SEALEDDESK · WEEKLY BID SCREEN

Golf course construction bids for Fairway Builders, Inc.

Nationwide · golf course construction and renovation · Week of Oct 30, 2026

SAMPLE CLIENT (FICTIONAL)
Fairway Builders, Inc.
Nationwide golf course construction/ renovation
Sample report (mockup, not sent)

About this sample. Fairway Builders, Inc. is a made-up company; no real firm asked for this report. The bids below are real public solicitations that were open when we checked on Oct 30, 2026. For the calls we assumed a builder with GCBAA certification, 10-plus years of experience, surety capacity for multi-million-dollar projects, in-house irrigation crews and licenses in several states. Where a field is not in the notice, we write "not published." Several bid documents sit behind portal logins; each card says what we actually read. Always confirm every date and requirement against the official notice and any addenda.

1	4	7	3	15
BID	BID IF	MAYBE	SKIP	BIDS REVIEWED

Top picks this week

1. The Villages, FL, five-course renovation (about $8M, due Nov 3). A GCBAA-certified, 10-year builder is exactly who this ITB is written for, and the certification keeps the field small. **Next step today:** check that your team signed in at the mandatory Oct 15 pre-bid; if so, price all five courses and read Addendum 3.

2. Giants Ridge Legend Course, MN (listed $10.4M, due Nov 13). The biggest contract on the list, with the most time to price it. Earlier bids were rejected, so read the addenda for what changed. **Next step:** confirm attendance credit with the state buyer and order the plans ($25) on QuestCDN; questions are due Nov 3.

3. Salt Lake City irrigation prequalification (listed $8.6M across two projects, due Nov 10). One qualification package opens two construction bids that only prequalified primes can submit. **Next step:** pull three golf irrigation references with pump stations from the last five years, and submit in Bonfire by Monday.

Crunch warning: Villages (Nov 3), Troy, La Porte and Lincoln (all Nov 4) land within 48 hours. We would price Villages plus one of La Porte or Lincoln, and let Troy go unless you have a spare estimating team.

Your deadlines at a glance

DUE (LOCAL TIME)	BID	WHERE	CALL
Tue Nov 3, 3:00 PM ET	Executive golf renovation, five courses (ITB 26B-042)	Villages CDDs, FL	BID IF
Wed Nov 4, 12:00 PM ET	Miami Shores irrigation, plus pump panel and well	City of Troy, OH	MAYBE
Wed Nov 4, 2:00 PM CT	Bay Forest irrigation systems (#27002)	City of La Porte, TX	BID IF
Wed Nov 4, 2:00 PM CT	Holmes short game facility and bunkers (26-186)	City of Lincoln, NE	BID IF
Thu Nov 5, 1:00 PM ET	Wintonbury Hills bunker, green, tee (RFP 1175)	Town of Bloomfield, CT	MAYBE
Fri Nov 6, 10:00 AM MT	Eagle Mountain drainage project	Brigham City, UT	SKIP
Mon Nov 9 (time: check portal)	Golf club green and tee box renovation (6209)	City of Santa Barbara, CA	MAYBE
Mon Nov 9, 11:00 AM ET	Brambleton irrigation pumping plant	NOVA Parks, VA	MAYBE
Tue Nov 10, 2:00 PM MT	Rose Park / Nibley Park irrigation prequalification	Salt Lake City, UT	BID

Tue Nov 10, 2:30 PM	Walnut Creek bunker renovation (IFB-PRL-26-719)	City of Westminster, CO	SKIP
Fri Nov 13, 2:00 PM CT	Legend Golf Course renovation, Rebid #2	MN Dept. of Administration	BID IF
Tue Nov 17, 2:30 PM	Swan Lake greens renovation (4931-P)	City of Clarksville, TN	MAYBE
Fri Nov 20, 10:00 AM ET	Pinecrest cart path improvements	Town of Holliston, MA	SKIP
Mon Nov 30, 4:00 PM MT	Flatirons pump station, design-build (43-2026)	City of Boulder, CO	MAYBE
Tue Dec 15, 4:00 PM ET	Monterey golf range design-build (NAVMWR-27-R-0001)	Navy MWR, CA	MAYBE

Times are shown as listed by each agency or listing site. Where an agency notice and an aggregator disagreed on a date or time, the card says so.

Upcoming pre-bid meetings and question deadlines

WHEN	WHAT	BID
Fri Oct 30, 5:00 PM MT	Questions due (karter@jonescivil.com)	Brigham City drainage (skip)
Mon Nov 2	Questions due (time: check PlanetBids)	Santa Barbara green and tee
Tue Nov 3, noon	Questions due	Legend Golf Course rebid, MN
Wed Nov 4, 10:30 AM MT	**Mandatory pre-bid and site visit**, Flatirons Golf Course. The only mandatory meeting still ahead on this list.	Boulder pump station
Wed Nov 4 (answers Nov 5)	Questions due	Salt Lake City prequalification
Date "TBD"	Virtual pre-proposal conference; site visit with 5 days' notice	Monterey golf range

Already passed (set reminders for next time): Villages Oct 15 (mandatory), Troy Oct 20, Westminster Oct 20 (mandatory), Lincoln Oct 23 (mandatory), Legend Oct 26 (mandatory), Bloomfield site walk Oct 26, Santa Barbara Oct 26 (optional), Brambleton Oct 27 (virtual).

The bids

BID IF

Executive Golf Course Renovation Projects, Various Locations (ITB 26B-042) · Villages Community Development Districts, The Villages, FL

Due **Tue Nov 3, 2026, 3:00 PM ET** (opening 3:15 PM) · sealed or electronic · value: about $8 million per a local press report; **not published** in the notice

Scope: five executive courses (Hawkes Bay, Oakleigh, Southern Star, Yankee Clipper, Tarpon Boil). Rebuild greens to USGA spec with TifEagle hand-sprigged, Bimini Bermuda on collars, approaches, fairways and tees, a new two-wire irrigation system, drainage, reshaped bunkers, cart paths. Separate lump sums per course; the two districts are awarded separately, and one firm can win both. 180 calendar days per course from notice to proceed, with up to three sites running at once.
Requirements: mandatory pre-bid was Oct 15. Press and a bid-listing summary report 10 years of golf renovation experience, **current GCBAA certification** and five recent comparable projects. Bond terms not confirmed. The district portal lists addenda through #3 (Oct 26); read them.
Our note: The best fit this week if your people signed in on Oct 15. If not, you cannot qualify, so check your sign-in record today. The GCBAA requirement thins the field. The district's previous round (ITB 26B-009) drew a negotiated bid above $7.7M and a competing bid above $11.7M (press), so expect a wide price spread. Check the planting window against the 180-day clocks. Four calendar days left.
Source check: Official legal notice read. Scope and eligibility come from the press report and listing summaries; the portal documents were not opened.
Legal notice (Florida) District portal (OpenGov) Press report

BID IF

REBID #2: Legend Golf Course Renovation and Irrigation Replacement (43GR0015) · Minnesota Dept. of Administration, for Giants Ridge, Biwabik, MN

Due **Fri Nov 13, 2026, 2:00 PM CT** via QuestCDN #10414246 (one aggregator shows Nov 12; confirm) · listed estimate **$10,438,500** · one prime contract

Scope: expand 10 greens, build 10 new green complexes, rebuild tees (range, holes 1, 9, 10, 11, 17) and 16 new forward tees, new irrigation with a pump-station upgrade, bunkers, cart paths, drainage, sod or seed. The owner does the herbicide, scalping and turf stripping. Designer: Golfscapes.
Requirements: 5% bid bond, Minnesota prevailing wage. **Mandatory pre-bid Oct 26, noon** (Addendum 1 posted the sign-in sheet). Questions due Nov 3, noon. Estimated completion Jul 29, 2028. Plans $25 on QuestCDN.
Our note: The largest single contract we found. Bids from Sep 4 were rejected, and this is the second rebid. That may mean prices ran over budget, so read every addendum for scope changes. Bid if your firm attended a mandatory meeting; call the state buyer (Staci Stoerzinger, 651-201-2451) to confirm how attendance is credited. The longest runway of the big three, and a two-season build in northern Minnesota.
Source check: Bid-listing data (BidNet); plan-service and aggregator pages agree on scope and estimate. QuestCDN documents were not opened.
State bid listing QuestCDN plans

BID IF

Sealed Bid #27002, Golf Course Irrigation Systems · City of La Porte, TX (Bay Forest Golf Course)

Due **Wed Nov 4, 2026, 2:00 PM CT**, online (one aggregator lists 3:00 PM; confirm) · bid estimate **not published**; city meeting records show $2.6M budgeted for the project

Scope: remove the existing Toro irrigation system and install a new, fully engineered system (Rain Bird is the intended replacement): demolition, piping, valves, wiring, testing, cleanup.
Requirements: 5% bid bond, contractor qualification statements, prevailing wages, and **at least 50% in-house labor** unless the city consents in writing. No pre-bid conference. The question window has closed.
Our note: A straight irrigation replacement that a firm with its own irrigation crews can self-perform. The 50% in-house rule favors you over general contractors who sub it out. Bid if you can staff a Houston-area crew; the full specification sits behind the city's Public Purchase login, and we have not read it.
Source check: Aggregator summaries only. The official notice was not opened.
City notices (Public Purchase) GovTribe listing Starbridge summary

BID IF

Holmes Golf Course Short Game Facility and Bunkers (Bid 26-186) · City of Lincoln, NE

Due **Wed Nov 4, 2026, 2:00 PM CT** via the city e-bid system · value **not published**

Scope: five USGA-spec practice greens (about 25,000 sq ft), two new 2,000 sq ft bunkers, and renovation of 24 existing bunkers with Capillary Concrete liners and premium sand, plus drainage, irrigation changes, creeping bentgrass and cart paths.
Requirements: mandatory pre-bid was Oct 23. Five 18-hole courses in the last three years using directly employed crews that fused HDPE pipe and installed capillary-concrete bunkers; manufacturer-certified HDPE fusion personnel; 100% performance and payment bonds at contract; city supplier registration.
Our note: The experience bar is high and reads like a specialist's spec, which suits you. It is on the same day as La Porte and two days after Villages, so decide this week which of these you can price properly. Bid only if you signed in on Oct 23.
Source check: Specification excerpts and listing summaries. Full package not opened.
Listing (Civic IQ) Bid documents (DemandStar)

BID

Pre-Qualification of Contractors: Rose Park Golf Course Irrigation and Turf Reduction (PRK23041) / Nibley Park Golf Course Irrigation (PRK26019) · Salt Lake City Corporation, UT

Due **Tue Nov 10, 2026, 2:00 PM MT**, electronic via Bonfire only · listed estimate **$8,600,000** across the two projects (aggregator; not in the city notice)

Scope: replace irrigation mainline, laterals and heads on two courses without disturbing playable turf, build a settling pond at Rose Park, and install a new pump station with piping. Courses stay open during phased work.
Requirements: prequalification only; **only prequalified primes can bid the two construction solicitations**. At least three verifiable similar-project references from the last five years, plus golf irrigation, pump-station, staffing and equipment experience statements. Questions due Nov 4; answers Nov 5.
Our note: Low effort and high payoff: one qualification package opens two bids worth about $8.6M. Pick references that show golf irrigation with a pump station. No bonding at this stage. Late, emailed or shared-site submissions are rejected, so upload on Monday.
Source check: Official city notice read. Requirements and estimate from an aggregator summary of the project manual.
City notice (Utah Public Notice) Bonfire portal

MAYBE

Miami Shores Golf Course Irrigation System Renovation, plus Pump Control Panel and Well · City of Troy, OH

Due **Wed Nov 4, 2026, 12:00 noon ET** on BidExpress · engineer's estimate **$2,200,000** (irrigation) and **$275,000** (pump panel and well), two separate bids

Scope: complete replacement of the course irrigation system; separately, a new pump control panel and well.
Requirements: bid guaranty of a 100% bid bond or a 10% certified check; Ohio prevailing wage. Pre-bid was Oct 20 (not marked mandatory in the notice).
Our note: A fair-sized irrigation job with a published estimate. It falls on the same day as La Porte and Lincoln, so treat it as the fourth choice unless you have a spare crew. Bid it only if the late-fall install window works for you; we have not read the completion date.

Source check: City's bid-platform listing read. Documents not opened.

City bid page (BidExpress) Bid listing (OhioBids)

MAYBE

RFP #1175, Bunker, Green and Tee Renovation at Wintonbury Hills Golf Course · Town of Bloomfield, CT

Due **Thu Nov 5, 2026, 1:00 PM ET** · sealed paper only: one original, two copies and a thumb drive; no email or fax · value **not published** (unit-price proposal)

Scope: about 19,940 sq ft of bunker area to line and sand, 4,265 sq ft of new bunker, 4,200 sq ft of reshaping, the Hole 16 green, tee construction and expansion (new back tees on 15 and 18), tree clearing on 15, drainage and grassing. Capillary Flow and JM Evalith liners.
Requirements: three references on similar golf projects from the last five years; demonstrated experience with Capillary Flow or JM Evalith liners; proposals valid 120 days; 5% retainage; net-45 payment. We found no bid or performance bond requirement in the RFP text. The non-mandatory site walk (Oct 26) and the question deadline (Oct 19) have passed.
Our note: Modest scope for a nationwide firm, and the sealed copy must physically reach Bloomfield by Thursday, so ship by Tuesday. Bid only if you have a Northeast crew or are already working nearby. The town reserves the right to interview before award.

Source check: Full RFP text read.

Town bids page CT DAS bid board

MAYBE

Bid No. 6209, Golf Club Green and Tee Box Renovation · City of Santa Barbara, CA

Due **Mon Nov 9, 2026** via PlanetBids (exact time not confirmed; check the portal) · lump sum · value **not published**

Scope: relevel and expand the #10 tee, reshape the #13 green, rebuild the #13 greenside bunkers, with drainage, irrigation, sod and sand.
Requirements: valid California A or C-27 license, DIR registration, prevailing wage and certified payroll, 100% payment bond, five references, $1M liability and pollution coverage. Six-week performance window with $2,000 per day liquidated damages. The optional pre-bid (Oct 26) has passed; questions due Nov 2.
Our note: A small job with tight terms. Only worth bidding if you hold a California license and have a crew near the coast; otherwise travel and prevailing wage will eat the margin.

Source check: Aggregator summaries. The portal could not be opened.

PlanetBids portal Listing (Bidscope)

MAYBE

Replacement of Irrigation Pumping Plant, Brambleton Golf Course · NOVA Parks (Northern Virginia Regional Park Authority), Ashburn, VA

Due **Mon Nov 9, 2026, 11:00 AM ET** (public opening 1:00 PM) · sealed, mailed, hand-delivered or emailed · value **not published**

Scope: replace the existing pumping plant with a new, fully automatic, prefabricated pumping plant.
Requirements: Virginia contractor's license number on the form; list of at least five similar projects from the last three years; 5% bid bond for bids over $500,000, with performance and payment bonds at award; register with NOVA Parks and give 24 hours' notice of an emailed bid. Notice to proceed Nov 20, operational by Apr 16, 2027, $500 per day liquidated damages. The virtual pre-bid (Oct 27) and the question deadline (Oct 29) have passed; answers are due Oct 30.
Our note: A pump-plant package rather than golf construction. Bid only if you hold a Virginia license or a licensed partner, and you routinely install packaged pump stations. See the cancellation note under Recent awards: NOVA Parks pulled three renovation bids this week.
Source check: Official project manual read.
NOVA Parks bids page Project manual (PDF)

MAYBE

RFP 4931-P, Greens Renovations at Swan Lake Golf Course · City of Clarksville, TN

Due **Tue Nov 17, 2026, 2:30 PM** (local time as listed) · published Oct 21 · value **not published**

Scope: the city says it will fully reconstruct the course's greens over about two years, with drainage and turf improvements.
Requirements: not summarized: the documents sit behind BidNet (free registration). An earlier plan-service note said the owner planned a prequalified list of general contractors; check whether this RFP is open to everyone.
Our note: Southeast work with the longest runway on this list. Register on BidNet and read the RFP before deciding. Clarksville's Mason Rudolph course is also in planning, so a good showing here could pay off later.
Source check: City's BidNet page confirms the notice. Documents not opened.
City bids on BidNet City project page

MAYBE

Monterey Golf Range Technology (NAVMWR-27-R-0001) · Navy Morale, Welfare and Recreation, NSA Monterey, CA

Due **Tue Dec 15, 2026, 4:00 PM ET** (3:00 PM CT), moved from Nov 10 by amendments on Oct 23 · budget cap **$3,941,943** for design and construction

Scope: design-build of a two-story, 24-bay covered hitting structure with ball-tracking technology, a lengthened range, a range building, a concession building, netting and utilities.
Requirements: only firms on the Navy's Source List may bid as prime; the prime holds payment and performance bonds (amounts not in the text we read); key personnel with five years each; a licensed fire protection engineer; golf range technology experience. Mailed hard-copy originals to Millington, TN plus electronic copies. Virtual pre-proposal date is "TBD" in the notice.
Our note: Bid only if you are already on the Source List; the notice does not explain how to join. The documents disagree (the synopsis says 12 bays, the RFP says 24), so ask the contracting officer which governs. Search SAM.gov for the solicitation number.
Source check: AI summary of the SAM.gov notice and one attachment; verify on SAM.gov.
Notice summary (FedReady) SAM.gov (search NAVMWR-27-R-0001)

MAYBE

Flatirons Golf Course Pump Station (RFP 43-2026, design-build) · City of Boulder, CO

Due **Mon Nov 30, 2026, 4:00 PM MT** · **mandatory pre-bid Wed Nov 4, 10:30 AM** · value **not published**

Scope: replace a 25-year-old pump system with a prefabricated station: three 50-HP vertical turbine pumps and one 5-HP pressure pump, 1,500 GPM at 110 PSI, VFD controls, remote monitoring, at least eight hours of staff training. Target completion Mar 31, 2027; two-year warranty.
Requirements: the mandatory visit is the gate. Full documents are on BidNet (login); not summarized.
Our note: Niche pump-station work. Bid only with a pump and electrical partner, and decide by Nov 3 whether to send someone to the Nov 4 visit.
Source check: Bid-listing data. Documents not opened.
Bid listing (ColoradoBids)

SKIP

Eagle Mountain Golf Course Drainage Project · Brigham City, UT

Due **Fri Nov 6, 2026, 10:00 AM MT** · sealed to the City Recorder, publicly opened · engineer's estimate **$1,314,853** · unit price, single prime

Our note: Pond grading and lining, a Redi-Rock wall and storm-drain pipe. It is civil work, with no golf-turf advantage for you, and local site contractors will price it sharper. Questions are due today at 5:00 PM MT to karter@jonescivil.com. Skip unless you have a Utah civil crew.
Source check: Official public notice read.
Legal notice (Utah)

SKIP

IFB-PRL-26-719, Bunker Renovation at Walnut Creek Golf Preserve · City of Westminster, CO

Due **Tue Nov 10, 2026, 2:30 PM** (time zone as listed; confirm) · value **not published** · completion by Dec 31, 2027

Our note: Complete bunker renovation with PermaEdge. The **mandatory pre-bid was Oct 20**, so only firms that attended can bid. Skip unless you signed in.
Source check: Bid-listing data. Documents not opened.
Bid listing (ColoradoBids)

SKIP

Pinecrest Golf Club Cart Path Improvements · Town of Holliston, MA

Due **Fri Nov 20, 2026, 10:00 AM ET** · sealed · posted Oct 28 · value **not published**

Our note: Cart-path paving and drainage on holes 1, 10 and 14. It needs a 5% bid deposit, a 50% payment bond, Massachusetts prevailing wage, workforce goals of 15.3% minorities and 6.9% women, and OSHA-10 for all employees. Too small and too compliance-heavy for a nationwide builder. Skip.
Source check: State portal record read through an aggregator.
COMMBUYS record via Light RFP

Recent awards and market notes

- **Midland, TX (Oct 13):** City Council awarded the Hogan Park Roadrunner Course renovation (new greens, turf, irrigation) to Mid America Golf and Landscape at a base of $11,706,235.90, about $3 million under the engineer's estimate. It is phase two of a multi-course program, with construction starting in November. Source: Citizen Portal summary of the council meeting.
- **Superior, WI (Oct 6):** Council awarded a golf course irrigation construction contract to the same firm, not to exceed $3,878,026.42. Source: Citizen Portal summary.

- **Villages, FL (earlier round, ITB 26B-009):** a negotiated bid of more than $7.7M and a competing bid of more than $11.7M, per press. That spread shows how far apart bidders can land.
- **Pulled this week:** on Oct 27 NOVA Parks canceled its three golf course renovation bids (Algonkian, Brambleton and Pohick Bay, which were due Nov 12) and said registered bidders will be told if they are re-solicited. The Brambleton pumping plant bid above is a separate project and remains open.
- **Closed, no award found yet:** the Navy's Admiral Baker Golf Course renovation in San Diego (budget $15,956,102; proposals closed Sep 8) and the City of Atlanta's Chastain Park greens renovation (closed Oct 21).
- **Takeaway:** one competitor took two awards within a week, and Midland's low bid came in far under the estimate. Expect sharp pricing on public irrigation and renovation work.

This week's to-do list

- **Today (Fri Oct 30):** confirm pre-bid attendance for Villages, Lincoln and Legend; decide which of La Porte, Lincoln and Troy you will price.
- **Mon Nov 2:** upload the Salt Lake City prequalification early; Santa Barbara questions due if you are pursuing it. Ship the Bloomfield sealed paper bid by Tuesday so it reaches Connecticut by Thu Nov 5, 1:00 PM ET.
- **Tue Nov 3:** Villages bid due at 3:00 PM ET; Legend questions due at noon.
- **Wed Nov 4:** La Porte and Lincoln (2:00 PM CT) and Troy (noon ET) due; Boulder mandatory site visit at 10:30 AM MT if you are pursuing it.

Want the full requirement-by-requirement checklist for any one of these? That is a **compliance matrix**: one per month is included in **Bid Desk** ($149 a month), or $149 each. Want this report every week? **Digest** is $79 a month. All plans are month to month with no contract. Your first sample bid review is free; reply with a link.

Kodey Cross, SealedDesk

Run by Kodey Cross and reviewed by him before it reaches you. SealedDesk is run with AI assistance. We are a private business, not a government agency, and are not affiliated with SAM.gov, GSA, the Navy, any state or city named here, or any procuring agency. This report is not legal advice. You review, sign and submit your own bids. Details come from the official notices linked above and, where marked, from third-party listings and AI-generated summaries; confirm everything against the official solicitation and addenda. SealedDesk · sealeddesk.com · hello@sealeddesk.com · [postal address] · [unsubscribe link]