

Starcke Park Golf Course

City of Seguin, Texas



STARCKE PARK GC

DESIGN SERVICES PROPOSAL

Starcke Park Golf Course Renovation Project

*** REVISED ***

February 27, 2023





Golf Course Design Services Proposal

Ross Golf Design (hereinafter RGD), a Limited Liability Company with its office located in Austin, Texas, proposes the following services to the City of Seguin, Texas (hereinafter City) on this day, Thursday, February 2, 2023:

To provide comprehensive golf course design services for a renovation project at Starcke Park Golf Course, located at 650 River Drive West in Seguin, Texas. Specific tasks associated with this project will include: preparation of a conceptual design plan for the golf course, construction documents and a construction cost estimate for the project, agronomic consultation, irrigation design, well design, permitting, bid administration, and construction administration.



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I. PROJECT UNDERSTANDING

It is Ross Golf Design's understanding that the City of Seguin, Texas intends to pursue a renovation project at the City-owned Starcke Park Golf Course located at 650 River Drive West in Seguin, Texas. The proposed project will involve the complete renovation of all golf course features, including the greens, tees, sand bunkers, and the driving range, regrassing the fairways, the installation of a new well, new irrigation system, pump station, and irrigation lake, as well as some cart path work, fairway regrading, tree removal, and any other work deemed necessary during the design development phase.



An Aerial Image of Starcke Park Golf Course from March 2022.



Ross Golf Design understands that the City wishes to have only one contract for the entire project and that RGD will be the primary contractor and point of contact under this agreement. Because of the complex nature of this project, Ross Golf Design has assembled a team of highly-qualified subcontractors that will assist with all matters related to the design and construction of the golf course.

Nathan Crace of Watermark Golf/Nathan Crace Design in Magee, Mississippi and Todd Quitno of Quitno Golf Designs in Park Ridge, Illinois will work collaboratively with RGD on all golf course design-related matters and will help manage the project throughout all phases of design and construction. RGD will also have the support of TRC Engineering, a Civil Engineering firm located in Seguin, Texas. TRC's primary responsibilities will include base map preparation, floodway demarcation, and acquiring a No Rise Certificate from the Federal Emergency Management Association (FEMA). Ian Williams of Green Irrigation Solutions will serve as the Irrigation Design Consultant on the project and will provide all irrigation design and construction administration-related services for the project. RGD will also have the support of Al Osteen, a Mississippi-based Agronomy expert who will assist the architects and golf course superintendent in all matters related to grass selection and implementation. Finally, Kaveh Khorzad and his team of Groundwater Specialists from Austin, Texas will provide a hydrologic analysis, assist in locating the best place for a new well, and handle all well design and permitting. An organizational chart for the team can be found on the following page and resumes for all team members can be found at the end of this proposal.

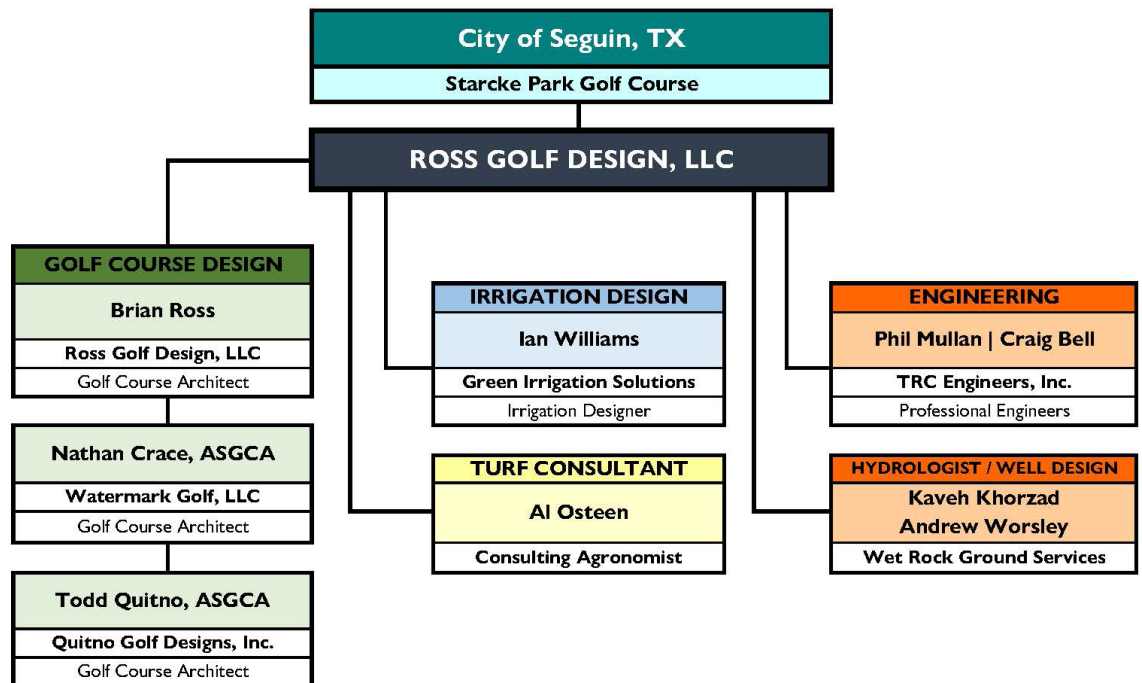
Brian Ross of Ross Golf Design has visited Starcke Park several times over the past 11 months, first in February 2022 as part of the team that provided the Architectural Evaluation of the golf course for the National Golf Foundation’s (NGF) Evaluation of Starcke Park Golf Course. Nathan Crace visited the course in November 2022 prior to the submittal of the RGD team’s Statement of Qualifications (SOQ). Most recently, in January 2023, Todd Quitno and TRC’s Phil Mullan joined Brian Ross for a follow-up tour of the golf course.

Based on these visits, the RGD Team is in firm agreement with City Leadership, the Golf Course Staff, and the NGF’s analysis that the golf course is in need of a comprehensive refresh. The team understands that the City does not wish to alter the routing or the parkland nature of the existing golf course and care will be taken to ensure that the “bones” of the existing course will remain intact post-renovation. Everything else, though, from the infrastructure in the ground (irrigation, drainage, etc.) to the grasses on the surface, is at the point where replacement is the only feasible option.

As a result of this project, the City will be positioning itself very favorably in rapidly growing Central Texas. Its golf course will have a new lease on life and the state-of-the-art irrigation system, expanded greens, new tee boxes, and reimaged bunkers, all covered with the newest and best turfgrasses in the industry, will bring in golfers from all over the region and will ensure that Starcke Park continues to challenge future generations of Seguin golfers just as it has for the past 85 years.



II. ROSS GOLF DESIGN TEAM ORGANIZATIONAL CHART



III. GOLF COURSE DESIGN SERVICES

Field Investigations and Base Map Preparation

The RGD team will visit Starcke Park Golf Course to walk the golf course and become more familiar with the property, taking pictures and notes of all existing golf course features as well as documenting the location of other features like ponds, forested areas, and any interesting topographical features.

Utilizing this field-gathered information as well as Contour Data and Aerial Photography available through the Texas Natural Resources Information System (TNRIS) DataHub and survey information gathered by TRC's surveying crew, the RGD team will compile an accurate base file of the golf course property. The completed base file will include:

1. A graphic study depicting existing golf course features, including: tees, greens, fairways, sand bunkers, trees, water hazards, existing drainage structures, relevant property boundaries, and any other notable features based upon available aerial photography, site study, and topographic information.
2. All existing structures and paved improvements including: clubhouse, maintenance facilities, restroom facilities, etc.
3. All other physical features including: fences, trails, spot elevations in heavily wooded areas, and roads.
4. Existing topography at six inch contour accuracy.

Planning/Design Meetings

The RGD team will work closely with City Leadership, the Golf Course Staff, and the Golf Advisory Board throughout the planning and design process to ensure that all voices are being considered. The RGD team will be an active participant in all planning meetings requested by the City and will provide the City with written notes for all meetings attended.

Conceptual Design Plan

The RGD team will develop a Conceptual Design Plan of the golf course for approval by the City. This plan will be presented in color and will include all designed features, including but not limited to: tees, greens, fairways, sand bunkers, water features, and other hazards, as well as a scorecard. Upon approval by the City, the RGD team will prepare a final Illustrative Master Plan for the golf course that will be sent to the City in digital PDF format as well as one full-scale printed copy of the plan at a scale of 1"=100'-0" (24" x 36" or larger) to be placed in the clubhouse at the City's discretion.

Construction Cost Estimate

The RGD team will prepare a detailed construction cost estimate based on the approved Conceptual Design Plan, taking into consideration all City-preferred construction materials and techniques. The RGD team will continue to refine this cost estimate throughout the Construction Document phase.



Construction Documents

The RGD team will prepare detailed construction documents for the golf course along with details and technical specifications appropriate for the construction bidding and permit processes. These detailed drawings will be an extension of the approved Conceptual Design Plan.

The following is a list of construction drawings *likely* necessary for this project.

Note: Specific drawings may or may not be applicable to this project and/or additional drawings may be added to this list based on the needs of the City and/or Federal/State/County permitting agencies.

A. Illustrative Master Plan showing entire course layout including:

1. Golf course entrance.
2. Clubhouse facility and all accessory buildings.
3. Golf holes.
4. Tee, fairway and green locations, shapes, and sizes.
5. Bunker locations, shapes, and sizes.
6. Mounds, grass hollows, and other features.
7. Pond locations, shapes, and sizes.

B. Clearing and Demolition Plan

1. Limits of work.
2. Trees to be removed.
3. Cart path and other designed elements to be removed.
4. All applicable notes and details.

C. Erosion and Sediment Control Plan

1. Limits of work.
2. Construction Entrance(s).
3. Erosion and Sediment Control BMP locations.
4. All applicable E&SC notes and details.

D. Grading Plan

1. Limits of work.
2. Proposed Contours for the entire golf course.
3. Subsurface drainage.
4. All applicable notes and details.

E. Individual Golf Hole Plans showing:

1. Tee, green, and bunker locations, shapes, sizes, and elevations.
2. Proposed contours for each hole.
3. Fairway lines.
4. Pond locations, shapes, and sizes.
5. Other feature shaping including mounding, grass bunkers, etc.
6. Limits of work.
7. Golf course boundaries.
8. Other appurtenances including retaining walls, bridges, cart paths, etc.
9. Subsurface drainage.
10. All applicable notes and details.



F. Grassing Plan showing:

1. Areas to be grassed with specific grasses.
2. Grassing details with all applicable notes.

G. Construction Detail Sheet showing:

1. General golf course construction details related to the project, including, but not limited to: green construction, sand bunker construction, tee construction, swale construction, and pipe installation.
2. Construction sequencing notes.
3. All applicable general construction notes.

H. Irrigation System Mechanical Plans showing:

1. All irrigation pipes (including pipe sizes), irrigation heads, valves, quick couplers, controller locations, irrigation zones, and pump station location laid out over a plan of the golf course.
2. A detailed legend showing quantities for each element.
3. All applicable notes and details.

I. Irrigation System Electrical Plans showing:

1. All electrical wiring, controller locations, and pump station location laid out over a plan of the golf course.
2. A detailed legend showing quantities for each element.
3. All applicable notes and details.

J. Irrigation System Construction Detail Sheet showing:

1. Golf course irrigation construction details related to the project.
2. All applicable notes.



In addition, the RGD team will provide regularly updated construction cost estimates throughout this phase and work with the City Leadership, the Golf Course Staff, and the Golf Advisory Board on construction details and scheduling.

Technical Specifications & Bid Documents

The RGD team will compile a complete Bid Documents package that will establish the construction-related requirements of the project and serve as the form through which qualified golf course contractors can submit their bid. This document includes, but is not limited to:

- An Invitation to Bid
- Instructions to the Bidder
- Bid Form
- Non-Collusion Form
- Bid Bond Form
- Bidder's Qualifications Statement
- Performance and Payment Bond Form
- General and Special Conditions
- Technical Specifications

Permitting

The RGD team will assist the City and all applicable permitting agencies throughout the design process so that code and permit-related issues can be identified, resolved, and incorporated into the final contract drawings and specifications prior to being advertised for construction bids. The RGD team will assist the City in obtaining all permits required for the project to commence prior to the awarding of the construction contract, including any permitting required for the addition of a new water well on the property.

This process includes the acquisition of a “No Rise” Certificate from the Federal Emergency Management Association (FEMA) proving that there will be no net rise in the Guadalupe River floodplain or floodway as a result of this project. It also includes the creation of a Stormwater Pollution Prevention Plan (SWPPP) to be submitted for approval to the Texas Commission on Environmental Quality (TCEQ). Additional approvals may be required by Guadalupe County and the City of Seguin, as well.

Bid Process

The RGD team will work closely with City Leadership and the Golf Course Staff throughout the bidding process including organizing the on-site pre-bid meeting. The RGD team will make available to all prospective golf course contractors a digital copy of the complete bid document set and will also provide services related to the bid process, including, but not limited to: answering questions and preparing necessary addendums, clarifications, and/or notices of changes in the bidding procedures. If required, the RGD team can also develop bid documents with add or deduct alternatives, and will clearly identify these alternatives in all estimates of probable cost.



Coordination of Pre-Construction Meeting

The RGD team will coordinate the pre-construction meeting with the City and the selected golf course contractor to address any and all questions and to clarify the project scope and timeline.

Construction Administration

The RGD team will provide construction administration for the City and will be on site for a minimum of one (1) day every week during active construction (and occasionally more) to supervise the construction of all golf course features. In addition, the RGD team will review/approve contractor pay requests, coordinate regular progress meetings with the City and the golf course contractor, and provide corresponding progress reports based on these meetings. RGD will provide prompt responses to all requests for information and will manage all responsibilities for a complete and successful project close-out.

By having a consistent presence on site during the construction process, the RGD team will be able to more efficiently and more completely monitor the progress and quality of the work and make determinations if the work is proceeding in accordance with the construction documents.

Value Engineering

Value engineering is a standard component of all design procedures undertaken by the RGD team. The RGD team will provide additional design revisions (with applicable drawings) as well as updated analysis and design recommendations throughout the life of the project.

Changes in Work

The RGD team will manage any and all changes in work due to unforeseen site conditions or if the scope of design work changes per the City's request.

Project Close-Out

The RGD team will perform a detailed final inspection for conformity to the contract documents. As an element of the Construction Administration portion of the project, the RGD team will close-out the completed project in a timely manner and conduct final inspections alongside City Leadership and the Golf Course Staff in order to prepare a punch list recording all missing or incomplete items at the close of the construction process. This information will then be shared with the golf course contractor. The RGD team will process all documentation and address any issues so final acceptance by the City can be completed in a timely manner.

As-Built Drawings

The RGD team will ensure that as-built drawings of all irrigation, drainage, and other site improvements including utilities (new & existing) are submitted by the golf course contractor at the conclusion of construction and prior to the contractor receiving final payment. The RGD team will coordinate and review the as-built plans with the contractor to ensure completeness prior to project close-out.

Guarantee and Warranty Items

The RGD team will coordinate guarantee and warranty items between the City and the golf course contractor and obtain manuals and warranties from the contractor and update project files as required prior to final payment to the contractor.



IV. ADDITIONAL SERVICES

Water Well Analysis, Design, and Permitting

In addition to the golf course design services noted above, the RGD team is aware that the City wishes to add a new water well on the property to supplement the two existing wells and add additional pumping capabilities to support the new irrigation system. The RGD team will provide the following services related to the design and installation of a new water well:

A. Geophysical Survey and Report for the golf course property, to include a seismoelectric survey to be completed on 12 different locations on the property to prequalify these locations prior to the drilling of any test holes. A corresponding report detailing the results found at each tested location, signed and sealed by a licensed Geoscientist, will be included.

B. Permitting Assistance with the Guadalupe County Groundwater Conservation District (GCGCD). The RGD team will assist with acquiring all permits necessary for the installation of a new well on the property as well as provide a detailed report (required by the GCGCD) showing the projected hydrogeologic impacts of the new well. **Note: GCGCD requires public notification for any application to permit new wells. The RGD team will assist with determination of the notification recipients.**

C. Well Design and Construction Oversight for the entire project, including the completion of all plan drawings and specifications for the new well prior to installation. The RGD team will also provide oversight during the installation of the new well, to include:

- Geophysical logging of the pilot hole;
- Cementing of the casing;
- Development of the well;
- Test pumping of the well;
- Review of downhole video survey for final inspection.



V. FEE STRUCTURE

A. Comprehensive Golf Course Design Services

In consideration of Ross Golf Design's duties to be performed under this agreement, the City of Seguin, Texas agrees to pay Ross Golf Design, LLC the sum of \$695,000.00 (**inclusive of all travel expenses**) as follows:

1. \$70,000.00 initial fee to be paid upon execution of this agreement;
2. \$100,000.00 subsequent fee to be paid upon successful completion of the Base Map for the golf course;
3. \$120,000.00 subsequent fee to be paid upon successful completion of the Design Development phase;
4. \$100,000.00 subsequent fee to be paid upon successful completion of the Construction Document Phase;
5. \$100,000.00 subsequent fee to be paid upon successful completion of the Permitting phase;
6. \$60,000.00 subsequent fee to be paid upon the successful completion of the bid process;

7. \$120,000.00 subsequent fee to be paid during the construction process (\$15,000/month for the first eight months, not to exceed \$120,000.00);
8. \$25,000.00 final fee to be paid on or before thirty (30) days from the date of the Project Close-Out Inspection walk-through.

VI. OTHER FEE CONSIDERATIONS

- A. Travel expenses and accommodations for RGD and all of its subconsultants are included in the above fees.
- B. The costs indicated herein are quoted for a period of three (3) months from the date of the proposal, after which they are subject to renegotiation.
- C. The City is responsible for payment in full. Arrangements to share costs with others and subsequent collection of the same are the full responsibility of the City.
- D. Bills are due and payable within thirty (30) days of receipt. RGD will charge a one and one half percent (1.5%) per month interest charge on all unpaid balances more than fifteen (15) days past due, which is an eighteen percent (18%) annual percentage rate, until the balance is paid in full.
- E. Standard billing rates for any additional services not included in this proposal will be billed at a rate of \$185.00 per hour. Any additional services shall be agreed upon in writing prior to proceeding.
- F. In the event of a stoppage in work for any significant period of time due to unforeseen circumstances, the City agrees to pay RGD the total amount due based on the furthest milestone achieved per the agreed upon Fee Structure in **Section V**. Prior to the resumption of work, the RGD team reserves the right to request a renegotiation of any remaining fees.



VII. OWNER'S RESPONSIBILITIES

- A. The City shall designate a project representative to act on its behalf with respect to the project during both the design and construction phases. This representative shall examine documents submitted by the RGD team and serve as the primary point of contact for all correspondence between the two parties.
- B. The City shall furnish full and complete information required for the design of the project, including but not limited to:
 - Property surveys, including adjoining properties, right-of-ways, restrictions, easements, encroachments, zoning, deed restrictions, and boundaries;
 - Utility information, including available and planned service and utility lines, both public and private, above and below grade, including inverts and depths;
 - Legal information, as applicable, such as zoning restrictions, deed restrictions, or other land use restrictions on the site;
 - Any previous environmental studies completed on the property;

- Any previous soil sample data or laboratory results from samples collected from the property.
- C. The City shall provide water rights for connection to and delivery from a reliable water supply source for the purpose of irrigating the golf course. Utilities for operation of the pump station and other structures shall be secured in sufficient time to fill the irrigation pond and test the irrigation system in advance of the grassing dates agreed upon for the project.
 - D. All construction contracts executed by the City for the project shall provide legal protections for the RGD team to the greatest extent provided by law and shall not differ from this agreement concerning the RGD team's duties, responsibilities, and limitations of authority.
 - E. The City shall limit the RGD team's general liability for negligent acts, errors, or omissions to a total maximum aggregate liability of \$2,000,000.00. RGD will maintain liability insurance in this amount for the duration of the project and will require each of its subconsultants to adhere to this standard.
 - F. The City shall indemnify and hold harmless the RGD team for any unauthorized use of any plans or specifications produced under this agreement. This indemnification shall include, but is not limited to, the use of drawings before such drawings are approved by governmental agencies having jurisdiction over this project, the use of documents without construction administration services provided by the RGD team, or any use of the drawings for other projects.
 - G. The RGD team and the City agree to waive consequential damages for claims, disputes, or other matters arising out of this agreement. This mutual waiver is applicable, without limitation, to all consequential damages in accordance with this agreement.
 - H. Proper pre-opening and ongoing maintenance, operation, and use of the golf course and related facilities (or portions thereof) are entirely the City's responsibility, whether performed by the City's employees, agents, or sub-contractors. The City shall hold harmless and indemnify the RGD team against any and all claims of any nature arising out of the maintenance, operation, and use of the golf course. This shall include all expenses and attorney's fees incurred by the RGD team in connection with any claims, actions, or suits arising therefrom.
 - I. The City acknowledges that new well drilling is an inexact science. As thus, the RGD team provides no guarantee as to any well yield and/or the water quality of the well, nor do we guarantee the work of the well drilling contractor. A separate contract between the selected golf course contractor and the well drilling contractor will cover the well drilling contractor's guarantee.



VIII. ADDITIONAL CONDITIONS

- A. This Agreement shall be governed by and constructed in accordance with the laws of the State of Texas. The RGD team will prepare all work in accordance with Federal, State, and Local requirements in effect at the time.

- B. The RGD team agrees to cooperate with the City in announcing or publicizing the project. Further, RGD's name may be used by the City in all publicity purposes regarding the plans for the golf course provided all representations made by the City with regard to the design are accurate.
- C. The RGD team may, for any lawful purpose, get use of views or photographs of the golf course, or any portion thereof.
- D. Within reason, the RGD team shall receive complimentary playing privileges and/or access to the golf course for a minimum period of ten (10) years following the re-opening of the course for the purpose of playing golf or entertaining business associates.
- E. All plans are proprietary in nature and shall remain the sole property of Ross Golf Design, LLC. Upon execution of this agreement, the City shall have nonexclusive rights to reproduce these plans solely for the purposes of constructing, using, and maintaining the project, provided that the City shall comply with all obligations under this agreement. Any termination of this agreement prior to completion of the project shall terminate the City's rights to make further reproductions of the plans.

IX. EXECUTION OF AGREEMENT

In witness whereof, the parties hereto have caused this Agreement to be executed, under seal, by its duly authorized officers as of this day and year first above written.



By: _____

By: Brian H. Ross

Authorized Representative
City of Seguin, Texas

Mr. Brian Ross, Owner
Ross Golf Design, LLC

Printed Name: _____

ROSS GOLF DESIGN, LLC

Ross Golf Design, LLC

5929 Gunnison Turn Road

Austin, Texas 78738

(512) 492-2928

Primary Contact: Brian Ross, Golf Course Architect

Contact Information: (512) 492-2928; brian@rossgolfarchitects.com

Ross Golf Design is a full-service golf course design company based in Austin, Texas. We specialize in providing our clients with complete golf architecture, shaping, and construction management services. Rooted in the design philosophies of golf's Golden Age, we strive to create fun, strategic golf courses capable of challenging the most accomplished golfers while remaining enjoyable for all.

At Ross Golf Design, we are as comfortable with a shovel in our hands or behind the blade of a bulldozer as we are making a presentation to a membership or at a desk working on our next design. The hand-crafted approach that we take on each project allows us to maximize our client's dollar by eliminating many of the costly change orders and miscommunications that can occur in the field while the architect is away. Our goal is to be your project representative from the day the design contract is signed until the day the project is turned over to the golf course superintendent and every day in between.



Ross Golf Design places a steadfast commitment on meeting project deadlines while creating realistic, fiscally-responsible design solutions to any golf course problem. At its core, that's what golf course architecture is: problem-solving. We place an emphasis on recognizing and planning for these problems during the design phase, but our hands-on approach also allows us to make adjustments on the fly when an unanticipated complication arises during construction.





Team Resumes

Ross Golf Design, LLC

Brian Ross, Golf Course Architect



Contact Information:

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Brian Ross has been fascinated with the game of golf and its varied playing fields since he first picked up a golf club at the age of 12. Growing up on his family's farm in southwest Virginia helped Brian develop an early love for the outdoors. Thus it is no surprise that golf would be such an attractive pursuit to his teenage mind. Following college, Brian began his career in the golf industry as an assistant professional before turning his attention to golf course construction. In early 2019, Brian moved to Hill Country just west of Austin, TX, and formed Ross Golf Design, LLC, finally achieving his goal of becoming a golf course architect. Promising to never take on more work than he can personally oversee, Brian operates his company smartly and efficiently, emphasizing unparalleled service and attention to detail for his clients during both the design and construction phases.

Representative Selection of Municipal and Texas Projects:

Starcke Park Golf Course Seguin, Texas (Municipal)

Business Evaluation in Collaboration with Jeff Brauer for Mr. Ed Getherall of National Golf Foundation Consulting.

Gator National Golf Club Boerne, Texas

New four-hole residential short course in Boerne, Texas, with holes ranging from 50 to 80 yards. Gator National puts a new spin on some of golf's most iconic templates.

City of Early Town Center Park Early, Texas (Municipal)

Conceptual Design for a new short course/golf playground.

Eagle Pass Golf Course Eagle Pass, Texas (Municipal)

Conceptual Design for a driving range tee project.



Other Notable Work:

Buffalo Rock Golf & Venue Cushing, Oklahoma

Chickasha Golf & Country Club Chickasha, Oklahoma

Hacienda Golf Club Killeen, Texas

Huntsville Country Club Huntsville, Alabama

Park Mammoth Golf Club Park City, Kentucky





Watermark Golf, LLC / Nathan Crace Design

Nathan Crace, Golf Course Architect



Contact Information:

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A member of the American Society of Golf Course Architects (ASGCA), current member of the ASGCA Board of Governors, and a former club professional and general manager, Nathan has been designing golf courses professionally for 30 years. At age 18, Nathan left Indiana to enroll in Mississippi State University's PGA of America-sanctioned Professional Golf Management (PGM) program. While there he learned about every aspect of the golf industry—the business, the course, and the inner workings of turf management, design and operations. This experience afforded him a wealth of information on operating successful golf courses and maximizing the owner's budget for construction and maintenance. Nathan's work has taken him across the country working for Division I golf programs, as well as many other projects for municipalities, counties, and other public entities—including the United States Air Force. Nathan's work is routinely recognized for national awards including "Best Public Course Renovation" in America, "Best New Affordable Public Course in America," and a number of "Environmental Excellence Awards" in areas such as water conservation and integration of naturalized areas in golf course design.

Representative Selection of Publicly-Funded Projects:

The Refuge Flowood, Mississippi

Nathan was retained in 2017 to design a full-course renovation to one of the top public courses in the Magnolia State.

*Best Public Course Renovation in America Award 2021 (Golf Inc.)
Environmental Excellence Award 2019*



Ole Miss Golf Club Oxford, Mississippi

The University of Mississippi hired Nathan to renovate the entire golf course, and was featured in "The Water Book," highlighting global golf projects that conserve water.

Best Public Course Renovations in America Award (Golf Inc.)



Old Fort Golf Club Murfreesboro, Tennessee

Owned by the City of Murfreesboro, Old Fort has hired Nathan to oversee a renovation of all greens and bunkers throughout the popular public course just SE of Nashville.

Other Notable Public Work:

Oakwing GC England Airport Authority, Alexandria, LA

Bay Breeze GC US Air Force, Keesler AFB, Biloxi, MS

Cypress Creek GC US Air Force, Maxwell AFB, Montgomery, AL

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Quitno Golf Designs, Inc.

Todd Quitno, Golf Course Architect



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W: www.quitnogolf.com

A member of the prestigious American Society of Golf Course Architects, and with three decades of experience, Todd has been involved in hundreds of new course designs and renovation projects ranging in size from feature upgrades to 27-hole comprehensive overhauls. Todd got his start in the business as a Lead Architect and eventual Senior Partner for Lohmann Quitno Golf Course Architects. In 2022, Todd started his own firm, Quitno Golf Designs, Inc. Recognized for its balance of artistry and practicality, Todd's nationally acclaimed new course and renovation work continues to improve the quality and viability of existing public golf courses while embracing community and environmental connections and the growth of the game. For these outstanding efforts, he has been recognized by numerous local and national organizations, including Golf Inc. magazine's Renovation of the Year (2004, 2005, 2010, 2012) and the ASGCA's Design Excellence Award (2014, 2020).

Representative Selection of Publicly-Funded Projects:

Schaumburg Golf Club Schaumburg Park District, IL

Comprehensive Upgrades were made over three years to this 27-hole public facility, including hole re-routing to expand practice facilities, flood abatement, golf feature upgrades, a forward teeing system, tree management, new course branding, and a fresh new outlook(!)
ASGCA's Design Excellence Award 2020



Rye Golf Club City of Rye, NY

This 1920s era Devereux Emmet course has been implementing a master plan over numerous phases to fix failing infrastructure and to celebrate the 100-yr anniversary of the course while aiming to revive some of the original 1921 design character.



Deerpath Golf Course City of Lake Forest, IL

QGD has been working at this public course for over 25 years, including complete rebuilds of course features, several major flooding abatement projects, a full cartpath system and a 30,000 sf putting lawn.

Other Notable Work:

Fort Belvoir Golf Course US Army, Fort Belvoir, VA

Bridges of Poplar Creek Hoffman Estates Park District, IL

Indian Creek Golf Club Elkhorn, NE

Country Club of Lincoln Lincoln, NE





Green Irrigation Solutions

Ian Williams, Irrigation Designer



Contact Information:

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Green Irrigation Solutions is a full-service golf course irrigation system design and consulting firm established in 2010 which has worked with clients throughout the US and Internationally. GIS is owned by Don Mahaffey and Ian Williams with **offices in Texas and Maryland**. Together we combine with over 55 years of experience in golf course irrigation system design and consulting, turfgrass management as well as irrigation installation and service. Our company's primary focus is exceeding the expectations of clients by putting our client's priorities and challenges at the forefront of any decision process. GIS provides budget conscious and sustainable solutions to its client's water management challenges. Our unique background gives us a high-level understanding of the plant/water relationship and it shows in our irrigation system designs. Our strong beliefs and experience are the reason each system is designed with functionality, maintainability and durability in mind. Although we have completed dozens of successful projects for a wide range of clientele across the country, the following projects were recent **publicly-funded projects** where GIS's principals served as irrigation design team:

Memorial Park in Houston Houston, TX

Univ of New Mexico - Championship Course Albuquerque, NM

Winter Park GC Winter Park, FL

Tamarack East and West East Brunswick, NJ

Dauphin Highlands Harrisburg, PA



**TRC Engineers, Inc.**

Philip Mullan, PE, Office Practice Leader

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E: pmullan@trccompanies.com

Professional Engineer, Texas (#89411), 2002

Mr. Philip M. Mullan, PE, has over 25 years of design and project management experience in civil engineering projects including roadway paving and drainage, water and wastewater systems, and drainage infrastructure improvements. Mr. Mullan's background includes experience designing and project management for public and private sector clients including the cities of Houston, Sugar Land, League City, Harris County Flood Control District, Newland Communities, Johnson Development, FedEx, and various developers. He has also served as the engineer for numerous municipal utility districts and oversaw their infrastructure improvements and capital improvement programs. Mr. Mullan serves as the Office Practice Leader for TRC's Seguin office with responsibility for office operations, project management and technical design of civil, water, wastewater, and drainage projects.

Groundwater I Surface Water Interconnect Preliminary Engineering - Seguin, TX

Mr. Mullan serves as the lead engineer for this project which includes 15,000 linear feet of 16-inch through 24-inch potable water from near 8th and Rio Nogales Streets to the SH 123 Elevated Storage Tank including boring under IH-10. Preliminary Engineering includes topographic survey, environmental and cultural resource surveys, geotechnical investigations, and easement field notes. Final Engineering to include PS&E is pending City Council approval.

24-Inch Transmission Water Pipeline Project - Seguin, TX

Mr. Mullan serves as the lead engineer for this project which includes 11,000 linear feet of 24-inch potable water from the Vetter Booster Pump Station to the SH 123 Elevated Storage Tank including boring under IH-10. Project includes route surveys, geotechnical investigation, environmental and cultural resources surveys, easement field notes, and PS&E. Design is underway with construction plans scheduled for City submittal in late January, 2023.

GLO North Heideke Street Drainage Improvements - Seguin, TX

Mr. Mullan serves as the project manager for this project. The project includes ditch improvements to convey larger storm flows, over 4,500 linear feet of large box storm sewers installed within existing streets, and the conversion of an existing ditch into a closed conduit storm sewer system. Mr. Mullan is responsible for PS&E and construction phase services.

Milam Street Reconstruction - Seguin, TX

Mr. Mullan serves as the project manager for this project, which includes installation and replacement of water lines, sanitary sewers, storm sewers, service connections, street reconstruction, and right-of-way acquisitions in a residential neighborhood. Mr. Mullan is responsible for PS&E and construction phase services.



**TRC Engineers, Inc.**

Craig Bell, PE

**Contact Information:**E: cbell@trccompanies.com

Professional Engineer, Texas (#66078), 1989

Mr. Craig Bell, P.E. has over 36 years of design experience in civil engineering projects including roadway paving and drainage, water and wastewater system improvements and treatment plants. Currently, Mr. Bell serves as the Austin OMS Engineering Director for TRC. Mr. Bell has been a lead designer and project manager for numerous municipalities around Central Texas. He has a background in treatment plant design and has expertise in conventional treatment systems. He serves as City Engineer for various municipalities in Central Texas. Mr. Bell's background includes extensive service to public and private-sector clientele including Central Texas Municipalities, North Texas Municipal Water District, TxDOT, and Texas Commission on Environmental Quality.

Walnut Street Drainage Improvements - Seguin, TX

Mr. Bell served as a project manager for this contract. The contract consisted of 1,100 L.F. of concrete sidewalk and a bridge crossing including three (3) 8'x6' box culverts and sidewalks across an existing drainage channel for a proposed development. Mr. Bell was responsible for sealing the construction plans and specifications, construction management, and TxDOT and developer, developer's engineer coordination. The contract required TxDOT approval.

Martindale Sidewalk - Seguin, TX

Mr. Bell served as the project manager for this contract, which consisted of constructing approximately 625 L.F. of sidewalks in a residential area for foot traffic from Hwy. 123 to an elementary school. Mr. Bell was responsible for sealing construction plans and specifications and construction management. The contract required approval from TxDOT.

Sidewalk Improvement Project - Rosenberg, TX

Served as PM for the contract, which consisted of constructing approximately 5,000 L.F. of sidewalks in residential areas for foot traffic to local schools. Project was located in eight different sites. He was responsible for QA/QC on the construction plans/specifications and the overall design of the project.

Texas Central & Northeast Fire Stations and Eastwood Drive Drainage Improvements - Seguin, TX

Mr. Bell served as the project manager for this contract. The contract consisted of resurfacing an existing parking lot including the addition of sidewalks, construction of approximately 1,500 L.F. of concrete drainage flume and 36" CMP with inlets tied into TxDOT's conveyance system for S.H. 123 Bypass, and approximately 400 L.F. of concrete drainage flume to carry excessive runoff from a subdivision to an existing drainage channel. Mr. Bell was responsible for sealing the construction plans and specifications, hydrology and hydraulics and construction management. The contract required approval by TxDOT.





Al Osteen

Consulting Agronomist

Contact Information:

P: 601.214.9907

E: osteenal@gmail.com

Al is a graduate of Mississippi State University's Agronomy & Turfgrass Management program--one of the best in the Southeastern United States. As a consulting agronomist, his years of experience as a GCSAA superintendent (and Certified Golf Course Superintendent) serve as a solid foundation to provide technical support to clients in both golf course grow-in and the landscape function of master planning. A long-time member of the Golf Course Superintendents Association of America, the Louisiana/Mississippi Golf Course Superintendents Association, and past President of the Mississippi Turfgrass Association, he is continually working to further his professional education by attending seminars and speaking at industry conferences.

Mississippi State University

1994 - 1996

Research Assistant Worked under Dr. Jeff Krans and Dr. Mike Goatley. Responsible for published article data collection on poa trivialis seeding rates for bermuda greens. Maintained research plots at research center. Research conducted at MSU published in the Oct 1998 issue of Golf Course Management Magazine. Worked on staff at Mississippi State Golf Course.

Golf Course Superintendent Positions

Annandale Golf Club Madison, MS

Aug 2000 - Aug 2016 (retired)

Director of Golf Course Operations / GCSAA Class A Golf Course Superintendent

Managed a \$1.25 million maintenance budget and responsible for all department management decisions that included 4 assistant managers and staff of 30 hourly employees at this Jack Nicklaus Signature Design. Planned, prepared for, and hosted 14 **Sanderson Farms Classic PGA TOUR events**. Converted greens from G-2 Bentgrass to Champion Ultradwarf Bermudagrass in 2006. Began the greens renovation on July 15th, sprigged, grew-in, and hosted the PGA TOUR event with rave reviews from PGA Tour Agronomists and Players on September 30th. Worked alongside Nathan Crace, ASGCA, on design and construction of a short game practice area, consisting of new USGA style greens, bunkers, and teeing grounds.

Stonewolf Golf Club (Jack Nicklaus Signature Design)

March 1997 – Aug 2000

Class A Golf Course Superintendent

Worked with Nicklaus Design team starting with mass excavation through the completion of grow-in. Managed crew of up to 30 hourly and 4 salary positions. Hosted an average of 25 corporate 144+ shotgun events per year, 40,000 rounds annually. Solely responsible for fertility, fungicide, cultural practices and ongoing construction related improvements to the property.



Golf Course Consulting Work

2007 - Present

While employed at Annandale GC, and continuing since his retirement from AGC in 2016, Al has worked as an independent consultant to share the knowledge and experience he gained as the first high profile course in the MS region to convert to an ultra-dwarf Bermuda. He helped many area superintendents with renovation and grow-ins when they also converted, including **Dancing Rabbit GC at Pearl River Resort** and the **CC of Jackson**, which hosts the PGA Tour's Sanderson Farms Classic. Al has also worked closely with PGA Tour Agronomy as well as Nicklaus Agronomy regarding greens renovation programs.

Regarding the choice of a putting green cultivar, Al has no affiliation with any grass farm or specific grass cultivar. Since Annandale GC was a PGA Tour stop, and Champion was a very popular ultra-dwarf choice in the early 2000s, that choice was favored by the Tour at the time and the club liked being the first course in the central Mississippi market to have Champion. Al was very successful managing that grass, and AGC was considered by PGA Tour Agronomy and many players to have the best Bermuda greens on Tour for several years.

As time has passed, the strengths and weaknesses of grasses like Champion have been revealed and many different cultivars have come and gone. Proper management of any grass selection is absolutely necessary to achieve a balance between the playing surface and the health of the grass. For high traffic public facilities, grasses such as Champion are not ideal due to an inability to maintain genetic purity and reputation as a "high maintenance" cultivar. On the other hand, newer cultivars such as Tifeagle have been proven to provide excellent putting surfaces without genetic mutations, while possessing good rooting and recovery from injury.

In most cases, a qualified superintendent will have already researched and or experienced growing a particular cultivar. **Al believes it is his role as project agronomist to support the superintendent and the project team** and make sure the decision is one that has been very carefully thought out and discussed. Grassing on the remainder of the course is of great importance as well and many aspects, from matching existing grass, selecting certified growers, or choosing for drought or shade tolerance must be carefully considered.

List of Recent Consulting Projects

- **Colonial CC** Memphis, TN
- **Hampton Hall Club** Bluffton, SC
- **Mississippi State University GC** Starkville, MS
- **City of Jackson Municipal Golf** Jackson, MS
- **Castlewoods CC** Brandon, MS
- **Mosswood CC** Port Gibson, MS
- **Vicksburg CC** Vicksburg, MS
- **Brookhaven CC** Brookhaven, MS



Wet Rock Groundwater Services, LLC



Wet Rock Groundwater Services, LLC
Groundwater Specialists
TBPG Firm No: 50038
317 Ranch Road 620 South, Suite 303
Austin, Texas 78734 Ph: 512.773.3226
www.wetrockgs.com

Contact Information:

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Andrew Worsley, P.G.

P: 254-315-1129

E: a.worsley@wetrockgs.com

Company Bio

Wet Rock Groundwater Services, LLC is a full-service groundwater resources firm based in Austin, Texas. Since 2002, we have continually been a leader in applying sound science and technology to help clients make informed decisions to ensure the best possible results. Our team of hydrogeologists specialize in assessing, planning, modeling, and managing groundwater resources. Our clients include rural and urban water supply corporations, state agencies, municipalities, private landowners, as well as entities involved in agriculture, oil & gas, and general water exploration.

Relevant Projects

Crystal Clear Special Utility District (Central Texas) – WRGS developed comprehensive groundwater supply plans for multiple well fields for the Crystal Clear SUD within Comal, Guadalupe, and Hays counties. The wells supply thousands of customers in the region and produce between 100 and 2,000 gallons per minute from the Edwards, Trinity, and Carrizo-Wilcox aquifers. Plans were completed and approved through TCEQ; permits were acquired from the Edwards Aquifer Authority, Comal Trinity GCD, and Guadalupe County GCD.

Onion Creek Club (Austin, Texas) – WRGS completed plans and specifications for a new irrigation well supplying the Onion Creek Club golf course. WRGS also provided construction oversight and coordinated between City officials, golf club staff, the public, and the Barton Springs Edwards Aquifer Conservation District. The well is completed in the Middle Trinity Aquifer and produced over 300 gallons per minute upon completion with favorable water quality.

City of Leon Valley (Bexar County, Texas) – WRGS completed plans and specifications, acquired TCEQ approval, and permits from the Edwards Aquifer Authority for two new public supply wells serving the City of Leon Valley. The wells were completed in the Edwards Aquifer and produced over 2,000 gallons per minute upon completion with favorable water quality.

Confidential Client (Big Spring, Texas) – WRGS completed a seismoelectric survey within a 100-acre property for shallow groundwater resources in the Ogallala Aquifer. Upon completion of the study, WRGS planned a well field in which the client was able to successfully provide adequate quantities of groundwater for nearby oil and gas exploration.



**ADDENDUM TO DESIGN SERVICES PROPOSAL
FOR STARCKE PARK GOLF COURSE**

This Addendum (the “Addendum”) modifies and amends that certain Design Services Proposal for Starcke Park Golf Course dated February 2, 2023 (the “Agreement”) between the City of Seguin, Texas (“City”), 205 North River Street, Seguin, Texas 78155 and Ross Golf Design, LLC (“Architect”), 5929 Gunnison Turn Road, Austin, Texas 78738.

**ARTICLE 1
ARCHITECT’S SERVICES AND RESPONSIBILITIES**

1.1 STANDARDS OF PERFORMANCE

1.1.1 The performance of all services by the Architect in connection with this Agreement will be by persons appropriately licensed or registered under State, local and Federal laws governing their respective consulting disciplines.

1.1.3 No work under this Agreement will be subcontracted by the Architect without prior written approval from the City. Any work or services subcontracted under this Agreement will be specified by separate written Agreement and will be subject to each provision of this Agreement. Persons hired by the Architect or its subcontractors shall not be employees of or have any contractual interest with the City.

1.1.4 Any provisions in this Agreement pertaining to the City’s review, approval or acceptance of written materials prepared by the Architect or its subconsultants, contractors, and subcontractors in connection with this Agreement will not diminish the Architect’s responsibility for the services set forth herein.

1.2 ADDITIONAL SERVICES/CHANGE IN SERVICES

1.2.1 Compensation to the Architect for additional services will only be for substantial deviations from the scope of services described in this Agreement. The Architect will submit a written estimate of fees to the City and obtain the City’s authorization before initiating any additional services.

1.2.2 Each material change (deletion or addition) in the services to be provided by Architect must be authorized by the City on an Authorization of Change in Services form approved by the City, subject to meeting the requirements of applicable ordinances or state law.

**ARTICLE 2
ARCHITECT’S RECORDS**

2.1 All expense records of Architect will be kept on a recognized accounting basis acceptable to the City and will be available to the City at mutually convenient times.

2.2 The City, its auditors, and funding agencies that have monitoring or auditing responsibilities for this Agreement will have access to any books, documents, papers and records of the Architect which are directly pertinent to this Agreement for the purpose of making audit, examination, excerpts, copying and transcriptions.

2.3 The Architect will furnish to the City at such time and in such form as the City may require, financial statements including audited financial statements, records, reports, data and information, as the City may request pertaining to the matters covered by this Agreement.

ARTICLE 3 INSURANCE AND INDEMNITY

3.1 *The Architect will indemnify, hold harmless and defend the City and its employees, agents, officers and servants from any and all lawsuits, claims, demands and causes of action of any kind arising from the negligent or intentional acts or omissions of the Architect, its officers, employees or agents. This will include, but not be limited to, the amounts of judgments, penalties, interest, court costs, reasonable legal fees, and all other expenses incurred by the City arising in favor of any party, including the amounts of any damages or awards resulting from claims demands and causes of action for personal injuries, death or damages to property alleged or actual infringement of patents, copyrights, and trademarks and without limitation by enumeration, all other claims, demands, or causes of action of every character occurring, resulting, or arising from any negligent or intentional wrongful act, error or omission of the Architect and/or its agents and/or employees. This obligation by Architect will not be limited by reason of the specification of any particular insurance coverage in this Agreement.*

3.2 The Architect will procure and maintain at Architect's expense insurance as outlined in Exhibit A, with insurance companies authorized to do business in the State of Texas, covering all operations under this Agreement, whether performed by Architect or Architect's agents, subcontractors or employees. Before commencing the work the Architect will furnish to the City a certificate or certificates in form satisfactory to the City, showing that Architect has complied with this paragraph. All certificates will provide that the policy will not be changed or canceled until at least 30 calendar days written notice will have been given to the City. Commercial general liability insurance and motor vehicle insurance will be written with the City of Seguin, Texas as an additional insured and will be endorsed to provide a waiver of the carrier's right of subrogation against the City.

ARTICLE 4 CLAIMS AND DISPUTES

4.1 Any claim, dispute or other matter in question arising out of or related to this Agreement shall be subject to mediation at the sole option of the City as a condition precedent to the commencement of litigation. Unless agreed to by the City, the rules of the American Arbitration Association will not be applicable to the mediation.

4.2 If the City elects to mediate, the City and Architect shall endeavor to resolve claims, disputes and other matters in question between them by non-binding mediation. Unless the parties mutually agree otherwise, the 25th District Court of Guadalupe County, Texas shall appoint the mediator, and the mediation shall be held at a mutually agreeable time and place in Seguin, Texas. A request for mediation shall be made in writing, delivered to the other party to the Agreement, and filed with the person or entity administering the mediation.

4.3 If the parties do not resolve a dispute through mediation pursuant to this Section, the dispute may be resolved through litigation in a state court of competent jurisdiction in Guadalupe County, Texas or, if in federal court, the United States District Court for the Western District of Texas, San Antonio Division.

ARTICLE 5
MISCELLANEOUS PROVISIONS

5.1 This Agreement is governed by and will be construed under the laws of the State of Texas.

5.2 The Architect will not use funds received by it directly or indirectly under the terms of this Agreement for any partisan political activity or to further the election or defeat of any candidate for public office.

5.3 The Architect hereby affirms that Architect and Architect's firm have not made or agreed to make any valuable gift whether in the form of service, loan, thing, or promise to any person or any of his/her immediate family, having the duty to recommend, the right to vote upon, or any other direct influence on the selection of Architects to provide professional services to the City within the two years preceding the execution of this Agreement. A campaign contribution, as defined by the Texas Election Code or the Seguin City Code will not be considered as a valuable gift for the purposes of this Agreement.

5.4 In performing the services required under this Agreement, the Architect will not discriminate against any person on the basis of race, color, religion, sex, national origin, age, disability or ancestry. The Architect agrees not to engage in employment practices which have the purpose or effect of discriminating against employees or prospective employees because of race, color, sex, religion, national origin, age, disability or ancestry. A breach of this covenant may be regarded as a default by the Architect of the Agreement.

5.5 Should any provision in this Agreement be found or deemed to be invalid, this Agreement will be construed as not containing the provision, and all other provisions which are otherwise lawful will remain in full force and effect, and to this end the provisions of this Agreement are declared to be severable.

5.6 In performing all services under this Agreement, the Architect, its subcontractors, successors and assigns will comply with all local, state and federal laws.

5.7 The City's execution and performance under this Agreement will not act as a waiver by the City of any immunity from suit or limitations on liability to which it is entitled under applicable law. The City shall have no obligation to indemnify or defend Architect. The parties acknowledge that the City, in executing and performing this Agreement, is a governmental entity acting in a governmental capacity.

5.8 The City of Seguin is governed by the Texas Public Information Act (the "Act"), Chapter 552 of the Texas Government Code. This Agreement and all written information generated under this agreement may be subject to release under the Act. The Architect will not make any reports, information, data, etc. generated under this Agreement available to any individual or organization without the written approval of the City.

5.9 The captions or headings included in this Agreement are for convenience only and in no way define, limit or describe the scope or intent of any provisions, articles, or sections of this Agreement.

5.10 In the event that the performance by either the City or the Architect of any of its obligations under this Agreement is interrupted or delayed by events outside of their control such as acts of God, war, riot or civil commotion, then the party is excused from such performance for the period of time reasonably necessary to remedy the effects of such events.

5.11 In the event of a default or breach of this Agreement by the Architect, the City reserves the right to choose among the remedies for the default or breach available to the City. These remedies may be used in conjunction with one another or separately, and together with any other statutory or common law remedies available to the City. Any failure by the City to enforce this Agreement with respect to one or more defaults by the Architect will not waive the City's ability to enforce the Agreement after that time.

5.12 Pursuant to Chapter 2270, Texas Government Code, Contractor certifies Contractor (1) does not currently boycott Israel; and (b) will not boycott Israel during the Term of this Agreement. Contractor acknowledges this Agreement may be terminated and payment withheld if this certification is inaccurate.

5.13 Pursuant to Subchapter F, Chapter 2252, Texas Government Code, Contractor certifies Contractor (1) is not engaged in business with Iran, Sudan, or a foreign terrorist organization. Contractor acknowledges this Agreement may be terminated and payment withheld if this certification is inaccurate.

5.14 The obligations of the City under the Agreement that extend beyond the current fiscal year are subject to the appropriation of lawfully available funds during the fiscal year in which such obligations are performable.

ARTICLE 6 EXTENT OF AGREEMENT

6.1 In the event of any conflict between the Agreement and the provisions of this Addendum, this Addendum will govern and control and the conflicting provisions in the Agreement shall be superseded by the terms in this Addendum and shall be of no force or effect. Specifically, any provisions within the Agreement limiting liability, or the amount of damages or duties to defend and indemnify the City, as they pertain to Architect, regardless of whether arising from a claim by a third party, are hereby deemed to be void and of no force or effect.

6.1 No provision in the Agreement shall serve to modify any applicable statutes of limitation or other law or judicial interpretation affecting the applicability of statutes of limitation to either party in connection with the filing of a lawsuit by either party. For the avoidance of doubt, all common law rules governing notice of or the accrual of a cause of action based on when a party knew or should have known certain information shall control over any conflicting provisions in the Agreement.

[SIGNATURES ON NEXT PAGE]

Each of the persons executing this Agreement represents that he or she has full power and authority to execute this Agreement on behalf of the party that person represents. This Agreement will be effective as of the day and year established in the first paragraph of this Agreement.

CITY:

Steve Parker, City Manager

ARCHITECT:

By: Brian H. Ross

Name: Brian Ross _____

Title: Owner & President _____