

# DECISION PAPER



**Issue:**

**September 13, 2019**

The board of directors will consider the approval of the Tee and Fairway Repair and Improvement project for permitting beginning in 2019 in preparation for construction during the scheduled golf course closure in Summer 2020.

The board of directors will consider awarding construction contract(s), and/or delegating contract(s) award authority to the General Manager related to the 2020 Tee and Fairway Repair and Improvement project. Project will be funded by replacement reserve funds and/or combination of replacement reserve and development funds.

## **Background:**

Over the last year staff and the General Plan Committee's golf subcommittee have worked with golf course architect Cary Bickler to define and scope a plan to repair and improve the golf course. The board of directors authorized Replacement Reserve Funds towards the planning and design of the project in the amount of \$70,000 (\$14,000 accelerated to 2018, \$56,000 approved in 2019) from the 2019 Budget approved Replacement Reserve component *Golf Course Fairways/Rough Remodel – Agency and Construction Costs* of \$500,207.

The subcommittee and staff briefed the board on status of the planning and design phase at board meetings this year, and the next step to complete this phase is for the board to consider approving permitting and contract award.

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 repair and improvements would enhance the course by reducing and minimizing problem areas, enhancing playability, improving pace of play, promoting increased player usage and supporting increase of future net operating results.

Performing the Tee and Fairway Repairs and Improvement and Green Replacements during Summer 2020 by one qualified contractor offers:

- Opportunity to capitalize on the closure period of the green's replacement.
- Reduce impact to the golf community by performing this project at the same time.
- Funding for the project, long term savings of Replacement Reserve Fund components the last 8 years.
- Maximize investment with contracting with one contractor; savings in mobilization and project management (time and cost efficiencies).

## *Repair and Improvement Project Bidding Process*

Golf course architect Cary Bickler, solicited (3) bid proposals for the Tee and Fairway Repair and Improvement project through a request for proposal (see attached) from qualified golf course contractors. A site visit held during the first week of September and competitive contractor bid proposals were received. The bids will be reviewed and scored for completeness, qualifications,

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experience, and project cost. The board will review the bid results and consider awarding contract(s), and/or delegating contract award to the General Manager.

Total project expenditures will be budgeted in the 2020 budget process to be funded by the Replacement Reserve Funds.

Landscape Construction Contract	Value based on contract award
TDA In-House Project Activities & Management	\$90,000.00
Soft Costs Permitting (Estimated)	\$90,000.00
<b>SUBTOTAL</b>	TBD
% Contingency	Recommending 15% minimum of project cost
<b>AVAILABLE 2020 RRF BUDGET TOTAL</b>	<b>\$1,621,535.00</b>

### *Project Timeline and Course Impact*

The Tee and Fairway Repair and Improvement project will take a total of 16 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 and can be completed during the scheduled golf course closure in Summer 2020 for the Greens Replacement project.

### *Operational Financial Impact*

There will be no additional impact to the operational budget with the approval of the Tee and Fairway repair and Improvement project as the added scope of work can be completed during the scheduled golf course closure in 2020 for the Greens Replacement project. Tahoe Donner Association will benefit by optimizing efficiencies for cost and time by combining the project schedules and awarding the project contract to a single contractor as is evidenced in the bid proposal results.

Furthermore, performing the Tee and Fairway Repair and Improvement project during the scheduled Summer 2020 closure will reduce future losses due to construction impacts should all or parts of the Tee and Fairway Repair and Improvement project be deferred or performed individually over future years. Revitalization and improvements made to the Tahoe Donner Golf Course will spur new interest in the golf course and bring past members back.

See attached 2020 Golf Proforma as drafted.

### *Funding*

The Tee and Fairway Repair and Improvement projects would be funded utilizing Replacement Reserve Fund components. Eight individual components currently within the Reserve Study would be accelerated providing a total available project budget of \$1,621,535. This represents 20% of the estimated and forecast 2020 Replacement Reserves Annual Budget.

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Component	Current Budgeted Cost/Unit	Service Date	Replacement Date	Future Replacement Cost (Current Budgeted Cost)	
Fairways / Rough Hole # 10	248,880.00	3/1/2013	02/29/20	250,091	
Fairways / Rough Hole # 11	346,000.00	3/1/2013	02/29/20	347,684	
Fairways / Rough Hole #15-A	78,000.00	3/1/2013	02/29/20	78,380	
Fairways / Rough Hole #16	108,127.00	3/1/2013	02/29/20	108,653	
Fairways / Rough Hole #4	49,920.00	3/1/2013	02/29/20	50,163	
Fairways / Rough Hole #8	74,500.00	3/1/2013	02/29/20	74,863	
Tee Repairs and Modifications	270,000.00	6/1/2013	05/31/20	273,342	
Fairways/Rough Remodel - Agency and Construction Costs	433,000.00	6/1/2019	05/31/20	438,359	
<b>Proposed 2020 Tee and Fairway Repair and Improvements Replacement Reserves Budget</b>					<b>\$ 1,621,535</b>

Other options include funding a portion of the project utilizing the Development Fund.

## Options:

1. Tee and Fairway Repair and Improvement Full Scope
  - a. Approve the Tee and Fairway Repair and Improvements project scope for construction during the Summer 2020 scheduled golf course closure utilizing available Replacement Reserve Funds with a budget not to exceed \$1,621,535, inclusive of a minimum of 15% contingency.
  - b. Consider authorizing the general manager to engage the permitting process with the Town of Truckee and necessary environmental agencies utilizing available funds from the 2019 *Fairways/Rough Remodel – agency and Construction Costs* budget with a not-to-exceed amount of \$90,000. This will allow for the association to contract environmental consultants for CEQA review preparation should this be required as a condition of the grading permit.
  - c. Consider awarding construction contract(s), and/or delegating contract(s) award authority to the General Manager related to the 2020 Tee and Fairway Repair and Improvement project.
  
2. Tee and Fairway Repair and Improvement Modified Scope
  - a. Approve the Tee and Fairway Repair and Improvements project scope for construction during the Summer 2020 scheduled golf course closure utilizing available Replacement Reserve Funds with a budget not to exceed \$1,621,535, inclusive of a minimum of 15% contingency.
  - b. Consider authorizing the general manager to engage the permitting process with the Town of Truckee and necessary environmental agencies utilizing available funds from the 2019 *Fairways/Rough Remodel – agency and Construction Costs* budget with a not-to-exceed amount of \$90,000. This will allow for the association to contract environmental consultants for CEQA review preparation should this be required as a condition of the grading permit.

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- c. Consider awarding construction contract(s), and/or delegating contract(s) award authority to the General Manager related to the 2020 Tee and Fairway Repair and Improvement project.
3. Tee and Fairway Repair and Improvement Full Scope and Use of Development Funds for a portion of the project funding.
  - a. Approve the Tee and Fairway Repair and Improvements project scope for construction during the Summer 2020 scheduled golf course closure utilizing a combination of Replacement Reserve and Development Funds as determined by the board with a budget not to exceed \$1,621,535, inclusive of a minimum of 15% contingency.
  - b. Consider authorizing the general manager to engage the permitting process with the Town of Truckee and necessary environmental agencies utilizing available funds from the 2019 *Fairways/Rough Remodel – agency and Construction Costs* budget with a not-to-exceed amount of \$90,000. This will allow for the association to contract environmental consultants for CEQA review preparation should this be required as a condition of the grading permit.
  - c. Consider awarding construction contract(s), and/or delegating contract(s) award authority to the General Manager related to the 2020 Tee and Fairway Repair and Improvement project.
4. Tee and Fairway Repair and Improvement Modified Scope and Use of Development Funds for a portion of the project funding.
  - a. Approve the Tee and Fairway Repair and Improvements project scope for construction during the Summer 2020 scheduled golf course closure utilizing a combination of Replacement Reserve and Development Funds as determined by the board with a budget not to exceed \$1,621,535, inclusive of a minimum of 15% contingency.
  - b. Consider authorizing the general manager to engage the permitting process with the Town of Truckee and necessary environmental agencies utilizing available funds from the 2019 *Fairways/Rough Remodel – agency and Construction Costs* budget with a not-to-exceed amount of \$90,000. This will allow for the association to contract environmental consultants for CEQA review preparation should this be required as a condition of the grading permit.
  - c. Consider awarding construction contract(s), and/or delegating contract(s) award authority to the General Manager related to the 2020 Tee and Fairway Repair and Improvement project.
5. Not approve the Tee and Fairway Repair and Improvement project and continue with the 2020 course closure and Greens Replacement project only.

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## **Recommendation:**

Staff recommends the board consider and approve,

Option 1: Tee and Fairway Repair and Improvement Full Scope

- a. Approve the Tee and Fairway Repair and Improvements project scope for construction during the Summer 2020 scheduled golf course closure utilizing available Replacement Reserve Funds with a budget not to exceed \$1,621,535, inclusive of a minimum of 15% contingency.
- b. Consider authorizing the general manager to engage the permitting process with the Town of Truckee and necessary environmental agencies utilizing available funds from the 2019 *Fairways/Rough Remodel – agency and Construction Costs* budget with a not-to-exceed amount of \$90,000. This will allow for the association to contract environmental consultants for CEQA review preparation should this be required as a condition of the grading permit.
- c. Consider awarding construction contract(s), and/or delegating contract(s) award authority to the General Manager related to the 2020 Tee and Fairway Repair and Improvement project.

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**Prepared By:** Annie Rosenfeld/Brian Yohn

**Reviewed By:** Michael Salmon

**General Manager Approval:** \_\_\_\_\_ **Date:** \_\_\_\_\_