

DECISION PAPER



Issue:

August 29, 2019

Greens material grow agreement and deposit – West Coast Turf. Replace 21 greens with new creeping bentgrass “sod” (hole #'s 1-18, putting green, chipping green, and nursery green).

Background:

As discussed in the August 17, 2019 informational paper (attached for reference) and presented to the board of directors at the August 24, 2019 board meeting, the 40+ year old golf course greens are in need of replacement. The need to replace the aged greens is compounded by the multiple years of weather related damage with the tipping point being this early summer with continued colder than normal temperatures and delayed growth into late July.

Greens Replacement Bidding

Tahoe Donner Associations Golf Course superintendent contacted industry professionals and golf course contractors to solicit (3) cost proposals for greens replacement of 21 greens with new creeping bent grass (Hole #'s 1-18, putting green, chipping green, and nursery green). Contractors contacted regarding the greens renovation project are in line with those selected by golf course architect Cary Bickler for the Master Plan tee and fairway repair and improvement project. These qualified contractors include: Earth Sculptures, Landscapes Unlimited, and Wadsworth Golf Construction. Preliminary greens replacement estimates, based on estimated acreage specifications, were received from all three contractors. A competitive bid will follow once a site visit is completed. Contractor site visits are scheduled for next week when the contractors are on site for the site visit relating to the the Tahoe Donner Golf Course Repair and Improvements. This allows for possible efficiencies to be considered by the contractors and possible savings to the proposed projects.

Project Timeline and Course Impact

The greens replacement project will take a total of 15 weeks to complete; weather dependent. Snowy, cool, and wet weather have the potential to shift the start date and elongate the grow in period. The project will require course closure through the middle of August 2020. Below are milestones of the project with tentative dates associated:

- Existing sod demolition and site prep – May 1-22 (3 weeks)
- Sod installation – May 25 – 30 (2 weeks)
- Grow in period – June 1 – August 15 (10 weeks)

Financial Impact

See attached 2020 Golf Proforma as drafted. (\$492,776)

Sod Materials Growth

Typically the company awarded the construction contract would coordinate directly with West Coast Turf to grow sod from seed on a 3.5-acre parcel secured via subcontract in fall 2019 with delivery and installation performed in 2020. However, due to the timing of scoping the project, securing installation bids and grow season narrowing, staff is recommending contracting directly

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with West Coast Turf in order to ensure the acres, seed, and planting occurs on time. A 30% sod materials cost deposit is required now with payment in full upon delivery of the sod in 2020.

West Coast Turf is the only viable supplier option for the following reasons:

Only company with the capacity to accommodate our need of securing a field and growing specific cultivars of bentgrass suitable to our area

- Best in the turf cultivating business with highest quality turf available and only vendor with the ability to deliver volume sod needed for project and supply highly experienced install crews.
- Any golf course construction contractor in the state uses West Coast Turf for renovations based on their reputation, ability to deliver a high quality product, and experience.
- Even if there were options available, West Coast Turf is the only option at this point due to time sensitive nature of the project.
- They are extremely reputable in the business. Tahoe Donner has a long term successful relationship dating back to Tee and Bunker project 2003-2007, with proven positive results in service and product quality that they stand behind.
- Most time efficient and cost effective due to size of company and available crops

Staff is recommending:

1. Consider authorizing the General Manager to execute on the West Coast Turf material grow agreement totaling \$231,800 (RRF 2020, and Accelerated RRF for deposit below) for growing sod for the replacement of 21 greens with new creeping bentgrass (hole #'s 1-18, putting green, chipping green, and nursery green).
2. Of the total above, consider the acceleration of Replacement Reserve Funds – Capital with a 2019 budget not to exceed \$69,540 for the required 30% sod materials deposit to secure the 3.5 acre parcel and begin the field prep and seeding process.

Options:

1. Greens Material Grow Agreement
 - a. Consider authorizing the General Manager to execute on the West Coast Turf material grow agreement totaling \$231,800 for growing sod for the replacement of 21 greens with new creeping bentgrass (hole #'s 1-18, putting green, chipping green, and nursery green).
 - b. Consider the acceleration of Replacement Reserve Funds – Capital with a budget not to exceed \$69,540 for the required 30% sod materials deposit to secure the 3.5 acre parcel and begin the field development and seeding process.
2. Not approve the Greens replacement and continue operating as current.

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Recommendation:

Staff recommends the board consider and approve Option 1:

Greens Material Grow Agreement

- a. Consider authorizing the General Manager to execute on the West Coast Turf material grow agreement totaling \$231,800 (RRF) for growing sod for the replacement of 21 greens with new creeping bentgrass (hole #'s 1-18, putting green, chipping green, and nursery green).
- b. Consider the acceleration of Replacement Reserve Funds – Capital (RRF) with a budget not to exceed \$69,540 for the required 30% sod materials deposit to secure the 3.5 acre parcel and begin the field development and seeding process.

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Reviewed By: Michael Salmon

General Manager Approval: *RPE* _____ **Date:** 8-29-2019