL (If Applicable)

- 3.5.1 Since most of the topsoil on the golf course is not uniform in depth and quality, the Contractor shall salvage topsoil where it occurs at the direction of the owner, designer and site engineer. Contractor is responsible for re-spreading topsoil material.
- 3.5.2 Topsoil stockpiles shall be located outside the area of construction of all features such as drainage swales, tees, greens, bunkers, etc., where designated by Designer. Topsoil was already stripped and stockpiled by owner, prior plan development. A topsoil management plan, produced by the contractor is recommended.

* All compacted haul roads will be ripped, disked, and loosened at no less than 45cm (18") deep prior to any topsoil replacement or turf installation.

3.6 SOIL CUT AND FILL

- 3.6.1 "Soil cut and fill" is material which will have been generated by excavation that is suitable fill for shaping and grading. Fill shall be placed as shown on the Earthwork plan or as directed by Designer. The location and quantities noted on the plans of soil cut and fill are approximations of site conditions. To ensure maximum use of available soil, soil shall be placed only upon approved subgrade. The Owner/Designer reserves the right to modify the locations and quantities of soil cut and fill.
- 3.6.2 Fill material to be used in construction of greens, tees and fairway bunkers shall be suitable and uniform. Material containing peat, muck, rock or extensive organic matter will not be allowed as fill for tees, greens, bunker complexes and fairways.
- 3.6.3 The Designer reserves the right to adjust any proposed grades on tee and green locations to meet field conditions or to enhance the character of the golf course. The Designer may require the Contractor to place fill material, for the construction of landforms and other features within the golf course, in areas other than those shown on the plans as long as the total cut and fill quantities are not increased. If Designer requests additional fill placed on the course, Contractor will advise the Owner and the necessary additional costs will be approved prior to Contractor performing such work.

3.8 ARCHITECTURAL GRADING

- 3.8.1 This line item is added to ensure that the Designer has flexibility to improve a golf hole, beyond what is indicated on the Grading Plans. This work will be paid by the hour or cubic yards (cu/y), and entails the work performed by scrapers, D8 (or equal), larger dozers or trucks and excavator. This work will be staked and directed on site by the Designer and Contractor. Architectural cuts and fills can be used for creating or enhancing golf features, such as sand traps, greens, tees, swales, ridges, berms, depressions etc.
- 3.8.2 Architectural cuts and fills will be completed after bulk cuts and fills, as instructed by the Designer. This work may also occur during the rough shaping work on a given hole. Since this line item is intended to allow the Designer to create features for the game of golf, it will be necessary for the Contractor to be "flexible" in the execution of this work. The Designer may ask that this work be completed while they are on site to review. The Contractor should be ready and available to complete architectural cuts and fills at any time up to the installation of irrigation pipe. The Designer will make an effort to ensure architectural cuts and fills are minimized and can be completed in an efficient and timely manner.

3.9 ROCK - DEFINITION

- 3.9.1 Rock ripping will be defined as work completed with a D-8 (or equal) size machine (or approved equal), with a hydraulic ripper shank attachment. The Contractor shall include into the normal per yard price of bulk earthwork. No additional costs shall be occurred if ripping can be accomplished with a D-8 or equivalent.
- 3.9.2 If rocky cut material cannot be removed with normal cross ripping and conventional rubber tired scrapers, jackhammer or blasting will be the alternative method for rock excavation, per project engineer's direction and local regulations.

3.10 DITCH FILL – (If Applicable)

- 3.10.1 Existing ditches shall be totally free of all organic material prior to the placement of ditch fill.
- 3.10.2 Fill shall be placed in successive layers to ensure no that no future settling occurs, or as approved by the Engineer.

4.3 SAND TRAPS

- 4.3.1 All sand traps will be cut out and track rolled for compaction during Rough Shaping. All bunkers need to be excavated to an adequate depth, as there is a tendency to be too shallow with initial excavation. This ensures that all drain lines will be deep enough to avoid being damaged during future clean-out and detailing operations. It is also necessary to develop a low, concave lead-in to all bunkers to maintain maximum visibility into bunkers. Designer reserves the right to adjust rough shaping of sand traps at any time.
- 4.3.2 All sand traps edges will then be covered with lime or paint in sufficient quantity to ensure good visibility of the intended sand lines. Sand traps shall be limed or painted prior to the upcoming site visit by the Designer.
- 4.3.3 Designer shall have the opportunity to revise the sand lines to produce the intended appearance in the subgrade.

4.4 TEES

- 4.4.1 Contractor shall shape tees per plan or Designer's direction. The shapes, locations and alignment of the tees shall be according to the plan or the direction of the Designer. The tee designated as the main tee on the hole shall have the largest percentage of tee square footage.

Tee subgrades (unless otherwise noted) are to be graded and smoothed to Designer's satisfaction. Tee subgrades, unless otherwise directed, shall pitch one percent (1%) to the center with 10cm (4") perforated (w/ gravel) located at center of tee. There will be a uniform depth of 15cm (6") on the tee surface as shown on the detail sheet. Tees shall be staked every 3 meters (10 feet) to ensure one percent grades. It is imperative that the transitions from tees to side slopes are shaped to a minimum of a 3% gradient. This will help alleviate the situation where the rough cut is on the flat surface and is prone to poor drainage.

All tees shall be aligned to the correct flight line.

4.5 FAIRWAYS, ROUGHS AND LAKE BANKS (lakes and lake banks do not apply)

- 4.5.1 Fairways and roughs (including tie in to adjacent development areas) shall be graded so that surface water flows off and/or drains as rapidly as possible. A minimum of 3% slope for positive surface drainage is required for sandy soil areas. In clay soil areas, the minimum percentage of slope shall be four percent (4%). The Contractor will be required to shoot grades on all swales to demonstrate to Designer that swale slopes are adequately flowing.

~~green as-builts. There could be multiple grid layouts per green for Designer's final approval.~~

4.7 COMPLETION OF ROUGH SHAPING

- 4.7.1 Completion of rough shaping will be determined by the Designer when he is assured that the hole is ready for drainage and irrigation installation.
- 4.7.2 Each hole must be smoothed (box blade or equivalent) prior to drainage and irrigation installation for approval.

4.8 CLEAN-UP SHAPING - STEP II

- 4.8.1 Clean-up Shaping will begin upon completion of drainage and irrigation installation on a given hole or area. Green, bunker and tee drainage stub-ups must be installed and as-built prior to commencing clean-up shaping. Clean-up shaping is not in any way associated with cleaning and finish grading. It is separate and is to be completed immediately after irrigation installation.
- 4.8.2 Clean-up Shaping will include any and all work required to return the hole to the design intent as previously approved in the rough shaping phase. The Contractor will be required to repair the damages of all other work on the hole, and return the hole to a smooth, draining, "boxed-off" condition.
- 4.8.3 The Designer reserves the right to continue to make improvements to the shaping work during the clean-up shaping phase. These revisions will be minor and will not affect any subgrade installations. If so, Contractor will be compensated for the work completed.
- 4.8.4 After plant installation by the Landscape Contractor, the Golf course Contractor shall tie-in grades between the landscape areas interfaced with turf areas, cart paths and sand bunkers. The Landscape Contractor will be responsible for grading within the landscape area. The Landscape Contractor shall manage soil to assist the Golf Course Contractor to balance soil volumes required for the tie-in area (buffer zone). All trees in turf, inside the cart path of the golf hole, will be the final responsibility of the Golf Course Contractor to blend into the grade in the turf area. The Landscape Architect shall backfill, clean up and grade to the specification of the Landscape Architect. The Golf Course Contractor will be responsible for the final grading and blending to match their work. Specimen trees in play areas will be tied-in to the detail shaped areas, including greens, tees, fairways, and primary rough areas.

4.9 SAND TRAPS (CLEAN-UP SHAPING)

- 4.9.1 During the Clean-up Shaping phase, the Contractor should have equipment on site to achieve the desired look as outlines by the designer.

grid, as well as in the centerline of any and all swales exiting the green. An updated spread sheet is imperative for walk-throughs which will include measurements of all tee, green and bunker square footages. These measurements need to be derived (at a minimum) by using the ten degree radius measurement system, plotting the points, and then measuring by using a planimeter or digitizing device. Contractor is responsible to have a qualified individual to perform this work on a weekly basis. See the end of this section for an example of the information included on the spreadsheet.

- 4.11.5 Fumigation of the green (if required) will be completed after the surface has been checked in the detail shaping operation and appropriate compaction and moisture content have been achieved.
- 4.11.6 Sand bunkers shall be subgraded to create proper contour. All slopes, features and edges shall be compacted to ensure no future settlement. Contractor shall anticipate refining bunker edges by hand. At this stage, bunker discharge drainage is installed along with any bunker liner if specified.

- Verification that installed system meets design intent
- As-constructed documentation

This specification is intended to describe the requirements necessary to achieve the above.

5.1.7 QUALITY OF WORK AND EQUIPMENT

All equipment, materials and accessories in this Contract shall be new and shall conform to **ASTM F 405** Specifications.

Where a trade name, brand and/or catalogue number is referred to in this Specification, drawing and/or the accompanying schedules, the contractor may, unless otherwise specified, substitute other materials and equipment provided that in the opinion of the Project Manager, the characteristics of type, quality, finish, appearance, method of construction and/or performance are not less than that specified. The Project Manager's approval in writing shall be obtained prior to any substitution.

5.1.8 CONTRACT DRAWINGS

It shall be the contractor's responsibility to report to the Project Manager any deviations between drawings, specifications and the site. Failure to do so prior to the installing of equipment and resulting in the replacing, and or relocating equipment, shall be done at the contractor's expense.

5.1.9 PROTECTION OF MATERIALS

All materials supplied by or to the contractor and intended to form part of the Works shall be securely and adequately stored and protected by the contractor so as to preserve their quality for the works.

5.1.10 MATERIAL STORAGE AND SITE CLEANING

The contractor shall keep the site free from rubbish and debris at all times and shall arrange his material storage so as not to interfere with the operations of others. Materials shall be stored in a location selected by the Project Manager.

It will be the contractor's responsibility to ensure protection from weather, theft and damage.

5.1.11 DAILY CLEAN UP

At the end of each working day, the contractor shall remove from the field all packing boxes, excess or damaged pipes and fittings or any other natural debris which may have been produced or left as a result of the work.

5.1.12 POST CONSTRUCTION CLEAN UP

The contractor shall remove totally from the site, within 5 (five) days after completion of this work, all equipment, materials and debris, at his own expense.

5.1.13 NOTICE AND FEES

Where notice is required by any statutory authority having jurisdiction over the work, the contractor shall give such notice and make application accompanied by such plans and information as may be called for. He shall obtain all permits within such time as to ensure no delay to work and pay all fees associated therewith.

5.1.20 PROJECT MANAGER

The Project Manager is City of Payson/Gladstan GC – or Nominee.

5.1.21 SITE SAFETY

All on site work conditions and safety requirements shall be strictly in accordance with local authorities.

Appropriate safety procedures should be followed at all times while working on site.

These shall include:

Where there is a public risk, areas of construction shall be roped off using a plastic mesh fence to protect the construction works from intrusion by the public at all times.

Contractor vehicles will observe course speed limits. All vehicles and plant shall be fitted with flashing hazard lights.

5.1.22 ROCK EXCAVATION (to be determined upon discovery of Rock)

Though no rock is anticipated, contractor should provide a per unit, line item price.

~~Excavation shall be unclassified and shall include all materials encountered, including rock. No additional payments will be made for rock excavation, sand bedding and covering of pipe work. The contractor shall make full allowance in their tender price for any rock excavation, sand bedding and removal of excavated spoil from site.~~

5.1.23 AS CONSTRUCTED DRAWINGS

The contractor shall supply 3 sets of accurately surveyed (GPS) 'As Constructed' drawings of the works for the site. Survey shall be carried by a surveyor holding at least Engineering Survey Qualifications.

The contractors shall submit a draft paper copy of the 'As Constructed' drawing for approval of the Project Manager, at the time of Practical Completion. Final copies in the required formats shall not be provided until approval of the draft has been given by the Project Manager.

The intent of the 'As Constructed' drawing is that it will be an accurate reflection of the system installation which can be utilized by the system operator to locate and identify components for servicing and provide the necessary information to assist with system scheduling and balanced operation of the system.

The drawings shall show accurate locations of sizes of pipe work, road crossings, catch basis, clean outs, with triangulated measurements from fixed reference points to each location shown.

To assist with accuracy, the contractor shall mark up the construction drawings after each day's work to reflect the position of equipment installed that day. The following shall be provided as a minimum level of information.

- Drainage Mainlines
- Changes in direction of mainline, sub-main.
- Catch Basins

The form of presentation shall be acceptable to the Project Manager. As a minimum requirement, the symbols used shall be the same as those used on the drawing approved for construction.

All measurements shall be in meters to the first decimal point.

The drawings shall show, at least the same level of site details as the construction drawings.

The survey layout shall be drawn on a separate layer to the construction layer which shall

5.2 DRAINAGE SPECIFICATIONS – refer to standards and specifications per manufacturer or project engineer.

5.2.1 STANDARDS

HDPE - All pipe (ADS or equal) up to 31" (800mm) shall be HDPE and shall conform with ASTM F2648 for use in gravity-flow land drainage applications.

This specification describes 4- through 60-inch (100 to 1500 mm) pipes (per ASTM F2648) for use in gravity-flow land drainage applications. The Pipe requirements per ASTM F2648 shall have a smooth interior and double walled, annular exterior corrugations.

- 4- through 60-inch (100 to 1500 mm) shall meet ASTM F2648.
- Manning's "n" value for use in design shall be 0.012.

Joint Performance - Pipe shall be joined using a bell & spigot joint meeting ASTM F2648. The joint shall be soil-tight and gaskets, when applicable, shall meet the requirements of ASTM F477. Gaskets shall be installed by the pipe manufacturer and covered with a removable wrap to ensure the gasket is free from debris. A joint lubricant supplied by the manufacturer shall be used on the gasket and bell during assembly.

Fittings - Fittings shall conform to ASTM F 2306. Bell and spigot connections shall utilize a spun-on or welded bell and valley or saddle gasket meeting the soil-tight joint performance requirements of ASTM F 2306.

Material Properties - Material for pipe production shall be an engineered compound of virgin and recycled high density polyethylene conforming with the minimum requirements of cell classification 424420C (ESCR Test Condition B) for 4- through 10-inch (100 to 250 mm) diameters, and 435420C (ESCR Test Condition B) for 12- through 60-inch (300 to 1500 mm) diameters, as defined and described in the latest version of ASTM D3350, except that carbon black content should not exceed 4%. The design engineer shall verify compatibility with overall system including structural, hydraulic, material and installation requirements for a given application.

Pipe Dimensions

Pipe I.D. in (mm)	Nominal Diameter, in (mm)									
	4 (100)	6 (150)	8 (200)	10 (250)	12 (300)	15 (375)	18 (450)	24 (600)	30 (750)	36 (900)
Pipe O.D.** in (mm)	4.8 (122)	6.9 (175)	9.1 (231)	11.4 (290)	14.5 (368)	18 (457)	22 (559)	28 (711)	36 (914)	42 (1067)

Or local equivalents

CONCRETE – Any concrete pipe shall be steel reinforced concrete pipes and be manufactured and factory tested for quality to AS/NZS 4058:2007 Precast Concrete Pipes (pressure and non-pressure).

5.3 DRAINAGE SYSTEM INSTALLATION SPECIFICATION

5.3.1 GENERAL

All materials specifically required for this system shall be supplied by the contractor and it shall be the contractor's responsibility to undertake the installation of the system in a professional workmanlike manner that will allow for the speedy completion of the works without being detrimental to operation and performance of the system. It is anticipated that contractors shall have a comprehensive understanding of the type of system and products being installed.

Installation shall be in accordance with ASTM D2321 and ADS recommended installation guidelines, with the exception that minimum cover in trafficked areas for 4-through 48-inch (100 to 1200 mm) diameters shall be one foot. (0.3 m) and for 60-inch (1500 mm) diameters, the minimum cover shall be 2 ft. (0.6 m) in single run applications. Backfill for minimum cover situations shall consist of Class 1 (compacted), or Class 2 (minimum 90% SPD) material. Maximum fill heights depend on embedment material and compaction level.

Installation of equipment will be in accordance with the installation detail drawings provided with this specification.

5.3.2 SETTING OUT

The arrangement and general details as shown on drawings are essentially diagrammatic and must be applied to circumstances as found on site. It shall be the contractor's responsibility to report to the Project Manager any deviations between the drawings, specifications and the site. Failure to do so prior to the installing of equipment and resulting in the replacing and/or relocation of equipment shall be done at the contractor's expense.

The contractor shall mark out the location of each run of pipes, catch basin prior to trenching. Before installation is started in any given area, the Consultant shall check all locations and give his approval. All marking and setting out shall be as directed by the Consultant.

5.3.3 HOLD POINTS

The following are specified hold points. The contractor shall contact the Project Manager before proceeding beyond these hold points. A minimum of 24 hrs notice shall be given to the Project Manager, of the hold point being reached.

- Following pegging of mainline route around the site, and before commencing trenching.
- Following pegging of the catch basins on each hole and before commencing trenching.

5.3.6.1 PIPE EMBEDMENT:

The contractor shall allow in his tender price for the placement of sand to provide an embedment of 4" (100mm) thick (minimum) between the pipe and any unsuitable material.

Sand needed for embedding pipes shall be supplied by the contractor and included in his Tender price. The contractor shall provide all necessary labour and plant for the transporting of the material to the trench site and its placement.

All pipe embedment material shall be selected and placed carefully avoiding rocks, rubble or sharp objects being laid in contact with the pipe.

5.3.6.2 FINAL BACKFILL:

After the placement of pipe embedment material where required, the balance of backfill material shall be with material excavated with the trenches.

Should, in the opinion of the Project Manager, the soil excavated be unsuitable for use, the contractor shall supply, at no additional cost, clean sand for the final backfill.

The contractor shall provide all necessary labor and plant for the transporting of the material to the trench site and its placement.

Removal of surplus material shall be the responsibility of the contractor.

Excessive subsidence of trenches after the completion of the works shall be the responsibility of the contractor.

All trenches shall be plate compacted. All trench edges shall be raked and left with a high quality finish, and removal of any surplus soil.

The contractor shall allow for plate compaction of the final backfill material in all trenches.

In previously compacted areas, the compaction density and type of backfill shall be equal to the surrounding material.

All trenches will be subject to testing by the Project Manager.

5.3.6.3 CLEANING UP:

The setting out and finish of the works is required to be of a high standard and the contractor shall allow for and provide to clean up and finish the surfaces to the same standard as that prior to commencement of work.

5.3.7 PIPE INSTALLATION

5.3.7.1 HDPE PIPE:

HDPE drainage pipe and fittings shall be installed strictly in accordance with manufacturer's recommendations and the relevant manufacturer's Standard Code of Recommended Practice.

5.5 TESTING, COMMISSIONING AND MAINTENANCE SPECIFICATION

5.5.1 GENERAL

The contractor shall undertake all necessary testing and any maintenance of materials installed. Examination and testing shall be carried out by the contractor as an integral part of the work under the Contract.

5.5.2 WARRANTIES

The contractor shall obtain and undertake the warranty of all materials and workmanship in accordance with the following:-

Pipe, fittings, and other components associated with <u>all</u> pipe work.	1 year from date of practical completion.
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The contractor shall provide written guarantees for all equipment and works supplied or carried out. Manufacturer's guarantees in excess of one year shall be provided to the Project Manager for the Principals records at practical completion.

The contractor shall be required to complete a Quality Assurance Compliance, prepared by _____.

5.5.3 PRACTICAL COMPLETION

Practical completion of the systems shall not be given until all components and works are satisfactorily tested and commissioned by the Contractor and documentation is satisfactorily completed and given to the Project Manager.

5.5.3.1 Defects Liability Period:

The contractor shall allow returning to site as often as is required during DLP to adjust the following:

- Catch basin drain grilles
- Observe all drainage outlets to ensure no erosion

The contractor shall respond with a site visit within 24 hours of being advised of a problem by the Course Management or Project Manager's Staff during the DLP.

Any work during visits which falls outside the Scope of DLP obligations shall be charged by the contractor in accordance with the Schedule of Rates.

5.5.4 FINAL INSPECTION

The contractor shall be required to attend a final inspection meeting during the last four weeks of the defects liability period at a time to be advised by the Project Manager's Representative.

SECTION VI

SECTION VII

LAKE CONSTRUCTION **(Two Irrigation Storage Lakes Only)**

7.1 LAKE LINING MATERIALS

~~7.1.1 The materials supplied under these specifications shall be first quality products and manufactured specifically for the purposes of this work, and which have been satisfactorily demonstrated by prior use to be suitable and durable for such purposes. All Lake Lining material and specifications shall be approved by the project engineer.~~

~~7.1.2 Both irrigation lakes will be lined using a 1mm HDPE liner. The lake liner is to be stored and installed as specified by the manufacturer/supplier of the HDPE material, and includes the excavation of a perimeter "V" ditch around each lake to anchor the liner. All of the ditches will be back filled using the excavated soil, free of rocks and debris and firmly compacted after the liner has been anchored. A geotextile material may be required to be installed under the HDPE liner to protect the liner from being punctured from underlying rock.~~

7.2 EARTH COVER

~~7.2.1 Lakes shall have a 250mm cover of clean grit from the on-site quarry placed over the HDPE liner~~

7.3 LAKE OVERFLOW STRUCTURE

~~7.3.1 The lake overflow structures are to be installed as per the project engineer's specification and plans.~~

Owner is not responsible for any laboratory testing fees. The Owner is not responsible for any sampling costs, or costs for mailing or shipping of any samples. Sampling and testing are the Contractor's financial responsibility to ensure materials are at all times in compliance with the latest U.S.G.A. recommendations.

8.3 GREEN'S SUBSURFACE DRAINAGE: MATERIALS, TRENCHING AND INSTALLATION

8.3.1 GENERAL

- a) After the greens have been shaped and approved by Designer, underdrains shall be installed in locations approved by Designer. All discharge lines shall outlet into a natural water course, pond or other suitable outlet approved by Designer and in compliance with local regulations.
- b) The Contractor shall provide the Owner accurate scaled drawings GPA As-Built (CAD format) of all installed drain lines. Locations shall be accurate with reference to existing site features and drainage drawings.
- c) Drain lines beneath the greens shall be installed according to USGA Specifications located in the back of this Section.

8.3.2 MATERIALS

- a) All pipe and fittings shall be new, of the best quality, and conform to the minimum standards for plastic drain pipe as set forth in the ASTM formula for rigid plastic.
- d) Flush lines shall be installed on all mainlines around greens and bunkers. The end of each may be contained within 15cm (6") valve box and buried with detectable metal plates.

8.3.3 LAYOUT

- a) The Contractor shall paint out the proposed herringbone drainage pattern on each green as per USGA Greens Section recommendations. This pattern must be inspected and approved by the Designer or Owner's representative prior to commencing trenching.

8.3.4 TRENCHING

- a) Excavation and backfilling shall be performed in a manner and sequence that will provide drainage at all times.
- d) Trenches for drain lines shall be excavated to 30cm (12") minimum width beneath the green, and to a depth as is required to permit the pipe to be laid to the desired grade, one foot minimum depth. No lips shall be left on trenches which would prevent surface water movement into the ditches.
- e) All trenches shall maintain a minimum of 1% (one percent) slope, free of any debris, and shall be cleaned of loose materials and tamped to a smooth surface. Trenches shall be inspected by Owner's representative before stone and pipe are placed in trenches. There

gravel or washed crushed stone 4-8mm. in diameter shall be placed to a uniform thickness of 10 cm (4") over the subgrade. Care shall be taken in placing this layer of gravel or crushed stone to avoid any infiltration of subgrade materials into gravel backfill of underdrain trenches.

8.4.2 *SPILLED AND EXCESS STONE SHALL BE REMOVED AND DISPOSED OF OFF OF THE GOLF COURSE*

8.4.3 The Contractor shall be careful to follow the contours of the molded subgrade in order not to change the design of the green.

8.5 ~~COARSE SAND LAYER (May be Optional if Proper Sand/Gravel Ratio is Met)~~

~~8.5.1 After the gravel layer has been placed, a 5 cm (2") deep blanket of coarse sand shall be spread in the green cavity. Sand particles must be within 5 to 7 diameters of that of the underlying gravel, i.e., if 6.3mm pea gravel is used, the coarse sand layer particles shall not be less than 1 mm. in diameter.~~

~~8.5.2 The Contractor shall be careful to follow the contours of the molded subgrade in order not to change the design of the green.~~

~~8.5.3 Grade stakes shall be positioned in order to maintain the desired contours and to serve as a guide for equipment operators in keeping heavy equipment from crushing tile lines. Appropriate marks on the stakes will indicate correct gravel depths, thereby insuring greater accuracy. A minimum of two (2) stakes per 92.9 m² (1,000 sf) shall be required.~~

8.6 GREENS MIX: MATERIALS, MIXING, INSTALLATION

8.6.1 MATERIALS TO MEET ALL U.S.G.A. GUIDELIENS:

- a) **Under no circumstances shall gravel, choker sand layer or 30 cm greens mix be placed on a green area unless written verification from a U.S.G.A. Laboratory is obtained approving compatibility and uniformity of all materials to be used and subsequently approved by Owner.**
- c) The company supplying the sand and organic matter or ceramic additives must be in the business of supplying these materials and must have adequate supplies so as to insure their availability in the future. These materials must be approved by consulting Agronomist or Owner's representative prior to placement.
- d) The rootzone mix shall have a provisional amount of 10% by volume of Profile Porous Ceramic-Greens Grade (final percentage content shall be determined from laboratory testing of submitted sands)

8.6.2 Mixing:

- a) **THE SOIL MIXTURE SHALL MEET ALL U.S.G.A. RECOMMENDATIONS AFTER COMPACTION, AS OUTLINED IN THE U.S.G.A. TEST. The material making up this topsoil mixture will be based on a physical laboratory analysis, performed by an approved**

SECTION IX

TEE CONSTRUCTION

9.1 SCOPE

- 9.1.1 The work includes, but is not necessarily limited to, furnishing all materials, labor and equipment for the fine grading of all tee subgrades and surfaces, including trenching for and installation of subsurface drain lines; sampling, testing, placing, spreading and compacting sand cap; fine grading in accordance with this section and applicable drainage. All are subject to the terms and conditions of the contract.

9.2 CONSTRUCTION

- 9.2.1 The Designer reserves the right to adjust the size of a tee as outlined in the Shaping specifications.
- 9.2.2 The Designer and Owner's representative must inspect the shape, size, elevation and alignment of all tees prior to the installation of the materials for tee construction. All shaping adjustments to the tees must then be completed and approved prior to installation of drainage and other material.
- 9.2.3 Tee subgrades, are to be graded and smoothed to Designer's satisfaction. Tee subgrades, unless otherwise directed, shall pitch one percent (1%) to center with 10cm (4") perforated (w/ gravel) located in center of tee. There will be a uniform depth of 15cm (6") of capping sand (see 12.1.2 for sand type) with a provisional percentage of 10% by volume of Profile Porous Ceramic-Greens Grade added on the tee surface as shown on the detail sheet. Tees shall be staked every 3 meters (10 ft) to ensure one percent grades. It is imperative that the transition from tees to side slopes are shaped to a minimum of a 3% gradient. This will help to alleviate the situation where the rough cut is on the flat surface and is prone to poor drainage.

SYNLawn Tees

For Synthetic Turf Tees, please refer to the SYNLawn specifications and details provided within the construction document package.

be bedded firmly on the bottom course of aggregate. A #14 wire shall be placed in the trench with each drain line, as well as with each discharge line, for ease of location. The spacing of the bunker laterals will not exceed a spacing of 4 meters (13 ft). Laterals will be 10cm (4") perforated plastic pipe. Owner reserves the right to consider ADS AdvanEdge pipe for bunker drainage.

*** All proposed drain line layout to be approved prior to trenching.**

10.3.2 Each bunker will have a 10cm (4") perforated seepage drain installed around the full perimeter of the bunker.

10.4 BUNKER LINER (Optional)

10.4.1 After bunkers have been cleaned, they shall be lined using "SANDMAT" or similar, as installed per manufacturer's specifications. www.sandmat.com

10.5 SAMPLING AND TESTING - SAND (may use same sand spec. of existing GC)

10.5.1 All materials shall conform to the recommendations of U.S.G.A. Greens Section. Physical Soil Test Laboratory shall be approved by the Owner and consulting Agronomy consultant. Sand for sand bunkers shall be a uniform coarse sub-angular to angular silica sand, screened and washed. It shall be free of all soil, stones, or any extraneous material. Sand samples shall be submitted to Designer for color, size, shape, playability and consistency of quality.

BUNKER SAND – SIEVE ANALYSIS

Particle Diameter in mm

16 mesh	1.19	(3.91%) percent retain
20 mesh	.84	(5.22%) percent retain
30 mesh	.59	(14.59%) percent retain
40 mesh	.42	(26.45%) percent retain
50 mesh	.29	(32.50%) percent retain
70 mesh	.21	(14.12%) percent retain
100 mesh	.15	(2.86%) percent retain
140 mesh	.10	(.26%) percent retain

BUNKER SAND – PARTICLE SIZE ANALYSIS

USDA (mm)	%
.05 to 2.00	97.9
.002 to .05	1.5
<.002	00.0
>2.00	00.6
1.00 to 2.00	18.9
.05 to 1.00	32.4
0.25 to 0.50	26.6
0.05 to 0.25	12.5
0.10 to 0.15	4.6
<.10	2.9

be required to remove the sand to the proper depth, at no cost to the Owner. If the sand is under the recommended depth, more sand must be added to ensure compliance to the specification. Stakes should be placed in the bunkers periodically with a mark depicting the desired sand level to insure the Contractor's crew is not exceeding sand levels.

10.6.7 The sodded lip of the trap shall not be covered with any sand. This lip or edge of the trap must be totally visible at the time of inspection of sand depths. The lip or sod edge shall remain exposed after final raking of the trap. It is necessary to do adequate hand watering of bunker edges until rooting takes place. Sprinkler head watering is usually not adequate to ensure viability of the sod establishment.

10.6.8 All installed sand shall be moistened and compacted with a vibratory plate tamper to ensure that there is no settlement of the sand and proper depth is achieved.

~~11.3.3 Contractor will be required to submit a concrete design mix to Owner's Soils Engineer. Contractor must receive approval of design mix from Owner and Owner's soils Engineer prior to procuring any materials.~~

~~11.3.4 When finish grade is established in fairways and rough areas, the Contractor shall construct a concrete cart path 2.25m (7.3 ft) wide and varying to 5m (16.5 ft) wide over a base at least 30cm (12") wider than appropriate path width; procedure and materials to follow the standards set by the Engineer and Geotechnical Consultant.~~

11.3.5 Back fill of cart path edges shall be done in a way to avoid damage of the path surface by mechanical equipment. This means no box blades or similar equipment should be used to scrape soil from the surface of the path.

~~11.3.6 Construction joints for concrete paths shall be constructed per site engineer's requirements or whenever necessary to suspend work for more than 30 minutes.~~

~~11.3.7 Joints shall be constructed of the type, dimensions, and at locations specified by Project Engineer.~~

—— Suggested Joints:

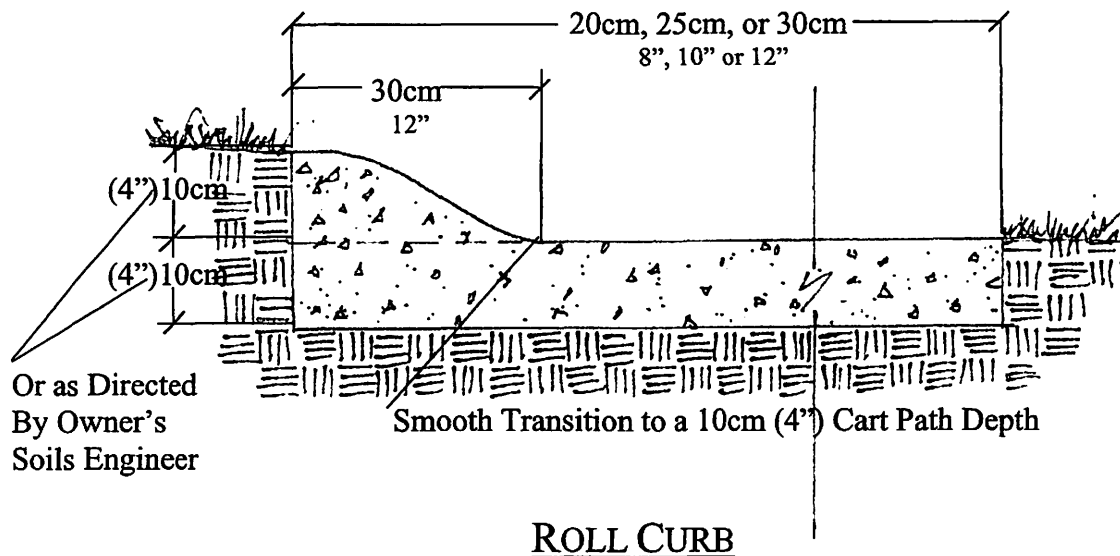
(a) ~~Longitudinal Joint.~~ If the pavement exceeds 3m (10 ft) in width, a longitudinal joint shall be constructed along the pavement centerline by sawing. Sawing shall be done as soon as possible, but not later than the following day. Sawing shall be done to a minimum depth of one third of the specified pavement thickness.

(b) ~~Transverse Joints.~~ Transverse joints shall be constructed by sawing to a minimum depth of one fourth of the specified pavement thickness and a maximum width of three eighths inch (determined at the time of sawing). Joints shall be sawed as soon as the saw can be operated without damaging the concrete. Unless otherwise shown on the plans, joints shall be sawed at a maximum spacing of 3m (10 ft).

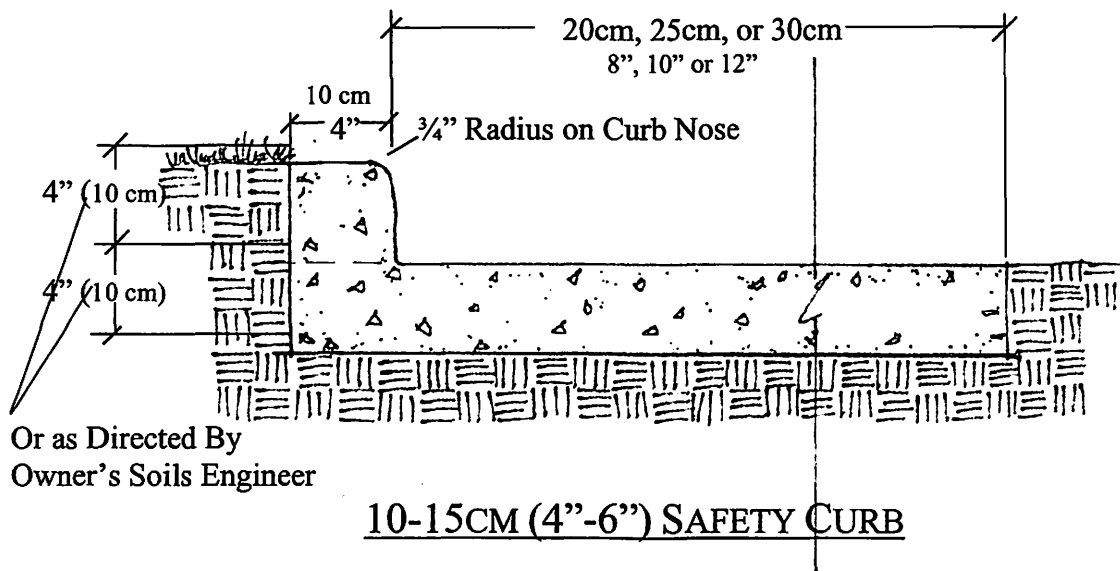
(c) ~~Construction Joints.~~ Construction joints shall be constructed at the end of each days work and whenever necessary to suspend work for more than 30 minutes. Construction joints shall be plain butt joints with either load transfer devices or keyways.

(d) ~~Expansion Joints.~~ Expansion joints shall be provided in the pavement on either side of a bridge at distances of approximately 6m (20') and 18m (59') feet from the bridge. The preformed filler shall be one inch in thickness and extend the full width and depth of the concrete pavement. If joint sealing is specified, an opening one inch in width by one inch in depth shall be formed for installation of the joint sealer.

11.3.8 Project engineer to provide specifications and details.



Roll curb is formed and poured within the cart path width. Roll curb is designed to handle nuance water without requiring additional width.



10-15cm (4"-6") Safety curb is formed outside the cart path width. 10cm (4") curb is designed to control cart traffic around tees, green and other high traffic areas. This will be integral with the cart path.

SECTION XIII

FINISH GRADING, SMOOTHING, AND DETAILING

13.1 SCOPE

- 13.1.1 The work includes, but is not necessarily limited to, furnishing all materials, labor, and equipment for the preparation of topsoil, cleaning and fine grading of tees, greens, bunkers, fairways, roughs and non-use areas so as to produce a proper planting bed for seed, sprigs or sod, fine grading so as to counter sink sod at grass depressions and around bunkers, greens and other features, and cleaning out and edging bunkers in accordance with this Section of the specifications and applicable drawings and subject to the terms and conditions of the contract. The work area will include all of the golf course and landscape areas within the property boundary.

13.2 GENERAL

- 13.2.1 Cleaning and finish grading is intended to be the final preparation of a golf hole for the planting operation. This line item includes any and all work not previously specified that is necessary to ensure a smooth, debris free, even surface on which to play the game of golf.
- 13.2.2 This section is intended to include all work to complete stone picking, final picking of twigs, removal of clearing debris that is still present, and removal of wind-blown debris of any form. All garbage, material scraps, stockpiles, gravel, rocks, or any unwanted litter or foreign matter shall be removed from the golf hole, and disposed of in accordance with all State, Federal and Local laws. This line item is all encompassing and is intended to ensure no construction debris is to be found on the golf course property. This will include removal of minor cart path construction spoil piles, and any other related construction debris or materials present on a golf hole.
- 13.2.3 Cleaning and fine grading will begin immediately following notification that the irrigation system is operative. Construction sequence for cleaning and fine grading will be determined by the Contractor, Owner's representative and Designer.
- 13.2.4 Cleaning and fine grading includes extensive grade checking with a surveyor's instrument and rod. All swales, fairways, greens, tees, roughs, catch basins, lake banks, cart path tie-ins and any other areas to be planted shall be checked by the Clean and Finish Contractor for positive, continuous surface drainage. The Contractor shall physically demonstrate to the Designer and Owner that he has checked all grades and he is positive that no slow drainage areas, "bird baths" or puddles exist. This may require staking all swales or slow draining areas with wood stakes. Each stake shall indicate the percentage of slope from stake to stake. Stakes shall be placed at no greater than 7.5m intervals.
- 13.2.5 The Contractor shall, at all times, keep men and equipment on the job in sufficient numbers to meet the goals of the approved construction schedule. The Owner will have the right to order that additional men and/or equipment be placed on the job when, in his judgment, progress on the work is behind the approved schedule.

13.3.17 Toro Sand Pro or equal with box attachment, front mounted grading bar and steel drag matt.

13.3.18 Wooden stakes, hammers, markers, flagging tape, and wire pennants.

13.3.19 Paint guns and Orange marking paint

13.4 CLEANING

13.4.1 Following acceptance by Designer of detail shaping, Contractor shall have all areas to be grassed thoroughly scarified and loosened by discing, harrowing, or other suitable means to a minimum depth of 15cm (6") prior to fine finish grading. These areas shall be machine or hand worked as necessary to eliminate all lump and soil clods. Tillage shall include the removal of all equipment ruts and tracks, areas of compaction or erosion, and any other undesirable soil conditions which would prevent the proper creation of a finely pulverized seedbed.

13.4.2 Tillage shall be accomplished only under proper soil conditions. The Designer / Owner may, at his discretion, request the cessation of tillage operation during periods of severe drought, excessive soil moisture, or other unsatisfactory soil conditions. All haul roads will be cross ripped and disced with a D-6 dozer or equivalent and rippers to the satisfaction of the Owner and Designer.

13.4.3 All rocks, stones, sticks, brush, roots, and other objectionable materials which might interfere with the formation of a finely pulverized planting bed, impair planting or create future problems of maintenance shall be removed from the soil. All stone larger than ½" diameter shall be removed from the top 15 cm (6") of planting bed, except as otherwise directed by the Designer. All such materials shall be disposed of by burying or dumping in areas approved by the Designer. Rock picking and debris removal shall continue after the application of soil amendments until the particular area or hole is acceptable to the Owner's Representative and Designer.

13.4.4 The clean and finish operations, rock picking etc., shall make a minimum of three (3) passes per golf hole as reflected in the submitted per hole price. If, while utilizing the equipment indicated in section 12.3, more than three (3) passes are required on any given hole, Contractor shall be paid on a time and material basis.

13.5 FINE GRADING

12.5.1 Areas to be planted shall be graded and floated to provide complete surface drainage of not less than 3%; all water-holding depressions and pockets shall be eliminated. Undulations and unsightly variations in grade that will not permit the use of normal mowing equipment without scalping or missing shall be removed so that proper use of such equipment may be obtained. Finish grade of lake edges and stream banks shall achieve a maximum 3:1 slope with easily maintainable transition slopes.

Contractor shall prepare areas to be planted as near to the water edge as possible. If directed by the

SECTION XIV

GRASSING

14.1 SCOPE

- 14.1.1 The work covered by this section includes, but is not necessarily limited to, furnishing all material, labor and equipment for adjusting soil pH; fertilizing and planting tees, fairways, roughs; or sodding grass depressions and slopes, sodding bunker edges, planting greens.

14.2 GENERAL

- 14.2.1 The Contractor shall, at approved times, keep men and equipment on the job in sufficient numbers to meet the goals of the construction schedule. The Owner will have the right to order the additional men and/or equipment be placed on the job when, in his judgment, progress on the work is behind the approved schedule.
- 14.2.2 Prior to pH adjustment, fertilization and planting, all areas shall be inspected by Contractor and Designer to assure that the planting bed has been properly prepared. The Grassing superintendent and the Designer must be in agreement on the acceptability of the planting bed. Inadequate preparation of the planting bed shall result in reworking the area to the complete satisfaction of the Designer.
- 14.2.3 Prior to the completion of planting on each hole, the construction foreman shall notify the golf course superintendent (or designated Owner's representative) to inspect the work in place. The following sign-off sheet is enclosed and shall be filled out prior to completing planting of each hole. This sheet, once signed and accepted, will transfer the duties of watering and grow-in to the Owner. It will also be used to inspect the quality of materials and installation for each hole planted.
- 14.2.4 The golf course will be planted in the proper sequence, as determined by the Owner, Contractor and Designer. The irrigation system must be tested completely, approved and fully operative prior to any planting. The pre-plant inspection must be completed and approved by Owner's Representative prior to scheduling any planting.

All soil pH adjustments, fertilizer, fine grading and seed bed preparation must be completed and approved prior to any planting.

- 14.2.5 A painted grass line shall be marked with pennants or stakes to ensure preservation of Designer's layout of each planting area.

14.3 SOIL pH ADJUSTMENT (per Greg Madson)

14.4.4 The materials and methods of application under this paragraph shall be subject to the approval of the agronomy consultant. See proposed revision of Fertility Specifications.

14.5 FERTILIZATION AND FINISH GRADING OF GREENS (per Greg Madson)

14.5.1 Prior to planting, the green putting surfaces shall be fertilized at a rate and type determined by soil analysis. The fertilizer shall be uniform in composition free flowing and suitable for application with approved equipment. The fertilizer shall be dry applied granular and non-burning product composed of chemically homogenous or polymer encapsulated dust free particles applied at the following rates (provisional depending on final laboratory testing of sample sands):

Elite Starter (12-24-14)	4kg/100m ²
Iron Plus Elite (micronutrients)	3.5kg/100m ²
Premium NPK (21-3-21)	2.25kg/100m ²

14.5.2 The materials and methods of application under the above paragraphs shall be subject to the approval of the Designer and Grow-in Superintendent.

14.5.3 After the specified areas have been fertilized, all ridges and ditches shall be made smooth and all surfaces then "floated out" with a grading type tractor, followed by a Sand-Pro, or equal, with drag mat. The Contractor shall exercise extreme caution in this operation so as not to bring foreign matter into the area. ~~The Contractor shall be prepared to have 4 greens floated per day.~~ Designer shall inspect and approve final grades.

14.5.4 The final planting bed must be smooth and firm in order for the seeds to be planted therein. The final surfaces must be free from water-holding depressions or pockets.

14.5.5 The Contractor, before planting, shall inspect each area to make sure the planting bed has been properly prepared. The Grassing Superintendent, Owner's Representative, and the Designer must be in agreement on the acceptability of the planting bed.

14.7 SEEDING (per Greg Madson)

14.7.1 All seed shall be labeled in accordance with the U.S.D.A. Rules and Regulations under the Federal Seed Act, A.O.S.A. and State seed laws. The kind and minimum percentage by weight of P.L.S. (pure live seed) shall be those called official and tabulated in U.S.D.A. Bulletin No.480, or latest revision thereof. Listed below are the minimum and maximum grass standards.

Grass Standards

Pure Seed, minimum	97.00%
Germination, minimum	85.00%
Inert, maximum	1.50%
Weed seed, maximum	0.00%
Other Crop Seed, maximum	0.00%
Noxious weed	0.00%

The grass standards are to be based on a min.30 gram test. Weeds classified as "All States Noxious" and "State Noxious" that would require listing on label have an absolute zero tolerance. Includes such common species as Bromus commutatus (Hairy chess or cheat), Bromus tectorium (Downy chess or brome), purple mustard, bedstraw, peppergrass, Poa annua (annual bluegrass), sheep sorrel, curly dock, pennycress, and quackgrass (Agropyron repens).

14.7.2 Seed types shall be true to name and shall be delivered to the site in sealed bags of the vendor bearing seed analysis and the date of the seed testing. The testing shall be within a period of six months prior to commencement of planting operations. At the request of the architect, a 50 gram sample of each type* and seed lot shall be sent to an independent registered seed lab for testing. The seed shall be stored in such a manner as not to impair its effectiveness.

* Bentgrass testing shall be based on a 2.5 gram sample.

14.7.3 All seeding work shall be done between the dates recommended for planting by the construction schedule. When delays in operations carry the work beyond the most favorable planting season for the species designated, or when conditions are such, be reason of drought, high winds, excessive moisture, or other factors, that satisfactory results are not likely to be obtained, the work will be stopped by the Contractor and shall be resumed only when directed. If an inspection, either during seeding operations or after seeding emergence, shows that strips have been left unplanted, or other areas skipped, the Contractor may be required to sow additional seed on these areas.

14.7.4 Green surfaces to be seeded shall include the putting surface and may include a 1.2 meter wide collar encircling the putting surface. Areas outside the collar shall be considered shoulders and sloped and may be planted as fairways or roughs. As 1.8 meter approach shall be outlined with paint, pennants or stakes by Contractor and be approved by Designer. Dimension of area will vary per Designer's direction.

- 14.8.5 All sodded areas shall be knitted neatly and firmly together, allowing no spaces, gaps, voids, or depressions within sodded areas. When laid on surfaces of slopes which may cause sod to slide due to the height and slope of the surface or due to the nature of the soil, sod shall be stabilized by a method acceptable to the Owner to ensure proper binding and to prevent slippage. Anchoring is best achieved by using wooden pegs or sod staples to anchor the sod to the slope. To avoid interference with the future mowing operations, pegs shall be driven beneath the mower cutting height.
- 14.8.6 Curvilinear shapes and forms shall be cut and trimmed with a sharp cutting tool to assure proper shapes and forms. Filling voids with small sod pieces is not permissible.
- 14.8.7 Roll all sod with a heavy pull-behind roller as soon as possible, without sliding and rutting. Some sod can be rolled immediately; other sod may need to be rooted before rolling. Confined areas, are to be rolled with a power walk-behind roller. All rolling is to be done to ensure good sod to soil contact and to provide a final truing to the subgrade.
- 14.8.8 All tracks and ruts from sod laying equipment should be floated out with a sand pro or similar device. Hand raking is sometimes acceptable when the tracking is no too bad, but usually results in an uneven surface.
- 14.8.9 All sod boundaries shall be enclosed by a sod header strip to ensure a proper shape that conforms to the painted outline established by the Designer.
- 14.8.10 Fairway/Rough sod shall be countersunk where it ties into greens complex or other areas as required, to ensure a proper grade match.

14.9 HYDROSEEDING (If applicable)

Hydroseeding shall take place in all proposed areas due to excessive slopes, access or other contributing factor.

All areas to be hydroseeded shall have been prepared as though fairway areas on the golf course. Fertilizers, as prescribed by the consulting agronomist, shall be incorporated into the slurry at the prescribed rate. Dolomite lime shall be spread as determined by soil tests upon all areas to be hydroseeded. Hydroseeding shall be conducted under favorable weather conditions during the season normal for such work to be performed.

Hydraulic mulch shall be Flexterra, a Flexible Growth Medium (FGM), as manufactured by PROFILE Products. The FGM shall require no cure time and be comprised of wood fiber, cross-linking hydrocolloid tackifier, co-polymer gel and crimped interlocking fibers. The FGM shall be manufactured using thermal-mechanical defibration to create wood fibers that, when combined with tackifier and synthetic fibers, shall have a minimum water holding capacity of 1500%. The FGM shall be combined with water, seed and fertilizer, and mixed using jet agitated or mechanically agitated equipment at a rate of 50 lbs of fiber per 125 gallons of water. Apply FGM at the appropriate rate based on slope and soil conditions but at a minimum of 3000 lbs per acre. Spray FGM using a fan-type nozzle (when possible, use a 50-degree tip), applying from two opposing directions to ensure proper soil surface coverage. FGM shall be used wherever quick, dense vegetation is required and on slopes where the threat of soil loss or water contamination or excessive runoff

Crosslinked Tackifier 10% ±1

Water Holding Capacity 1500% MIN

Organic Material 95% MIN

pH 4.8% ±2

Color Green

The FGM shall be packaged in units not exceeding 100 pounds and be suitable for outdoor storage for up to six months. The package shall contain current labels, the manufacturer's name and address, net weight, and customer service number.

Hydraulic equipment used for the slurry application of prepared fiber mulch shall be of the "super Hydroseeder" type, or other approved types. Using this equipment, pure FGM, seed and fertilizer slurry shall be applied evenly over the soil surface in a one step operation.

Operations may proceed only after free surface water resulting from recent rains or mechanical watering has drained away. Other moisture and weather considerations should be used as guides as if normal grassing practices were to be conducted.

The mulch and water shall be combined into the slurry tank for distribution of all ingredients in one operation by hydraulic method. The slurry mixture shall be so regulated that the amounts and rates of application shall result in a uniform application of all materials.

After hydromulch has been applied and allowed to dry, the seeded area shall be sprinkled by the Owner with a fine spray of water to prevent run-off, and he shall continue to water often enough to keep the surfaces constantly moist. Hydroseeded areas shall be adequately protected from foot or vehicular traffic during the period that grass is being established.

Additional hydromulching of bare or eroded areas may be required prior to final approval to obtain an erosion-free stand of grass. After three to four weeks of favorable growing weather, bare spots shall be re-cultivated, reseeded, raked and rolled by others as in the original work.

14.10 SPRIGGING (applicable to warm season grasses only)

~~14.10.1 Stolons or other means of vegetative transplantation shall be certified as to genetic purity by the Southern Seed Certification Association and certified by this agency as to freedom from pests and disease. All stolons shall come from a nursery approved by the Owner and reviewed by the Designer. Stolons shall be planted within 48 hours of harvest and when weather conditions are right for proper turf grass growth. Planting should take place only within the grassing window as designated by the Owner and Designer.~~

~~14.10.2 Where practical or necessary, sprigging shall be at right angles to the slopes, in order to minimize erosion of these areas. The Architect shall be the final judge as to the condition of all planted areas after sprigging and these areas must meet the Architect's approval.~~

SECTION XV

COMPLETION OF CONTRACT - PUNCH LIST

15.1 COMPLETION OF WORK

- 15.1.1 This section is provided to suggest a method for Owner and Contractor to accurately and quantitatively determine that all obligations have been met. Typically, the Owner and golf designer will help prepare a punch list that indicates any and all remaining items to be completed. Once this list has been agreed upon by the Contractor, work will begin to complete the list. The Owner's representative will review the punch list work items and either accept or reject them. Rejected items shall be then reworked by the Contractor to the satisfaction of the owner.

15.2 RELEASE OF CONTRACTOR

- 15.2.1 Once the punch list work has been completed by the Contractor to the satisfaction of the Owner, the punch list shall be signed and dated by all parties. Copies of the signed list shall be distributed to all.
- 15.2.2 If certain items on the list can not be completed due to weather, course opening schedule, etc., then those items will be discussed and a reasonable solution will be negotiated. This could be either A) reimbursement to Owner for actual cost value to complete the work by another means, or B) rescheduled for the Contractor to complete as soon as it makes sense for the Owner and Contractor and the course golf play schedule.
- 15.2.3 If no agreement can be reached regarding the punch list, then Owner reserves the right to hold retainage until Contractor fulfills the obligation. If Contractor fails to complete the list within two (2) months of substantial completion and prior to the scheduled final completion date, then Contractor may forfeit his right to such withheld retainage.
- 15.2.4 Retainage amount withheld shall be equal to the cost to complete the remaining work items by another means. This shall be in a manner and method as determined by the Owner, since the Contractor has failed to fulfill the contract obligation.
- 15.2.5 If the punch list has been satisfactorily completed, approved and signed by the Owner and Contractor, then the contract is considered to be satisfied, with the exception of any and all applicable warranties.
- 15.2.6 The warranty period is defined as one year, parts and labor, for all contract items, from the date of substantial completion.
- 15.2.7 The Contractor is responsible for timely completion of all warranty work.



Gladstan Golf Course

1 Gladstan Drive.

Payson, Utah

Irrigation Mechanical Drone Background

Watermax 5000 to be installed by Golf Contractor
Power Source 220 / Power Breaker to be installed by City

Full Heads = 115 Golf Heads
Part Circle Heads = 69 Golf Heads
Part Circle Contingency Heads = 10
Golf Heads = 110,000 gals/ per / night / 260 gpm for Par-3
5 Field Controllers 64-Station Radio
Date: June 17th, 2025
Prints on 24" by 36" @ 50 Scale



GOLF AS-BUILT DESIGN
TIMOTHY LAMAR STEVENS COMPANY
Jim Rueler
GPS Golf As-Built Design LLC
1547 East Fort Road
Park City, Utah 84098
Tel: 801-557-9021
Email: As-Built@gpsmm.com





Gladstan Golf Course

1 Gladstan Drive.

Payson, Utah

Full Heads = 115 Golf Heads

Part Circle Heads = 69 Golf Heads

Golf Heads = 110,000 gals/ per / night / 260 gpm for Par-3

5 Field Controllers 64-Station

Date: June 17th, 2025

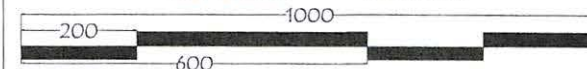
Prints on 24" by 36" @ 50 Scale

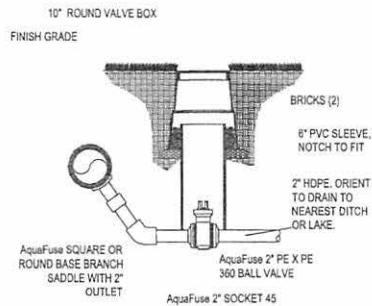
Irrigation Pipe Plan

Watermax 5000 to be installed by Golf Contractor
Power Source 220 / Power Breaker to be installed by City

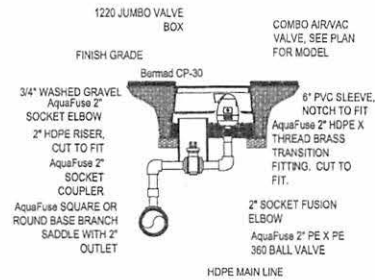


GOLF AS-BUILT DESIGN
LIMITED LIABILITY COMPANY
Jim Ruelke
GPS Golf As-Built Design LLC
1547 East Fort Road
Park City, Utah 84098
Tel: 801-557-5021
Email: As-Built@gmm.com

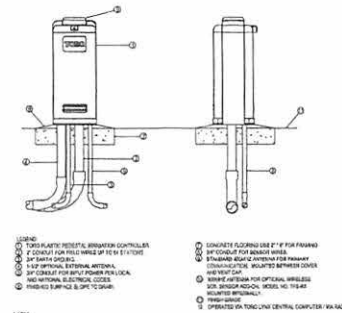




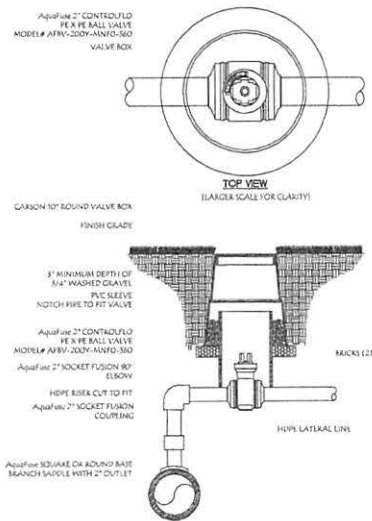
A DRAIN ASSEMBLY
SCALE: NTS



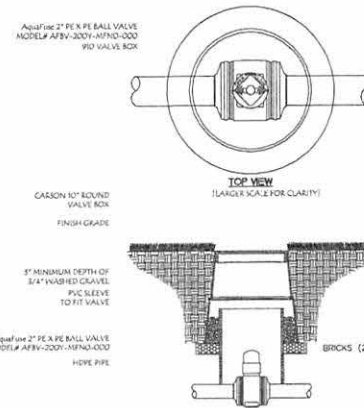
B AIR/VAC VENT VALVE
SCALE: NTS



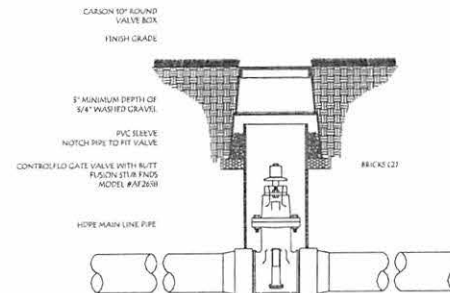
C CONTROL PEDESTAL RADIO 64-Station
SCALE: NTS



D AQUAFUSE CONTROLFLO BALL VALVE
SIDEWALL BRANCH
SCALE: NTS



E AQUAFUSE MAIN LINE 2" 1/4 TURN FULL PORT BALL VALVE
SCALE: NTS

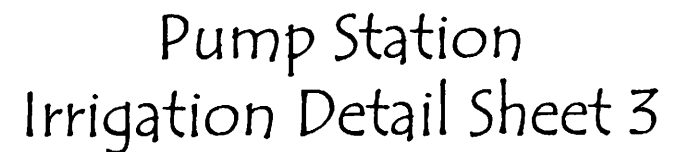
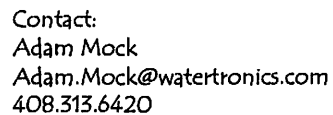


F AQUAFUSE CONTROLFLO GATE VALVE
SCALE: NTS

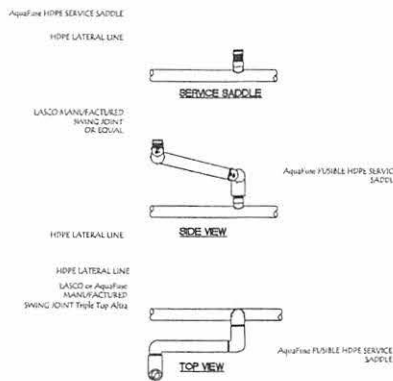
Gladstan Golf Course
1 Gladstan Drive.
Payson, Utah

Irrigation Detail Sheet 1

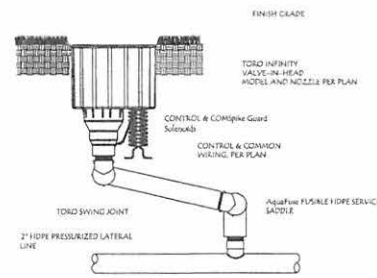
Watermax 5000 to be installed by Golf Contractor
Power Source 220 / Power Breaker to be installed by City



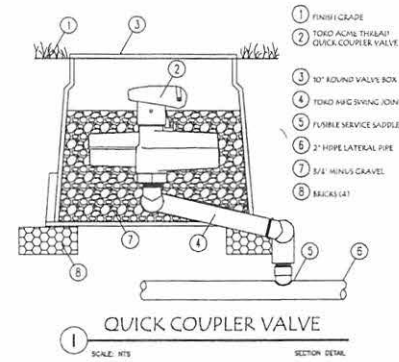
Watermax 5000 to be installed by Golf Contractor
Power Source 220 / Power Breaker to be installed by City



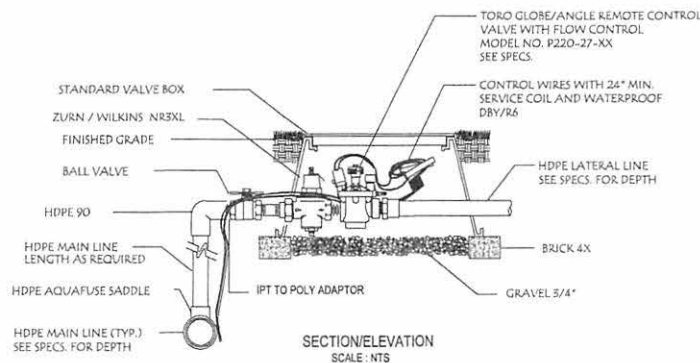
G AQUAFUSE SADDLE AND MANUFACTURED SWING JOINT ASSEMBLY
SCALE: NTS



H Toro INF34-336-2 / INF35-336-2 VALVE-IN-HEAD ROTOR
SCALE: NTS SECTION: DETAIL

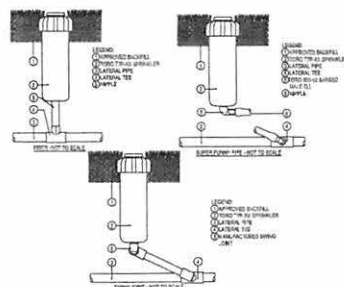


I QUICK COUPLER VALVE
SCALE: NTS SECTION: DETAIL



NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.
3. SEE PLANS, LEGEND AND SPECIFICATIONS FOR ADDITIONAL INSTALLATION NOTES.

L VALVES P-220 SERIES With PRV
1-1/2" PLASTIC VALVE, ELECTRIC, PRESSURE REGULATED



NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.
3. SEE PLANS, LEGEND AND SPECIFICATIONS FOR ADDITIONAL INSTALLATION NOTES.

J TYP SERIES
SCALE: NTS

Not a bag of GEM with 15-20 gallons of clean potable water. Spread GEM uniformly in bottom of the trench about 2\"/>

Ground Rod to be Enco #10580BPC 3/8\"/>

Enco #10580BPC 3/8\"/>

Enco #10580BPC 3/8\"/>

Enco #10580BPC 3/8\"/>

Enco #10580BPC 3/8\"/>

Enco #10580BPC 3/8\"/>

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Enco #10580BPC 3/8\"/>

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Enco #10580BPC 3/8\"/>

Enco #10580BPC 3/8\"/>

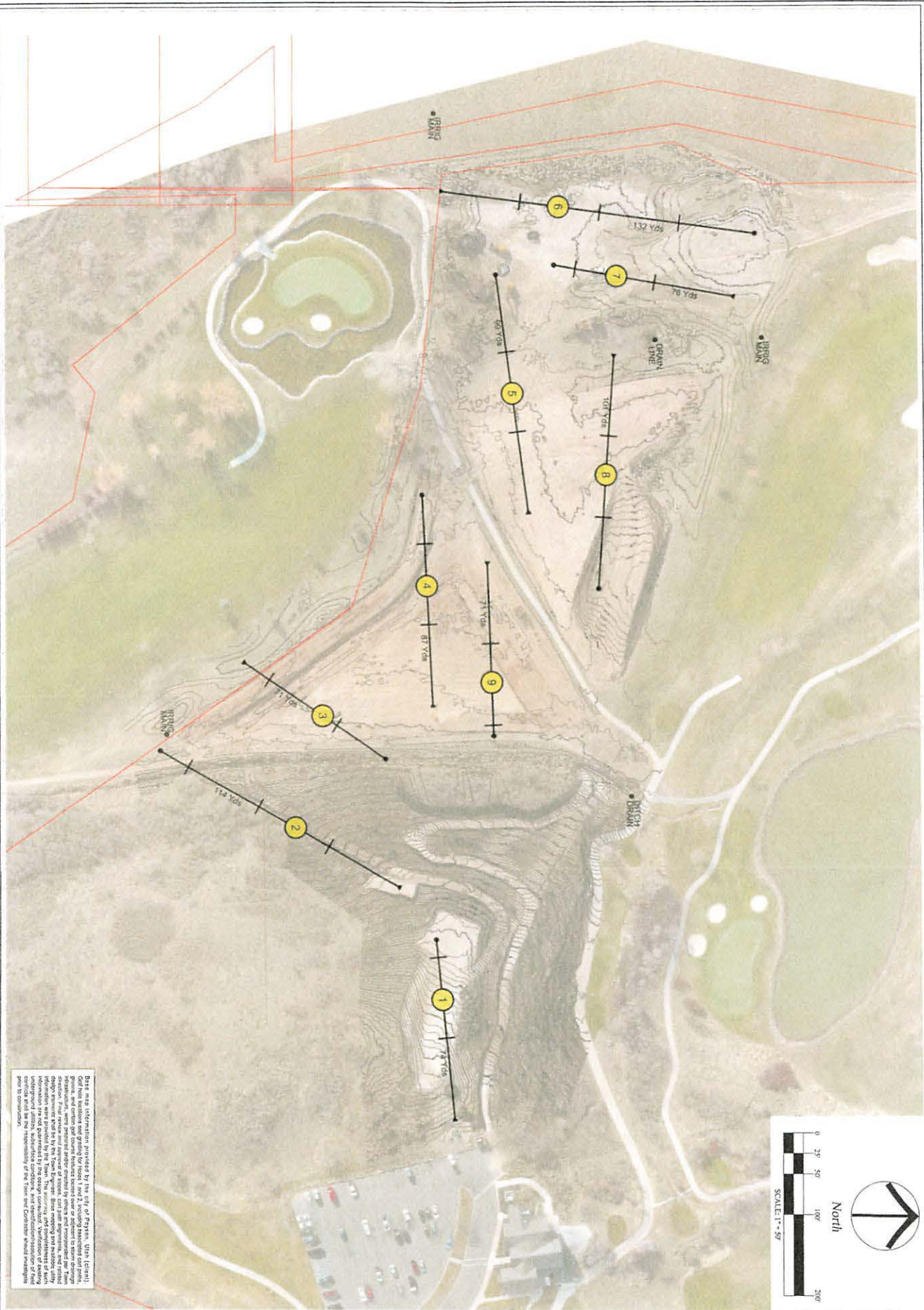
Enco #10580BPC 3/8\"/>

Enco #10580BPC 3/8\"/>

Gladstan Golf Course
1 Gladstan Drive. Payson, Utah

Irrigation Detail Sheet 2

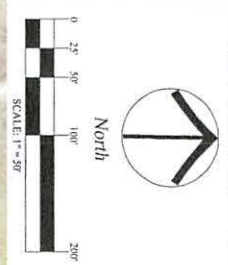
Watermax 5000 to be installed by Golf Contractor
Power Source 220 / Power Breaker to be installed by City



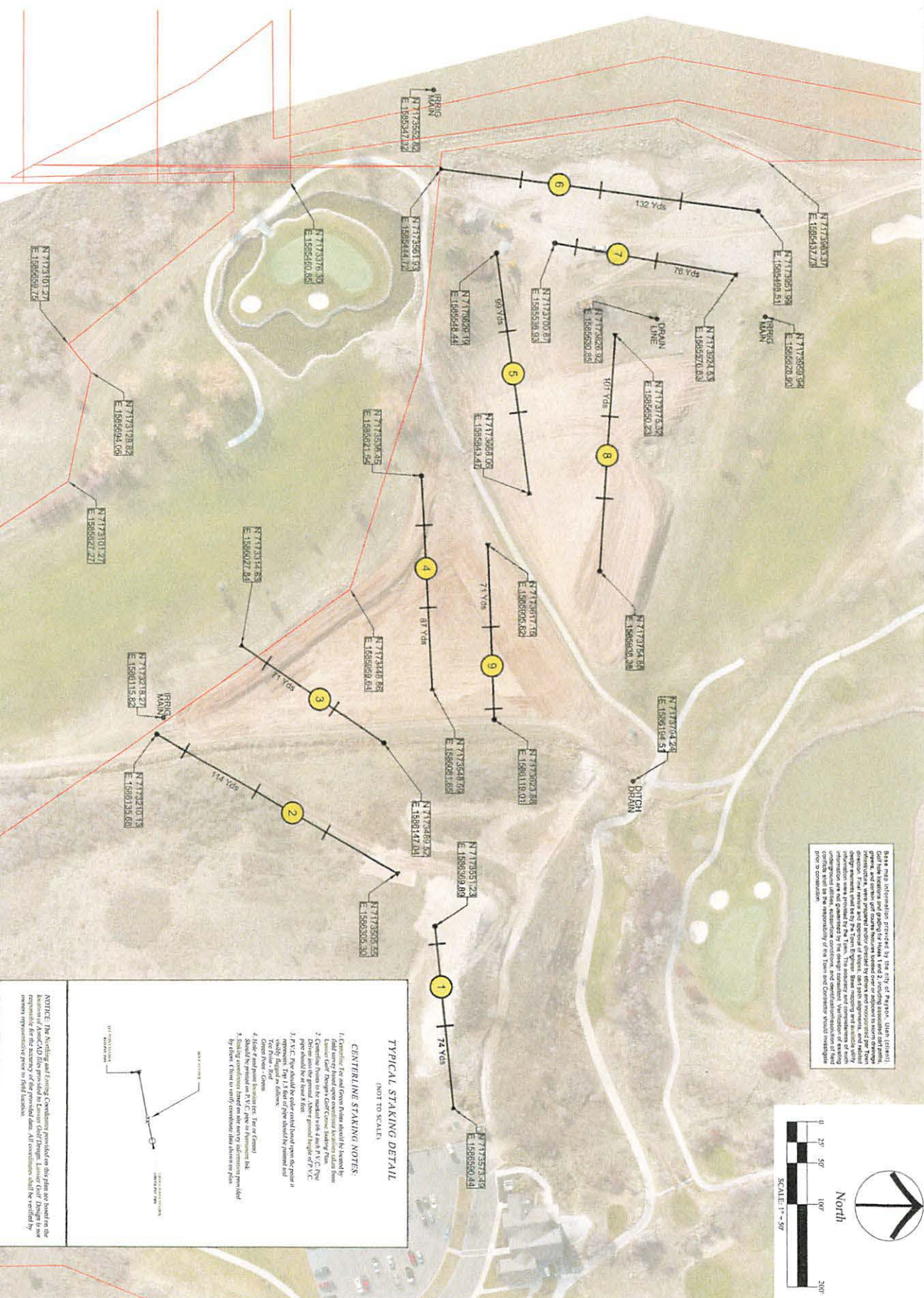
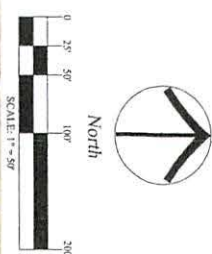


Base map information provided by the City of Regina, Urban Council. The map shows the location of the proposed course and the surrounding area. The map is not to scale and is for informational purposes only. The map is not to be used for any other purpose without the written consent of the City of Regina.

Proposed Score Card			
Length in Yards			
Hole	1	2	3
1	72	114	3
2	71	87	3
3	99	112	3
4	76	101	3
5	71	101	3
6	71	101	3
7	71	101	3
8	71	101	3
9	71	101	3
Total 1-9 Par	825	27	



THIS PLAN IS A PRELIMINARY DESIGN. IT IS THE PROPERTY OF LUSSIER GOLF DESIGN. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF LUSSIER GOLF DESIGN. THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE USER ASSUMES ALL LIABILITY FOR ANY ERRORS OR OMISSIONS. THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE USER ASSUMES ALL LIABILITY FOR ANY ERRORS OR OMISSIONS.



TYPICAL STAKING DETAIL

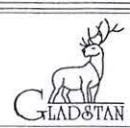
(NOT TO SCALE)

1. Centerline of the hole should be marked by a 1/2" diameter iron pin.
2. Centerline of the hole should be marked by a 1/2" diameter iron pin.
3. A V.C. (Vertex Control) should be placed at the point of intersection of the hole and the hole.
4. A P.C. (Point of Curvature) should be placed at the point of intersection of the hole and the hole.
5. A T.C. (Tangent Control) should be placed at the point of intersection of the hole and the hole.



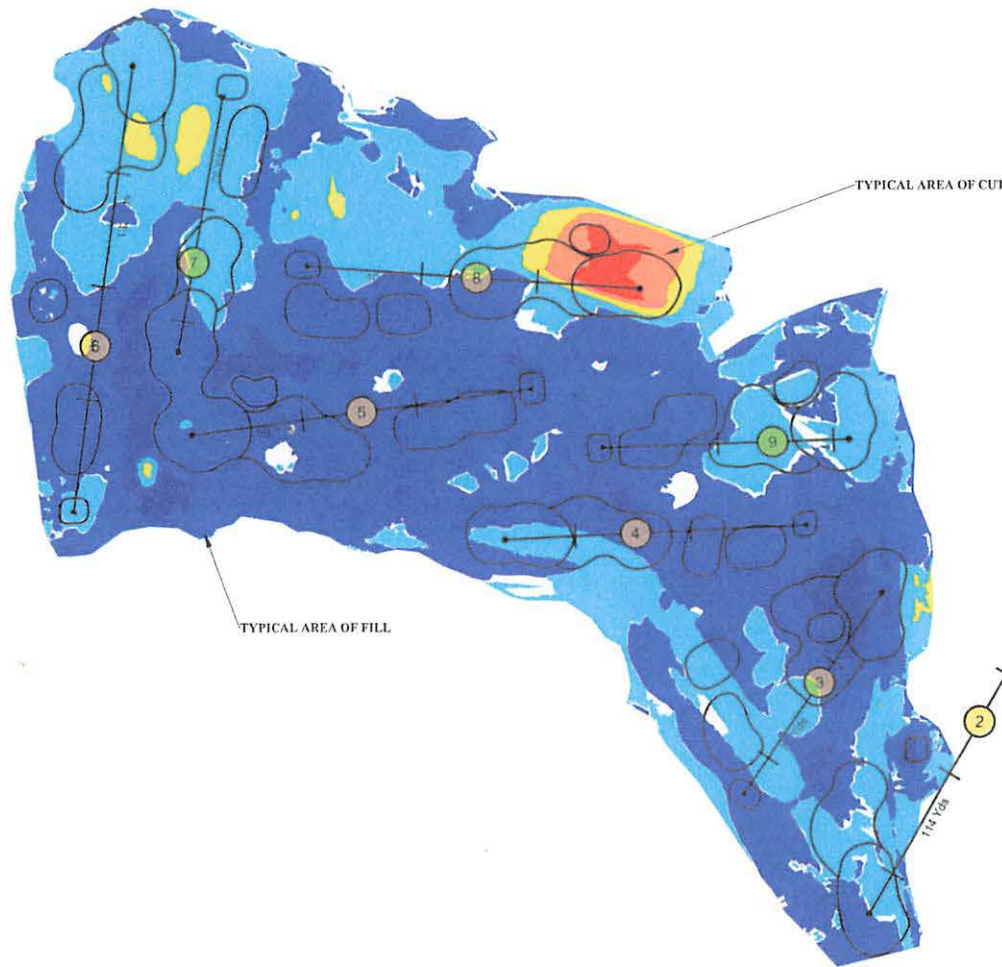
NOTICE: The staking and layouting of the hole is based on the design provided. The user assumes all liability for any errors or omissions. The designer assumes no liability for any errors or omissions. The user assumes all liability for any errors or omissions.

Design Associate:	B.L.
Drawn By:	T.N.
Scale:	1" = 50'
Date:	05/08/2026

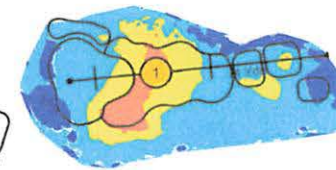
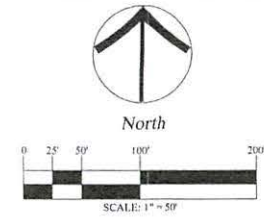


Gladstan Golf Course

Par 3 Golf Course Staking Plan



Base map information provided by the city of Payson, Utah (client). Golf hole locations and grading for Holes 1 and 2, including associated cart paths, greens, and certain golf course features located over or adjacent to storm drainage infrastructure, were prepared and/or directed by others and incorporated per Town direction. Final review and approval of slopes, cart path alignments, and related design elements shall be by the Town Engineer. Base mapping and available utility information were provided by the Town. The accuracy and completeness of such information are not guaranteed by the design consultant. Verification of existing underground utilities, subsurface conditions, and identification/resolution of field conflicts shall be the responsibility of the Town and Contractor should investigate prior to construction.



Cut-Fill Legend	
Cut/Fill Depth	Color
-16Ft to -13Ft	Red
-13Ft to -10Ft	Orange
-10Ft to -7Ft	Yellow
-7Ft to -4Ft	Light Blue
-4Ft to 0Ft	Blue
0Ft to 3Ft	Dark Blue
3Ft to 6Ft	Very Dark Blue

1. CUT-FILL AREAS FOR GRAPHICAL PURPOSES ONLY.
2. REFER TO CONTOUR PLANS FOR EXACT CUT-FILL LOCATIONS.
3. CONTRACTOR TO VERIFY CUT/FILL QUANTITIES.

ESTIMATED EARTHWORK CALCULATIONS:

Cut.....10,769 Yd³
 Fill.....11,096 Yd³
 Net.....327 Yd³ (Fill)

NOTE: EARTHWORK CALCULATIONS ARE SUBJECT TO CHANGE DEPENDENT UPON DESIGN ENHANCEMENTS MADE IN THE FIELD.



Gladstan Golf Course Par 3 Golf Course Cut-Fill Plan



Rev	By	Reason/Description	Final Review Plan
05/28/2026			

Design Author:	B.L.	T.N.
Drawn By:		
Scale:	1" = 50'	
Date:	06/06/2026	





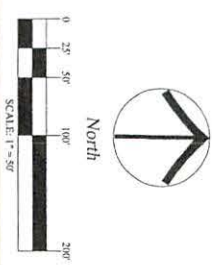
1. See Specifications for Tee and Green Drainage.
2. Pipe Size, Location and Depth/Location shall be Determined by Site Engineer and Reviewed With Designer Prior To Installation.

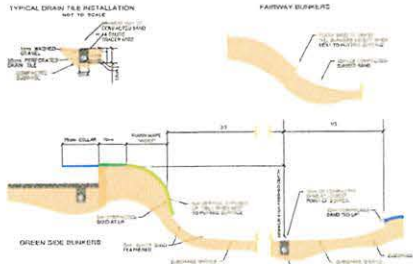
Drainage Legend

- Catch Basin (See Specifications)

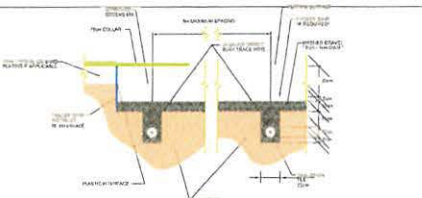
Notes:

- See Specifications for Tee and Green Drainage.
- Pipe Size, Location and Depth/Location shall be Determined by Site Engineer and Reviewed With Designer Prior To Installation.

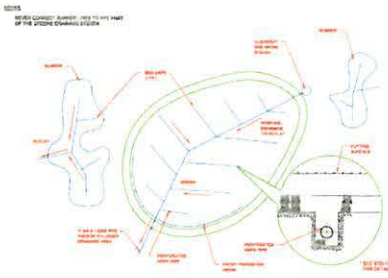




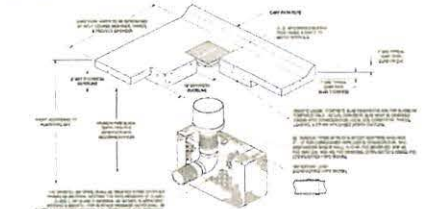
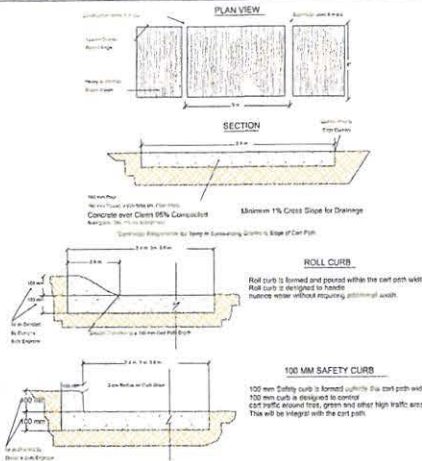
1 BUNKER DETAIL
FOR USE WITH NON-CONFORMING SAND



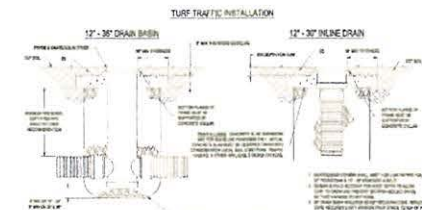
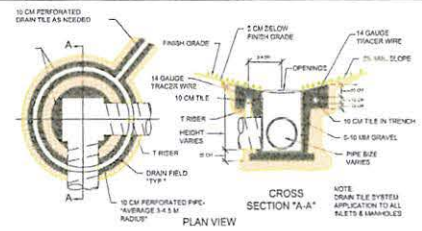
2 TYPICAL GREEN SECTION
NOTE: NO FABRIC SOCK ON PERFORATED DRAIN TILE



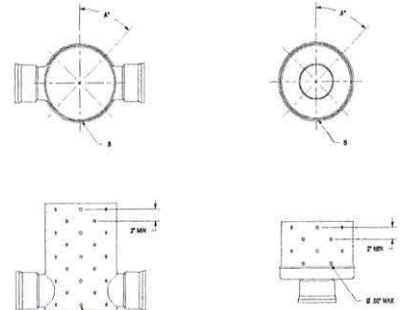
3 GREEN LAYOUT INSTALLATION
(PERF HDPE)



4 TYPICAL CONCRETE CART PATH
DETAILS AND SPECIFICATIONS TO BE PROVIDED BY PROJECT ENGINEER



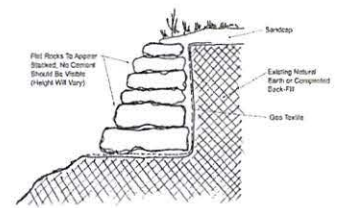
5 PRECAST DRAIN TILE SYSTEM DETAIL



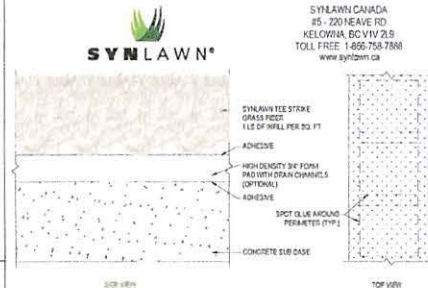
6 STANDPIPE EXAMPLE
TO BE REVIEWED AND APPROVED BY PROJECT ENGINEER



7 TEE CONSTRUCTION
TO BE REVIEWED AND APPROVED BY PROJECT ENGINEER



8 TYPICAL STACKED ROCK WALL
TO BE REVIEWED AND APPROVED BY THIRD PARTY ENGINEER



9 SYNLAWN GOLF TEE LINE SYSTEM
SYNLAWN TEE STRIKE INSTALLATION, USA

Center Line
of Play



Gladstan Par 3 Golf Course

Green Detail

Hole: 3 Length: 71 Yds. Green Size: 4,433 Ft.²

Design Assoc: B.L. Drawn By: T.N. Date: 05/28/2026 Scale: 1" = 20'





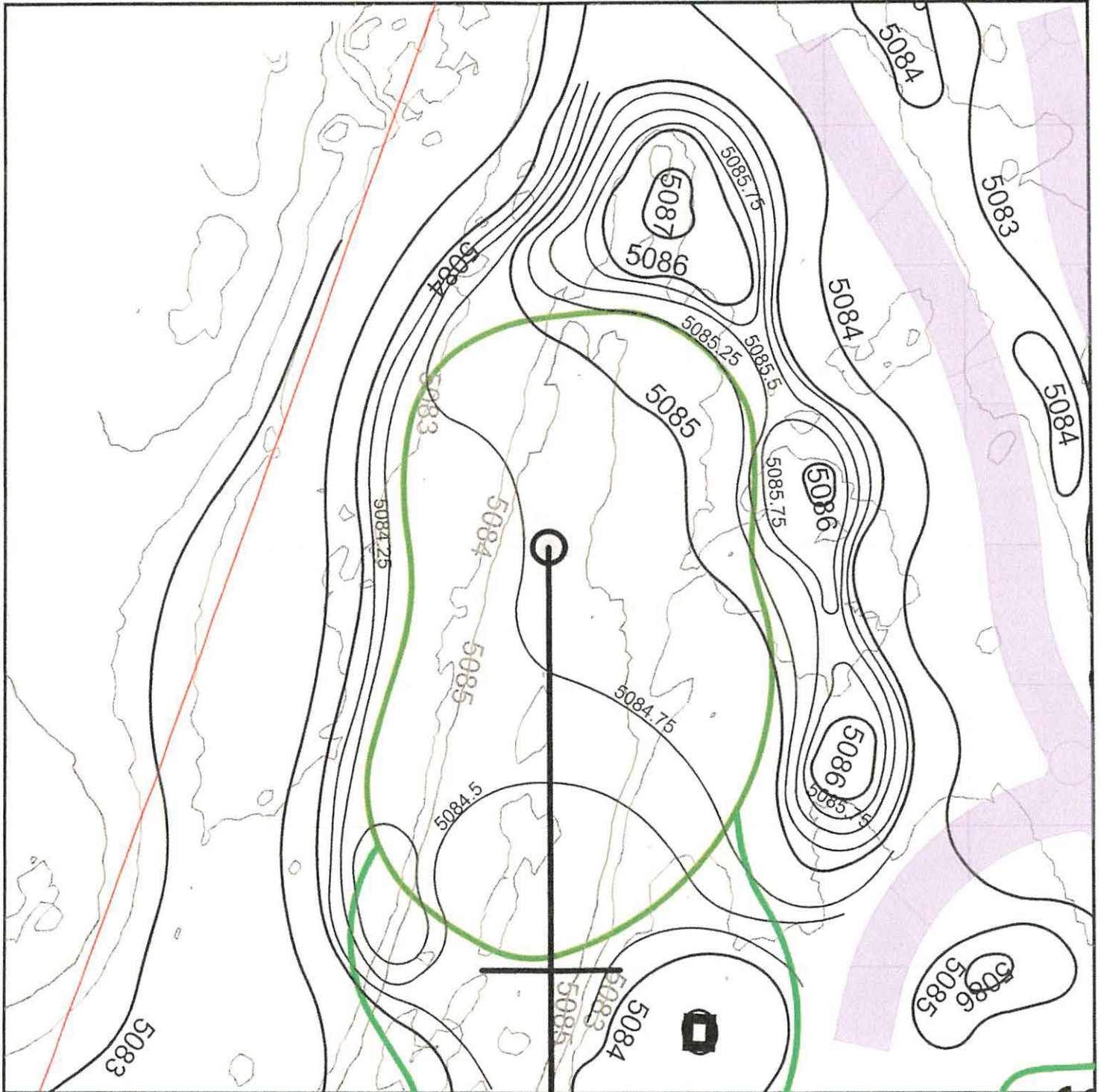
Gladstan Par 3 Golf Course

Green Detail



Hole: 4 Length: 87 Yds. Green Size: 4,239 Ft.²

Design Assoc: B.L. Drawn By: T.N. Date: 05/28/2026 Scale: 1" = 20'





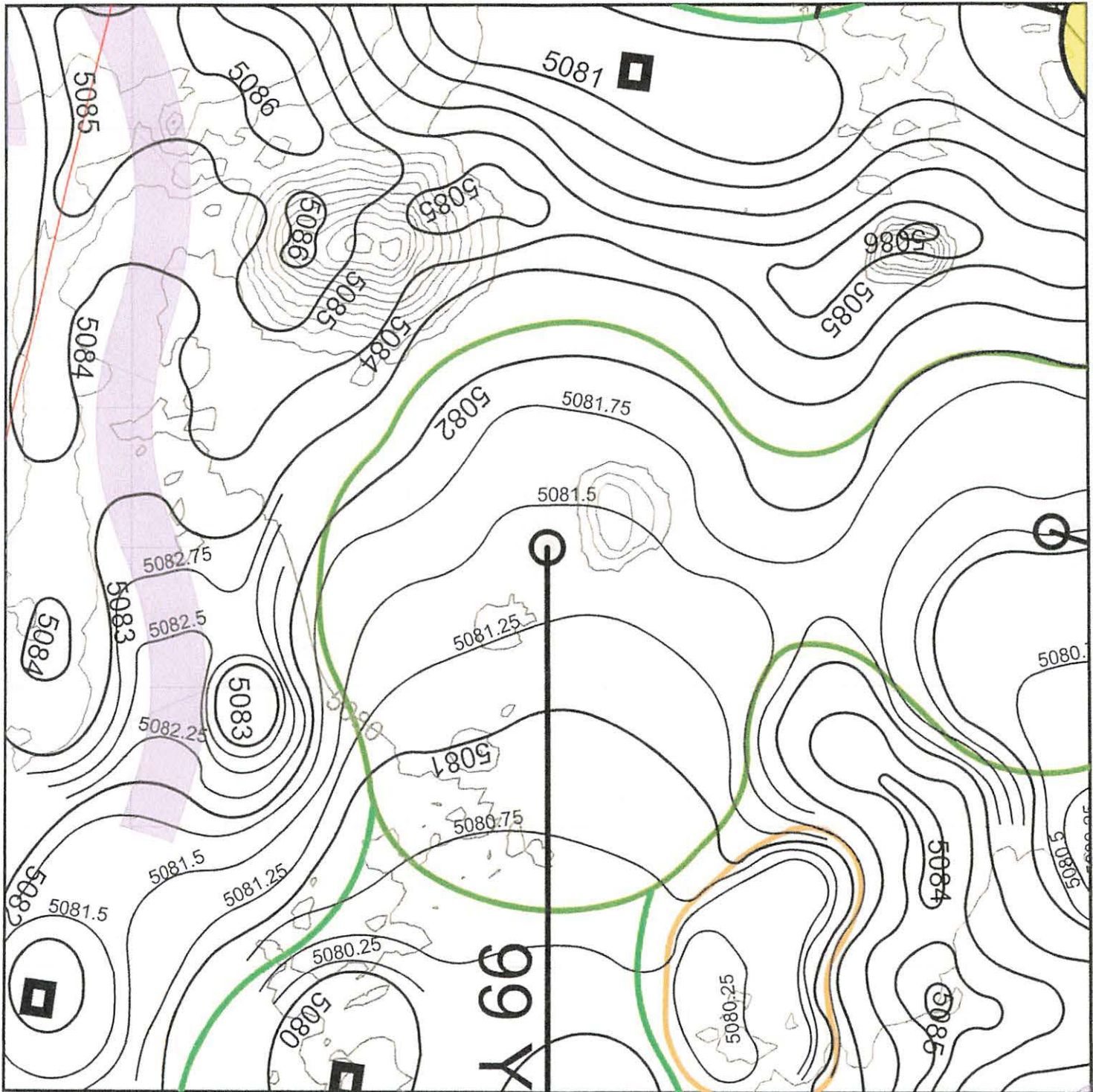
Gladstan Par 3 Golf Course

Green Detail



Hole: 5 Length: 99 Yds. Green Size: 4,517 Ft.²

Design Assoc: B.L. Drawn By: T.N. Date: 05/28/2026 Scale: 1" = 20'



Center Line
of Play

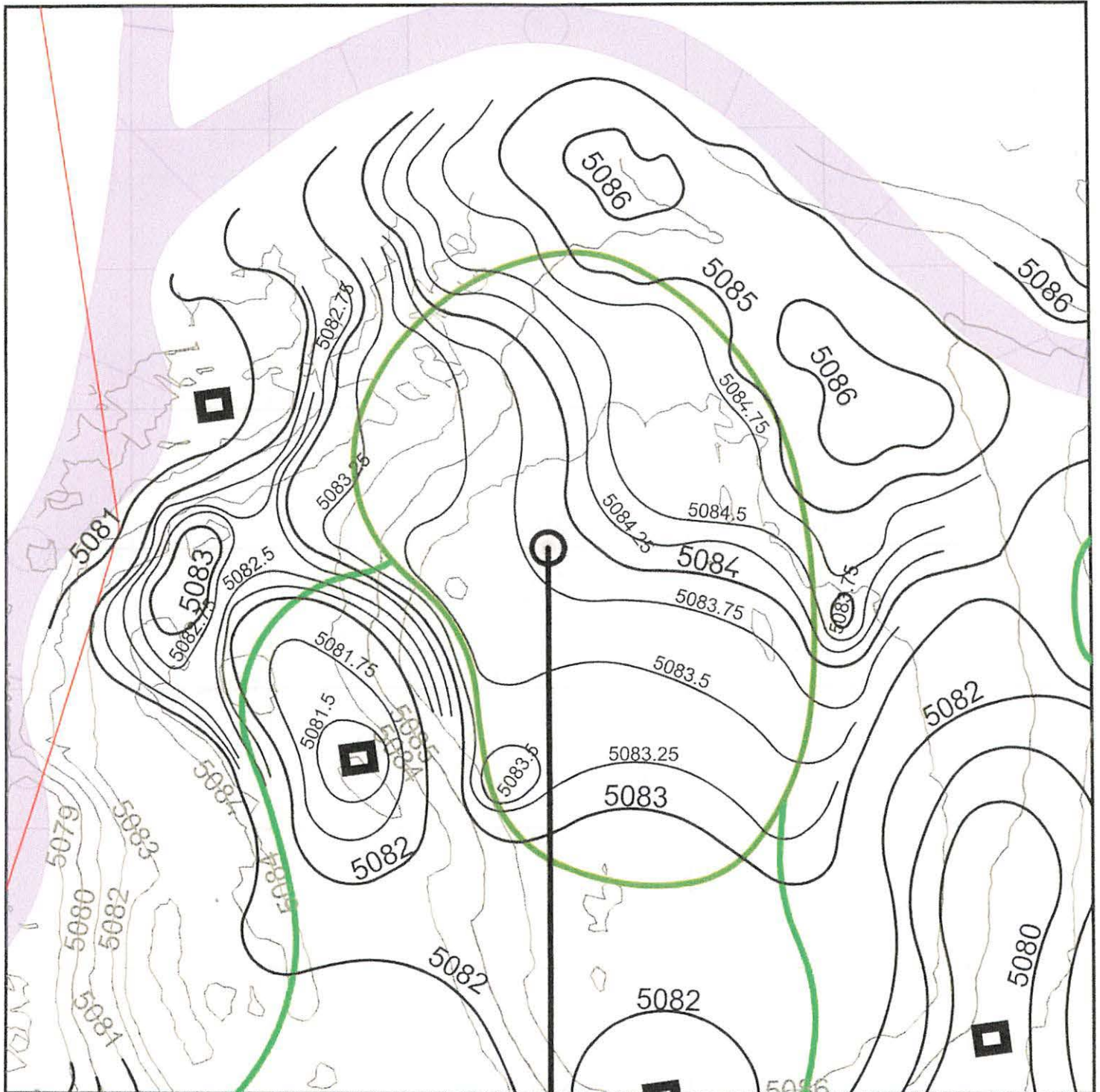


Gladstan Par 3 Golf Course

Green Detail

Hole: 6 Length: 132 Yds. Green Size: 4,333 Ft.²

Design Assoc: B.L. Drawn By: T.N. Date: 05/28/2026 Scale: 1" = 20'



Center Line
of Play



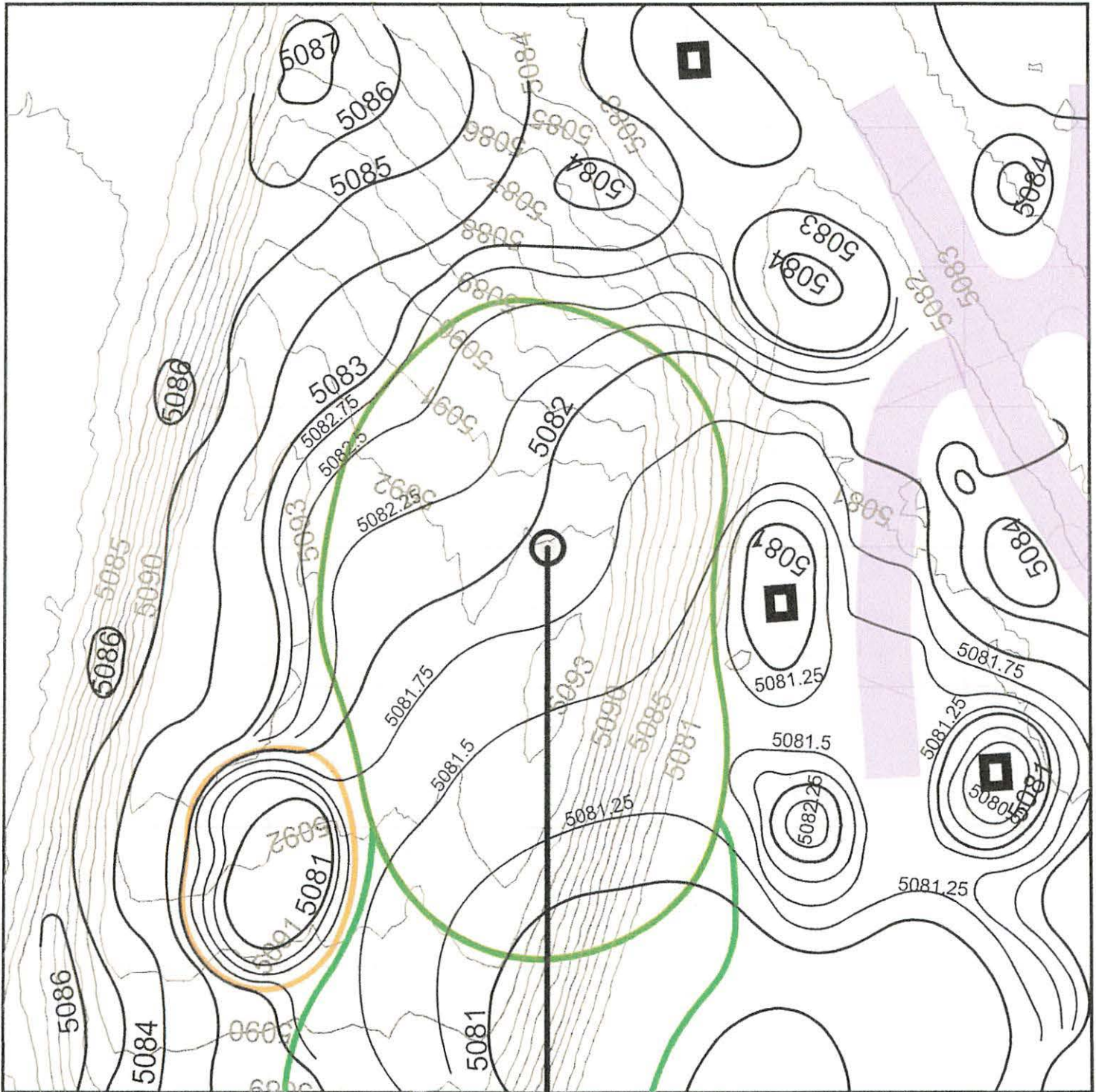
Gladstan Par 3 Golf Course

Green Detail



Hole: 8 Length: 101 Yds. Green Size: 4,456 Ft.²

Design Assoc: B.L. Drawn By: T.N. Date: 05/28/2026 Scale: 1" = 20'



Center Line
of Play



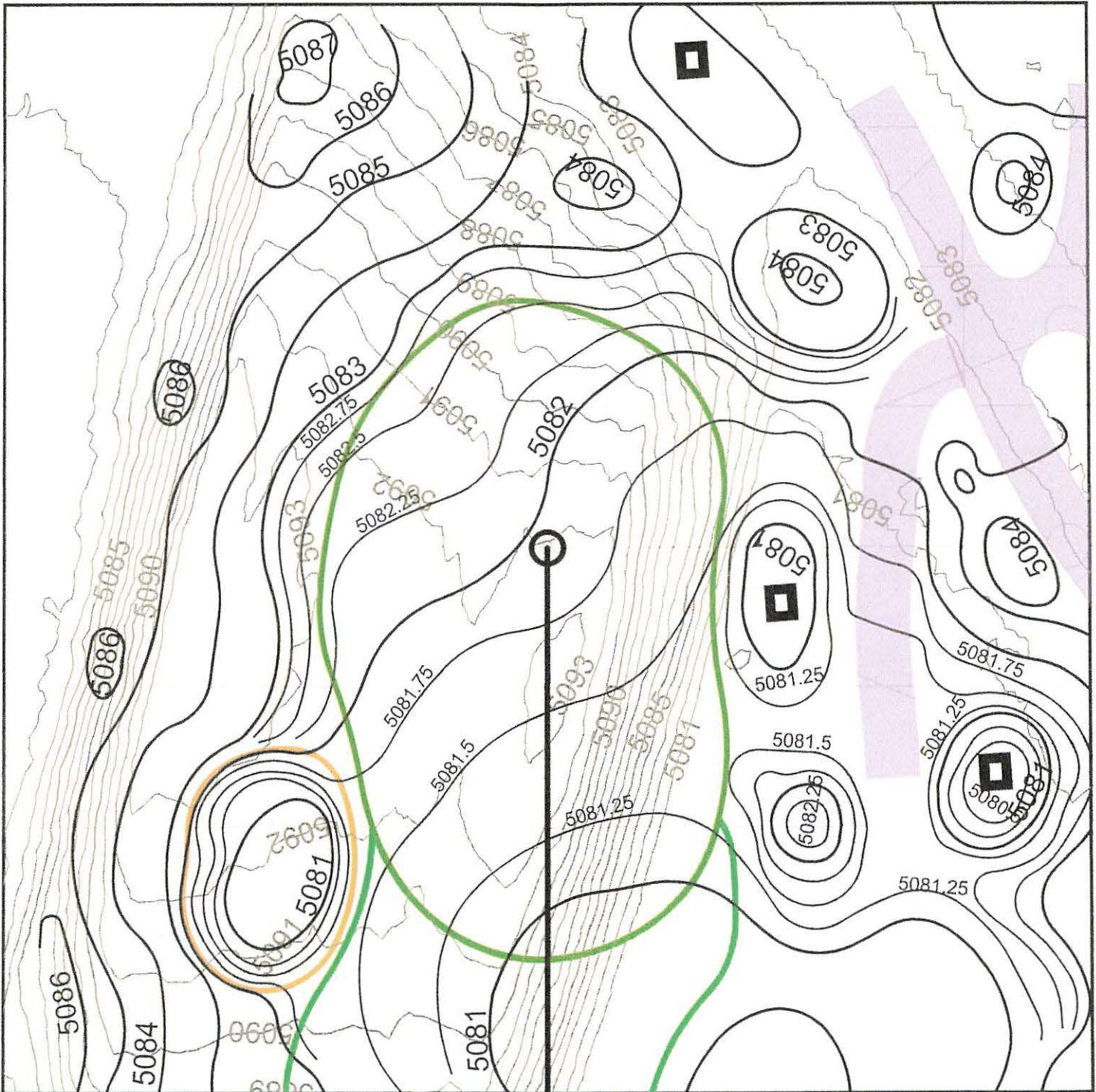
Gladstan Par 3 Golf Course

Green Detail



Hole: 8 Length: 101 Yds. Green Size: 4,456 Ft.²

Design Assoc: B.L. Drawn By: T.N. Date: 05/28/2026 Scale: 1" = 20'



Center Line
of Play

Exhibit D — Invitation for Bids dated June 8, 2026

Gladstan Par 3 Golf Course

Payson, Utah

INVITATION FOR BIDS

You are hereby invited to bid on the above captioned project involving the construction of a new 9-hole, par 3 golf course in accordance with the accompanying documents.

Please submit your bid on the enclosed Bid Form.

Bid Proposals should be sent to:

Tracy Zobell
1 Gladstan Drive
Payson, Utah 84651
Tracyz@paysonutah.gov
801-471-4528 – phone

cc: Brian Lussier
brian@lussiergolf.com
919-417-5002 – phone

BID FORM DATES:

Plans Available For Bidding	June 08, 2026
Bid Submittal	June 15, 2026
Bid Opening Date	June 17, 2026
Contractor Selection & Notification	June 19, 2026
CONSTRUCTION COMMENCEMENT DATE	July 06, 2026
Completion Of Grassing (TBD)	Sept. , 2026

The golf course contractor shall be allowed a total of calendar days for completion of all golf course work as listed in the Bid Form except for extensions of time as called for in the Agreement.

The Bid Conference will be held at 1 Gladstan Drive Gladstan, Utah on June , 2026 beginning at 9:00 AM. Following the meeting, Bidders are welcome to inspect the site. Access to the site at any other times must be coordinated with the Owner. Bidders must have the Owner's approval prior to performing any work on the project site for the purpose of gaining additional information in order to accurately prepare the bid proposal. Work other than that related to investigation of site conditions is prohibited.

Proposals are to be received no later than June 15 , 2026. BIDS WILL BE RECEIVED VIA DIRECT DELIVERY TO THE OFFICE OF THE OWNER IN A SEALED ENVELOPE.

The Owner reserves the right to reject any and all bids.

Selection of Contractor for this work will be based upon cost, the Contractor's experience in this type of installation, time of completion, and other pertinent factors.

If you choose not to bid on this project, please return the documents in their entirety to the address indicated above.

All drawings and specifications, both printed and in electronic format, must accompany a

Exhibit E — Bid Clarifications dated July 2, 2026

11

Gladstan Par 3 Golf Course – Bid Clarifications 7-2-26

1. Mobilization – Based on one mobilization
2. Site to balance – import or export of material off site excluded
3. General note drainage and irrigation: If because of rocky conditions the existing drainage trench spoils cannot be used for bedding or backfill the Owner will supply acceptable bedding / backfill material to the golf hole where needed and reimburse the contractor for the extra handling and placement costs on a T and M basis. Bid does not include export of spoils off site. All excess spoils to be lost on site.
4. Landscaping is excluded from this proposal
5. All pricing for this project is based on current commodity pricing in effect as of July 2, 2026. Any fluctuations in pricing or supply that increase the project costs shall be reimbursed to the contractor by the Owner on an actual cost- incurred basis.
6. All necessary permits, fees and inspections are to be obtained and paid for by the Owner.
7. Performance and Payment Bond costs are not included in this proposal.
8. Proposal is based on Non-Union, Non Prevailing wage rate
9. Any material that cannot be excavated with a JD 80 (or equal) excavator will be considered trench rock and performed on a negotiated unit price. Import or screening of pipe backfill is not included in this proposal.
10. If rock is encountered during any scope of the work, WGW will notify owner of rocky conditions and work will proceed on a negotiated unit price basis upon agreements by both parties.
11. If wet or unsuitable soils are encountered and additional stabilization is required, it will be performed on a negotiated unit price.
12. This proposal is based on a "drop seed" contract. All watering, maintenance and maturation of grassed areas will be responsibility of the Owner.
13. Owner will supply all engineered controls for this project. This includes, but is not limited to golf hole monuments (tee, fairway, greens), critical benchmarks, property lines, existing utilities, and / or other infrastructure as required for construction. All necessary golf course feature staking required for shaping will be performed by Contractor.
14. Road base for cart path subgrade is not included in this proposal.
15. Green sand to meet USGA spec. Price provided based on 90/10 Dakota blend from J-Bar Excavation
16. SYNlawn pricing based on "SYNLawn Tee Strike" material. Product to be installed on 4" compacted road base.
17. Nyloplast Drain basins excluded from this proposal
18. Lighting and associated work excluded from this proposal

Exhibit F — Construction Schedule (to be submitted by Contractor within 14 days after Effective Date)

Exhibit G — Insurance Certificates



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

08/04/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Flood and Peterson PO Box 578 Greeley CO 80632		CONTACT NAME: Alexandra Weber PHONE (A/C, No, Ext): (970) 356-0123 E-MAIL ADDRESS: AWeber@floodpeterson.com FAX (A/C, No): (970) 330-1867	
INSURED Wagner Golf Works, LLC 995 N. Magpie Circle Midway UT 84049		INSURER(S) AFFORDING COVERAGE INSURER A: EMCASCO Insurance Company INSURER B: Employers Mutual Casualty Company INSURER C: INSURER D: INSURER E: INSURER F:	
		NAIC # 21407 21415	

COVERAGES**CERTIFICATE NUMBER:** CL25123164442**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PRO-JECT ☐ LOC OTHER:			5D9-84-14-27	01/01/2026	01/01/2027	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 Liability \$
	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY			5R9-84-14-27	01/01/2026	01/01/2027	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE DED ☒ RETENTION \$ 10,000			5K9-84-14-27	01/01/2026	01/01/2027	EACH OCCURRENCE \$ 4,000,000 AGGREGATE \$ 4,000,000 \$
	☒ WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below Y / N ☐ N / A						PER STATUTE ☐ OTH-ER ☐ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
B	Leased/Rented Equipment			5C9-84-14-27	01/01/2026	01/01/2027	Any One Item \$543,000 Occurrence \$543,000 Deductible \$1,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

This certificate is issued as a matter of INFORMATION ONLY and coverages reflected are as of the date of issuance.

CERTIFICATE HOLDER**CANCELLATION**

City Of Payson, UT 439 W. Utah Ave Payson UT 84651	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
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WAGNGOL-01

TJIBSON

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

8/4/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

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PRODUCER License # 1255 Fred A. Moreton & Company 101 S 200 E Ste 300 Salt Lake City, UT 84111-3107	CONTACT NAME: Tyler Jibson PHONE (A/C, No, Ext): (801) 715-7118 FAX (A/C, No): E-MAIL ADDRESS: tjibson@moreton.com
	INSURER(S) AFFORDING COVERAGE INSURER A : WCF Insurance Company INSURER B : INSURER C : INSURER D : INSURER E : INSURER F :
INSURED Wagner Golf Works LLC 1175 N 1350 E Heber City, UT 84032-5581	NAIC # 10033

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☐ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PROJECT ☐ LOC OTHER:						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ \$
	AUTOMOBILE LIABILITY ☐ ANY AUTO OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB ☐ OCCUR EXCESS LIAB ☐ CLAIMS-MADE DED ☐ RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y / N Y	N / A	4013468	1/11/2026	1/11/2027	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CANCELLATION

City of Payson UT 439 W. Utah Ave Payson, UT 84651	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
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Exhibit H — Payment Schedule and Schedule of Values (to be submitted by Contractor with first Application for Payment)

1/1

Gladstan Golf Course Par-3

Irrigation Bid Form _____/_____/2026

7-2-2026

Contractor Name:

Home Office:

Contact Name:

Cell / Telephone:

Email Address:

Wagner Golf Works, LLC

Matt Wagner

435-503-5763

matt@wagnergolfworks.com

Contract is lump sum bid, plus unit pricing for additions/deletions reconciled at completion. Any change orders must be signed for work to start

Bid to include labor, equipment, irrigation components and delivery to install and make operational Five- 64 Station -Satellite Radio central control irrigation system subject to contingencies and exclusions (see "Other") below.

Addendums

Pre-Bid Site Meeting by Appointment attended

Addendum #XX-XX-XX 2026

Were all your questions submitted to City answered

Is your Company responsible for your take-off quantities submitted below

☒ YES
☒ YES
☒ YES
☒ YES

☐ NO
☐ NO
☐ NO
☐ NO

Base bid form count

Mobilization for entire project 1 Time mobilization
Full circle head with Triple Top aka Altra swing-joint
Part circle adjustable head with Triple Top aka Altra swing-joint
Part circle adjustable head with Triple Top aka Altra contingency heads

Per Plan or as Directed

	Units	Unit Price
*LS		\$ 40,000.00
Per Plan	CC 115	\$ 630.00
Per plan	CC 69	680.00
Per contingency	Est. 10	

Additional costs (reductions) for additions (deletions)

Quick couplers additions
Full circle head additions
Full circle (deletions)
Part circle head additions
Part circle (deletions)

Installed & operational	CC	0	\$ 280.00 /item
Installed & operational	CC	0	\$ 630.00 /item
	CC	0	\$ 400.00 /item
	CC	0	\$ 680.00 /item
	CC	0	\$ 400.00 /item
	Est.	0	- /item
	Est.	1	550.00 /item
	Est.	2	1,000.00 /item
	CC	0	3.50 /linear foot
	CC		15.00 /linear foot
	CC		25.00 /linear foot
	CC		36.00 /linear foot
	CC		48.00 /linear foot
	CC		48.00 /linear foot
	CC	0	- /item
	CC	0	4,000.00 /item
	CC	0	3,000.00 /item
	CC	0	2,600.00 /item
	CC	0	700.00 /item
	LS	0	- /item

*KEY: "CC"= contractor count; "Est."=estimate; LS=lump sum

Gladstan Golf Course Par 3

LUMP SUM BASE BID FOR IRRIGATION

BOND

State and Local Taxes

TOTAL BID

\$0.00
\$0.00
\$1,325,000.00

Acceptance:

Signature

Matt A. Wagner - WAGNER GOLF WORKS, LLC

Date:

7/2/2026

Printed name: Matt A. Wagner

Title: Owner

Other:

Bedding material/labor per cubic yd. (not included) in base bid. City to provide bedding material requires contractor estimate load / cub

Est.	Labor	12/cy	per cubic

\$ -

END

Exhibit I — Contractor Time and Material Rates



WAGNER
GOLF WORKS

Matt Wagner
435-503-5763
104 East 600 South #434 Heber City, UT 84032
matt@wagnergolfworks.com

WAGNER GOLF WORKS, LLC
2026 HOURLY RATES

EQUIPMENT AND LABOR ITEMS	HOURLY RATE
Landscape / Grading Tractor - Operated	\$135.00
Mini Excavator - 35 Size - Operated	\$135.00
Mini Excavator - 50 Size - Operated	\$145.00
Dozer - JD 650 Size - Operated	\$195.00
Wacker Dumper - Operated	\$135.00
Tractor with Pronovost - Operated	\$135.00
Bobcat T650 Skid Loader - Operated	\$145.00

**All equipment is fueled, maintained, and operated*

Project Superintendent	\$135.00
Foreman	\$95.00
Equipment Operator	\$65.00
Irrigation Tech	\$95.00
Laborer	\$55.00