

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: April 29th, 2024.

In January of 2022, the National Golf Foundation was contracted to conduct a study of our 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 our infrastructure is past its recommended life cycle and needs to be replaced. In August of 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. His team of three architects estimated the project would cost \$8,787,471 when the contingency fund and design fees were included. Not including the design fees of \$695,000, which will be paid out of our designated ARPA funds, the total project cost was estimated to be \$8,100,00.

After the City Council conducted a Golf Course Renovation Workshop on Jan 19th approval was given to solicit bids for the renovation. The request for bids was published on February 28th and on March 19th a mandatory pre bid workshop was conducted. At the bid opening on April 2nd four bids were received. All four of the contractors met the rigid requirements set forth in the specifications. Here are the respective bid totals.

BID TABULATION: Starke Park Golf Course Renovation
 BID OPENING DATE: April 2, 2024
 BID NUMBER: AF-2024-20

	Lexicon, Inc. Houston, TX	Duininck Golf Houston, TX	Mid-America Golf & Landscape, Inc. Austin, Texas	Wadsworth Golf Construction Company Buckeye, Arizona
1-15 Lump Sum Bid	\$8,990,851.41	\$9,324,748.51	\$7,190,259.31	\$7,999,970.00
Alt 1	\$73,564.36	\$67,805.74	\$44,000.00	\$53,330.00
Alt 2	\$79,755.42	\$76,761.22	\$52,000.00	\$44,970.00
Alt 3	N/A	N/A	N/A	N/A
Alt 4	11.25/LF	4.68/LF	12.90/LF	12/LF
Alt 5	\$15,151.32	\$14,303.53	\$12,600.00	\$14,850.00
Alt 6	\$35,868.00	\$58,450.00	\$22,515.72	\$28,000.00

The Mid America bid came in the lowest at \$7,190,259.31. The Ross Golf Design team is confident of their capabilities and has submitted a letter recommending them. The bid by Mid America will allow the course to add the new irrigation well, remodel the restrooms, purchase a new range shed, range ball machine, and possibly build a short game practice area while remaining under the \$8,100,000 project estimate.

Staff recommends approval of the proposed resolution authorizing the City Manager to enter into a contract with Mid America Golf & Landscape, Inc for the renovation of the golf course. Staff will be available to answer any questions at the Tuesday May 7th City Council Meeting.