

Contractor Contact Information:

Lump Sum	LS
Linear Feet	LF
Square Feet	SF
Tons	TN
Cubic Yards	CY
Allowance	AL

DATE:	1/21/2026
REVISED:	
REVISED:	

Golf Course Improvements 2026

Pohick Bay Golf Course

NVRPA

			HOLE #1 & #3		HOLE #15		HOLE #17	
			25,000 SF Fairway Turf Replacement: -Cut, Strip, Dispose On-Site of Ex. Turf (three individual areas totaling 25,000 SF) -Quick soil prep. (undisturbed ground) -Purchase overseeded bermuda grass sod -Install purchased sod		Renovate/"Wedge" Green for Cupping -Right side of Green Raised (69 TN) -200 LF of 2" Pipe (in mix, no sod) -12,500 SF of Sod Purchase/Install: -4500 SF Green Sod -8000 SF Surrounds Bermudagrass		Relocate Existing Rip-Rap Stone -Harvest Adjacent RipRap Stone -Re-Install Stone at Both Ex. Pipe Ends	
Task	Unit Cost	Units	Quantity	Cost	Quantity	Cost	Quantity	Cost
1 SITE PREPARATION								
a Mobilization: Fixed Costs	\$ 1.00	LS		\$ -		\$ -		\$ -
b Layout, Staking, and As-Builts	\$ 1.00	LS		\$ -		\$ -	0	\$ -
c Install Sediment Control: Silt Fence		LF	0	\$ -	100	\$ -	0	\$ -
d Demo: Cut, Strip, Dispose of Existing Turf & Debris		SF	25,000	\$ -	12,500	\$ -	0	\$ -
e Demo: Saw Cut Path Ends		LF	0	\$ -	0	\$ -	0	\$ -
f Demo: Remove Ex Path, Dispose On-Site		SF	0	\$ -	0	\$ -	0	\$ -
g Demo: Excavate, Haul, Dispose On-Site of Ex. Bunker Sand		TN	0	\$ -	0	\$ -	0	\$ -
h Demo: Remove Existing Pipe Debris, Dispose On-Site	\$ 1.00	LS	0	\$ -	0	\$ -	0	\$ -
i Irrigation Trenching & Backfilling AL (NVRPA to install)		LF	0	\$ -	0	\$ -	0	\$ -
j Haul Road Protection Allowance	\$ 1.00	AL		\$ -		\$ -	0	\$ -
2 EXCAVATION								
a Topsoil Management: Strip, Store, Replate		CY	0	\$ -	50	\$ -	0	\$ -
b Excavation: Localized Cut-to-Fill		CY	0	\$ -	0	\$ -	0	\$ -
c Excavation: Hauled Fill from On-Site Stockpile/Bury Pit		CY	0	\$ -	50	\$ -	0	\$ -
d Artwork & Contouring	\$ 1.00	LS	0	\$ -		\$ -	0	\$ -
3 FEATURE CONSTRUCTION								
a Bunker: Install 4" N-12 Solid Drain Pipe		LS	0	\$ -	130	\$ -	0	\$ -
b Bunker: Install Bubble-Up Discharge Sump/Pipe Tie-In AL		LS	0	\$ -	0	\$ -	0	\$ -
c Bunker: Install 4" N-12 Perforated Pipe w/Gravel Backfill		EA	0	\$ -	0	\$ -	0	\$ -
d Bunker: Purchase Trench Gravel Material (none, assumes on-site)		TN	0	\$ -	0	\$ -	0	\$ -
e Bunker: Purchase Bunker Sand Material (Davisson Pro White)		TN	0	\$ -	0	\$ -	0	\$ -
f Bunker: Augment Sand at 2" Depth		TN	0	\$ -	0	\$ -	0	\$ -
g Rip Rap: Protect Culvert Ends By Relocating Existing Stone		TN	0	\$ -	0	\$ -	15	\$ -
h Tees: Tooth Topsoil Surface, Install Mix at 1" & Incorporate		SF	0	\$ -	0	\$ -	0	\$ -
i Green/Tees: Purchase Mix 7:2:1 Mix Material		TN	0	\$ -	69	\$ -	0	\$ -
j Tees: Laser Level Teeing Surface		SF	0	\$ -	0	\$ -	0	\$ -
k Green: Install 2" Microslit Pipe Within Mix (within lows)		LF	0	\$ -	200	\$ -	0	\$ -
l Green: Tooth Profile, Haul & Place Purchased Greens Mix ("Wedging Mix")		TN	0	\$ -	69	\$ -	0	\$ -
m Green: Cut-to-Fill Greensmix Moving		TN	0	\$ -	0	\$ -	0	\$ -
4 GRASSING								
a Green: Prepare Surface for Grassing (final float)		SF	0	\$ -	4,500	\$ -	0	\$ -
b Green: Purch. Unwashed Big Roll 007xl Bentgrass Blend Green Height Sod		SF	0	\$ -	4,500	\$ -	0	\$ -
c Green: Install Washed Bentgrass Sod		SF	0	\$ -	4,500	\$ -	0	\$ -
d Other: Prepare Disturbed Soil for Grassing		SF	0	\$ -	8,000	\$ -	0	\$ -
e Other: Quick Prep Over Undisturbed Soil		SF	25,000	\$ -	0	\$ -	0	\$ -
f Other: Purch. Overseeded Ironcutter Bermudagrass Sod Material		SF	25,000	\$ -	8,000	\$ -	0	\$ -
g Other: Purchase Innovation Zoysiagrass Sod		SF	0	\$ -	0	\$ -	0	\$ -
h Other: Install Sod		SF	25,000	\$ -	8,000	\$ -	0	\$ -
			Turf Replacement: \$ -		#15 Green: \$ -		#17 Rip Rap: \$ -	
Contractor Mobilization: Equipment Transport								
Irrigation Materials Purchase AL			\$ - (none)					
Projects Subtotal:			\$ -					
TOTAL:			\$ -					

NOTES AND CLARIFICATIONS (if any):