

MEMORANDUM

To: Mayor and City Council Members
Steve Parker, City Manager

From: Bruce Allen, Golf Course General Manager

Through: Rick Cortes, Deputy City Manager

Subject: Golf Course Renovation

Date: January 29th, 2023

In January of 2022, the National Golf Foundation was contracted to conduct a study of Starcke Golf Course operational and capital needs. The NGF team visited the golf course several times and met with the Golf Course Advisory Board after each visit. They also conducted a golfer survey and had a public meeting at the Pro Shop with interested golfers.

The golfer survey and public meeting confirmed their findings on the status of the course. Every component of the course's infrastructure is past its recommended life cycle and needs to be replaced. In August 2022, the NGF presented their report to the City Council and recommended the following for each component of the course:

- Greens: Total replacement and expansion.
- Tee Boxes: Total renovation and expansion.
- Fairways: Total renovation.
- Irrigation System: Total replacement and expansion.
- Sand Bunkers: Total renovation.
- Driving Range: Total renovation and expansion.

Staff and Council agreed with the NGF recommendation to renovate the course and selected Ross Golf Design to create a renovation plan last December.

On November 24th Ross Golf Design submitted a Preliminary Cost Estimate. Their team of three architects estimate the project will cost approximately \$8,787,471. Please note this amount includes contingency funds and design fees. Total project costs, not including design fees of \$695,000, which will be paid from the City's designated ARPA funds, are estimated at \$8,092,471.25. At the current interest rate, staff estimates the bond payment will be \$575,000 for the next thirty years. If approved, it will be a part of the 2024 Certificates of Obligation Bonds.

In addition to the renovation cost, the golf course will need at least \$820,000 from the General Fund to cover operating losses while the course is closed for renovation.

After the project is completed, the operating budget will need to be increased to maintain the course at a level comparable to the courses on the market. Additionally, to accommodate the need for a larger staff, more equipment, fertilizer, and chemicals, there will need to be some combination of fee increases and General Fund contributions.

The golf fee increases can be balanced to the needs of the Seguin golfing community and will be addressed in the 2025 budget. Currently, the estimated General Fund requirement ranges from A low of 376,949 to a high of \$614,895.

If the Council approves the renovation project, bids will go out in late February and a contractor will be selected in April. Herbicide will be applied in August and September to remove the old grass. Irrigation and dirt work will begin sometime in October. Sodding and sprigging of the new grass will begin in May of 2025 and if there are no supply chain or weather issues, the course should reopen in October of 2025.

This is a pivotal moment in the golf course's history. Starcke Park Golf Course has been an integral part of our community for the past 85 years. It has enhanced the quality of life in Seguin by offering a source of recreation and social interaction. Additionally, many golf tournaments are a source of fundraising for local charities, and it attracts thousands of out-of-town golfers each year who spend money in Seguin's restaurants and service stations. It is the home course for the Seguin ISD golf teams, the TLU golf team, the Navarro ISD golf team, and a practice course for the San Marcos ISD golf team. The course also hosts four First Tee training sessions a year and several Park's and Recreation training sessions for the youth of Seguin. The Seguin Pan American Golf Association also calls Starcke Park Golf Course its home and has been an integral part of the course's history since its founding in 1958. Attached to the memo are letters of support from Texas Lutheran University, Seguin ISD, Navarro ISD, and the Seguin Pan American Golf Association.

Even though the financial commitment from the city's General fund is significant, funding of this project will allow the continued use of these facilities by Seguin residents and neighboring guests in the future. The renovation will preserve the wonderful history of the golf course and will allow a new history to be written by all segments of our community. Staff recommend approval and will be available to answer any questions.

Starcke Park Golf Course Preliminary Cost Estimate

Golf Course Renovation Project

November 24, 2023

Item	Unit Cost	Unit	Quantity	Total
MOBILIZATION				
Equipment Rental, Housing, Travel, Etc.	\$ 150,000.00	LS	1.00	\$ 150,000.00
EROSION CONTROL				
Construction Entrances	\$ 6,000.00	EA	2.00	\$ 12,000.00
Silt Fence	\$ 3.00	LF	19,500.00	\$ 58,500.00
Dust Control	\$ 1,250.00	EA	10.00	\$ 12,500.00
CLEARING/DEMOLITION				
Strip and Bury Existing Turf (On-Site Disposal)	\$ 5,250.00	AC	112.99	\$ 593,197.50
Demo Existing Greens	\$ 0.65	SF	88,145.00	\$ 57,294.25
Demo Existing Sand Bunkers	\$ 1.20	SF	23,400.00	\$ 28,080.00
Demo Existing Cart Path	\$ 1.85	SF	23,750.00	\$ 43,937.50
Selective Tree Clearing (By Tree)	\$ 2,500.00	EA	51.00	\$ 127,500.00
BULK EARTHWORK				
Bulk Earthwork	\$ 5.50	CY	36,000.00	\$ 198,000.00
GOLF COURSE SHAPING				
Golf Course Feature Shaping (includes Stripping & Replacing of Topsoil, where necessary)	\$ 350,000.00	LS	1.00	\$ 350,000.00
DRAINAGE				
Subsurface Drainage - 4" Solid HDPE Pipe (N-12 ADS) - Outfalls & Fairway Drainage	\$ 9.00	LF	10,200.00	\$ 91,800.00
Subsurface Drainage - 6" Solid HDPE Pipe (N-12 ADS) - Fairway Drainage	\$ 12.00	LF	4,800.00	\$ 57,600.00
Subsurface Drainage - 24" Solid HDPE Pipe (N-12 ADS) - Pond Connection	\$ 120.00	LF	160.00	\$ 19,200.00
Catch Basin with 12" Grate (Field Fabricated)	\$ 600.00	EA	82.00	\$ 49,200.00
POND CONSTRUCTION				
Pond Liner Turnkey Installation (HDPE)	\$ 4.00	SF	91,200.00	\$ 364,800.00
IRRIGATION				
New Irrigation System - Per Head (Including Layout, Staking, and GPS As-Built)	\$ 2,000.00	EA	1,050.00	\$ 2,100,000.00
New Pump Station	\$ 1.00	EA	400,000.00	\$ 400,000.00
GREEN CONSTRUCTION				
USGA Green Construction	\$ 9.00	SF	126,260.00	\$ 1,136,340.00
TEE CONSTRUCTION				
Tee Construction and Laser Leveling (Includes: 4" Recycled Greens Mix on all Tee Surfaces)	\$ 2.00	SF	126,500.00	\$ 253,000.00
Driving Range Artificial Turf Tee Product	\$ 25.00	SF	900.00	\$ 22,500.00
SAND BUNKER CONSTRUCTION				
Sand Bunker Construction with Porous Aggregate Liner and Local Angular Sand	\$ 9.00	SF	36,420.00	\$ 327,780.00
CART PATH CONSTRUCTION				
Concrete Cart Path Construction	\$ 4.50	SF	42,000.00	\$ 189,000.00
Concrete Cart Path Roll-Curbing	\$ 7.50	LF	625.00	\$ 4,687.50
SEEDBED PREPARATION				
Seedbed Preparation (Tees, Fairways, Rough, Approaches, Sand Bunker Surrounds)	\$ 2,850.00	AC	110.09	\$ 313,756.50
GRASSING				
Sod Green, Tee, and Sand Bunker Surrounds with TifTuf Bermuda Grass	\$ 0.70	SF	500,000.00	\$ 350,000.00
Sprig Fairways and Rough Areas with TifTuf Bermuda Grass (500 Bushels/Acre)	\$ 2,800.00	AC	95.70	\$ 267,960.00
Hand Sprig Tee Tops with TifTuf Bermuda Grass (20 Bushels/1,000 SF)	\$ 0.22	SF	126,500.00	\$ 27,830.00
Hand Sprig Greens with TifEagle Bermuda Grass (35 Bushels/1,000 SF)	\$ 0.80	SF	126,260.00	\$ 101,008.00
SUBTOTAL				\$ 7,707,471.25
CONTINGENCIES/ADDITIONAL COSTS				
General Contingency Fund (Rock, Added Drainage/Irrigation, Increases in Scope, Etc.) - 5%	\$ 385,000.00	LS	1.00	\$ 385,000.00
Golf Course Design, Irrigation Design, Permitting, and Construction Administration	\$ 695,000.00	LS	1.00	\$ 695,000.00
TOTAL				\$ 8,787,471.25