



County of DeKalb, GA  
Purchasing and Contracting  
Michelle Butler, Chief Procurement Officer  
1300 Commerce Drive, Decatur, GA 30030

**BID TABULATION**

SOLICITATION No. 2025-090-ITB

Sugar Creek Golf Course Maintenance (3 Year Multiyear Contract with 2 Options to Renew)

RESPONSE DEADLINE: August 7, 2025 at 3:00 pm

COST OPENING: Thursday, November 13, 2025 at 11:00 am

**VENDOR TOTALS**

Vendor	Total
Cypress Golf Management, LLC	\$919,991.00
Universal Landscaping Services LLC	\$1,493,774.25

**2025-090-ITB SUGAR CREEK GOLF COURSE MAINTENANCE**

2025-090-ITB Sugar Creek Golf Course Maintenance				Cypress Golf Management, LLC		Universal Landscaping Services LLC	
Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total
1	Mow daily to 0.15" height with grass catchers, alternating direction each day	6935	EACH	\$27.00	\$187,245.00	\$43.35	\$300,632.25
2	Aerification – Twice per year with ¾" coring tines and monthly with water injection aerifier.	266	EACH	\$140.00	\$37,240.00	\$537.00	\$142,842.00
3	Top Dressing – Twice per year in conjunction with core aerifying; also, light monthly applications during growing season. Sand used shall meet United States Golf Association (U.S.G.A.) specifications.	266	EACH	\$85.00	\$22,610.00	\$6.00	\$1,596.00

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Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total
4	Fertilization –Perform soil test, use of granular or Goliar applied products is acceptable based on soil tests	1	LUMPSUM	\$7,000.00	\$7,000.00	\$1,600.00	\$1,600.00
5	Pesticide Application - monitoring and applying both preventive and curative products	1	LUMPSUM	\$14,500.00	\$14,500.00	\$2,000.00	\$2,000.00
6	Repair ball marks and damaged areas by plugging and seeding.	1	LUMPSUM	\$1,500.00	\$1,500.00	\$49,000.00	\$49,000.00
7	Irrigation – Water, inspect, syringe when necessary, repair all irrigation lines, sprinklers, control wires, controllers and all equipment associated with irrigation system in a timely manner	1	LUMPSUM	\$9,000.00	\$9,000.00	\$17,000.00	\$17,000.00
8	Remove leaves and debris as necessary.	1	LUMPSUM	\$4,000.00	\$4,000.00	\$19,200.00	\$19,200.00
9	Mowing –Three (3) times per week to a height of ½”with removal of grass clippings with each mow.	2808	EACH	\$27.00	\$75,816.00	\$1.00	\$2,808.00
10	Aerification –Three (3) times per year using ½” hollow tines.	54	EACH	\$115.00	\$6,210.00	\$10.00	\$540.00
11	Top Dressing – Three (3) times per year in conjunction with aerification process. Four (4) additional applications during over- seeding and transitional periods. Sand must meet U.S.G.A. specifications.	126	EACH	\$85.00	\$10,710.00	\$8.00	\$1,008.00

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Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total
12	Fertilization –Perform soil test, use of granular or Goliar applied products is acceptable based on soil tests	1	LUMPSUM	\$8,000.00	\$8,000.00	\$750.00	\$750.00
13	Herbicide – Post emergence Herbicide shall be applied after annual weeds emerge or when new growth of perennial weeds appears. Postemergence herbicides shall be applied in the fall and late spring months.	1	LUMPSUM	\$7,000.00	\$7,000.00	\$250.00	\$250.00
14	Pesticide Application – monitoring and applying both preventive and curative products	1	LUMPSUM	\$7,000.00	\$7,000.00	\$4,000.00	\$4,000.00
15	Fill divots and remove leaves and debris after and prior to mowing activities.	1	LUMPSUM	\$4,000.00	\$4,000.00	\$3,950.00	\$3,950.00
16	Irrigation – Water approximately 1” per week, inspect and repair of all irrigation lines, sprinklers, control wire, controllers and all equipment associated with irrigation system.	1	LUMPSUM	\$5,000.00	\$5,000.00	\$30,925.00	\$30,925.00
17	Mowing –Twice per week during growing season, March through November to a height of ½”. Once per week during November through March to a height of ½”. Remove all grass clippings after each mow and remove all debris and trash prior to mowing.	1440	EACH	\$50.00	\$72,000.00	\$25.00	\$36,000.00
18	Aerification – Twice per year with ¾” tines.	36	EACH	\$275.00	\$9,900.00	\$280.00	\$10,080.00

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Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total
19	Fertilization – Perform soil test, use of granular or Goliar applied products is acceptable based on soil tests	1	LUMPSUM	\$40,000.00	\$40,000.00	\$5,200.00	\$5,200.00
20	Pesticide Applications – spring and fall pre-emergent application and summer and winter pros-emergent application. All materials to be applied according to label rate by a licensed applicator.	1	LUMPSUM	\$25,000.00	\$25,000.00	\$7,125.00	\$7,125.00
21	Herbicide - Post emergence shall be applied after annual weeds emerge or when new growth of perennial weeds appears. Postemergence herbicides shall be applied in the fall and late spring months.	1	LUMPSUM	\$12,000.00	\$12,000.00	\$6,125.00	\$6,125.00
22	Irrigation – Water 1” per week, inspect and repair all irrigation lines, sprinklers, control wire, controllers and all equipment associated with irrigation system.	1	LUMPSUM	\$18,000.00	\$18,000.00	\$13,150.00	\$13,150.00
23	Mowing –Mow every two weeks to a height of 2”.	1	LUMPSUM	\$27,000.00	\$27,000.00	\$1,550.00	\$1,550.00
24	Remove all leaves, trash and debris daily.	1	LUMPSUM	\$19,000.00	\$19,000.00	\$2,575.00	\$2,575.00
25	Mow banks with fairways every 7 days	1	LUMPSUM	\$6,000.00	\$6,000.00	\$24,985.00	\$24,985.00
26	Remove trash, debris and weeds daily	1	LUMPSUM	\$5,500.00	\$5,500.00	\$174,875.00	\$174,875.00
27	Rake daily	1	LUMPSUM	\$30,000.00	\$30,000.00	\$154,870.00	\$154,870.00

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Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total
28	Edge monthly	1	LUMPSUM	\$9,000.00	\$9,000.00	\$4,175.00	\$4,175.00
29	Replace sand as needed, using sand that meets U.S.G.A. specifications and approved by the County. Maintain a depth of 4 to 6 inches throughout each bunker.	1	LUMPSUM	\$25,000.00	\$25,000.00	\$50,025.00	\$50,025.00
30	Blow leaves and debris from cart path daily	1	LUMPSUM	\$6,000.00	\$6,000.00	\$3,765.00	\$3,765.00
31	Scoop up silt on cart path when needed	1	LUMPSUM	\$2,000.00	\$2,000.00	\$1,350.00	\$1,350.00
32	Repair pot holes and cracks as needed	1	LUMPSUM	\$2,000.00	\$2,000.00	\$15,075.00	\$15,075.00
33	Remove trash and debris after storm events	1	LUMPSUM	\$4,000.00	\$4,000.00	\$1,650.00	\$1,650.00
34	Mow or trim lake banks, riverbanks, ditches and creek along with rough	1	LUMPSUM	\$12,000.00	\$12,000.00	\$10,515.00	\$10,515.00
35	Remove volunteer trees as necessary to maintain line of sight and playability of golf hole.	1	LUMPSUM	\$6,000.00	\$6,000.00	\$22,050.00	\$22,050.00
36	Mow grass areas weekly around clubhouse and practice facility.	1	LUMPSUM	\$12,000.00	\$12,000.00	\$6,575.00	\$6,575.00
37	Pick up trash and debris daily around clubhouse and practice range and putting green	1	LUMPSUM	\$6,000.00	\$6,000.00	\$45,875.00	\$45,875.00

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Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total
38	Trim fence lines, curbs, around signs, around the clubhouse, yardage markers, ball washer stands, benches, and around trees weekly	1	LUMPSUM	\$1,500.00	\$1,500.00	\$13,585.00	\$13,585.00
39	Maintain trees, shrubs and flowerbeds, including watering, weeding, fertilizing and all things necessary to provide optimum growth and health.	1	LUMPSUM	\$6,000.00	\$6,000.00	\$4,975.00	\$4,975.00
40	Remove any downed limbs or debris from around clubhouse grounds and along roadway from Bouldercrest to Clubhouse parking lot.	1	LUMPSUM	\$1,500.00	\$1,500.00	\$7,250.00	\$7,250.00
41	Change pin placements	1	LUMPSUM	\$9,100.00	\$9,100.00	\$24,585.00	\$24,585.00
42	Empty trash containers	1	LUMPSUM	\$9,100.00	\$9,100.00	\$70,175.00	\$70,175.00
43	Service ball washers	1	LUMPSUM	\$9,100.00	\$9,100.00	\$41,125.00	\$41,125.00
44	Move tee markers	1	LUMPSUM	\$9,100.00	\$9,100.00	\$17,700.00	\$17,700.00
45	Clean and stock daily. Cleaning includes, sweeping the floor of all debris, emptying trash cans, mopping floors as necessary and cleaning of toilets and sinks. Hand towels and toilet paper are to be available at all time.	728	EACH	\$20.00	\$14,560.00	\$21.00	\$15,288.00
46	Tree removal (not to exceed 360 Caliper inches per year)	600	INCHES	\$6.00	\$3,600.00	\$24.00	\$14,400.00

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Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total
47	Stump Removal (Grinding) (not to exceed 300 Caliper inches per year)	600	INCHES	\$2.00	\$1,200.00	\$15.00	\$9,000.00
Total					\$819,991.00		\$1,393,774.25

Work Allowance				Cypress Golf Management, LLC		Universal Landscaping Services LLC	
Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total
48	The County may provide a Work Allowance not to exceed \$100,000 in a calendar year, for repair or renovation projects that are outside of routine maintenance as outlined in the Scope of Work of this contract. These projects may include (but are not limited to) bunkers, course restrooms, roads, parking areas and the golf course cart path. It shall be the sole decision of the County on which projects, if any, are to be addressed.	1	Annual	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00
Total					\$100,000.00		\$100,000.00

Number of Bids Received: 4		
LSBE Participation Benchmark/GFE	YES	YES
Attendance at the Mandatory LSBE Meeting (Yes/No)	YES	YES
Electronic Price Schedule (Yes/No)	YES	YES
NOTES – DETAIL JUSTIFICATION		
Recommend award to the lowest, responsive, and responsible bidder: Cypress Golf Management LLC, 235 Apollo Beach Blvd Unit 422, Apollo Beach, FL 33572  Note: 4YST Industries was deemed non-responsive for failure to submit all required documents. SSS Down To Earth Opco LLC was deemed non-responsive for failure to meet the County’s LSBE participation benchmark or demonstrate good faith efforts to do so.		

Witness Signature: *Joydan Holley*

Agent Signature: *Danielle Swearingen*