

Mayor and Council Communication

DATE: 11/14/23

M&C FILE NUMBER: M&C 23-0988

LOG NAME: 80MEADOWBROOK GC RENOVATION

SUBJECT

(CD 11) Authorize Execution of a Construction Contract with Heritage Links, a Division of Lexicon, Inc., in the Amount of \$11,358,398.00, for the Renovation of Meadowbrook Golf Course, Provide for Project Administration and Contingencies in the Amount of \$1,005,905.12, for a Total Construction Cost of \$12,364,303.12. Adopt Appropriation Ordinances, and Amend the Fiscal 2024 Adopted Budget and Fiscal Years 2024-2028 Capital Improvements Program (2022 Bond Program)

RECOMMENDATION:

It is recommended that the City Council:

1. Authorize the execution of a construction contract with Heritage Links, a division of Lexicon, Inc., in the amount of \$11,358,398.00, for the renovation of Meadowbrook Golf Course (MBGC);
2. Adopt the attached appropriation ordinance increasing estimated receipts and appropriations in the Park & Recreation Department (PARD) of the General Gas Lease Cap Proj Fund in the amount of \$3,800,000.00, from available funds, for the purpose of funding the 2022 Bond Meadowbrook GC project (City Project No. 104201);
3. Adopt the attached appropriation ordinance increasing estimated receipts and appropriations in the PARD Gas Lease Capital Project Fund, in the amount of \$2,000,000.00, from available funds, for the purpose of funding the 2022 Bond Meadowbrook GC project;
4. Adopt the attached appropriation ordinance increasing estimated receipts and appropriation in the Muni Golf Gas Lease Cap Proj Fund, in the amount of \$100,000.00 from available funds for the purpose of funding the construction of 2022 Bond Meadowbrook GC project; and
5. Amend the Fiscal Year 2024 Adopted Budget and Fiscal Years 2024-2028 Capital Improvement Program

DISCUSSION:

The purpose of this Mayor and Council Communication (M&C) is to authorize the execution of a construction contract with Heritage Links, a division of Lexicon, Inc., in the amount of \$11,358,398.00, for the renovation of MBGC and adopt appropriation ordinances for additional funding.

MBGC is an 18-hole golf course on a 140-acre site located in east Fort Worth. It was established in 1925 and turned over to the City in 1937. The current Meadowbrook Golf Course took its shape in 1963 after renovations that added seven new ponds/lakes, a new irrigation system and relocation of all tees and greens. Since the 1963 major renovation, improvements have been made to the tees, fairways, bunkers and greens. The current course reflects tee and green locations and sizes deemed appropriate for that time. Since the 1963 renovation, site vegetation has grown significantly, causing shading of green complexes, which has become detrimental to turf maintenance. Additionally, increased demand has placed a strain on the undersized teeing complexes throughout the course. Infrastructure, such as the irrigation system installed in 1963, is overdue for replacement. For these reasons and the recent success of the Rockwood Park Golf Course renovation, staff pursued design services for the development of the Meadowbrook Golf Course Master Plan.

On June 8, 2021 (M&C 21-0365), the Council authorized an engineering services agreement with Colligan Golf Design, in the amount of \$110,000.00, for the development of the MBGC Master Plan (City Secretary Contract No. 55951; City Project No. 103213). Colligan Golf Design has analyzed all facilities based on changing golf trends and demographics in order to formulate the MBGC Master Plan. As part of the master plan process, public meetings were held to gather user and community input on November 1, 2021 and March 7, 2022. Additional user and community input opportunities were provided when the MBGC Master Plan was presented to the Park & Recreation Advisory Board as an Information Item in April 2022 and subsequently on May 25, 2022 as an Action Item, where the MBGC Master Plan was endorsed by the board. The master plan includes re-routing the majority of 18 holes to enhance the players' experience and parking expansion. Items addressed in the master plan include tee boxes, fairways, greens, irrigation, drainage, parking and practice areas (putting and short game areas).

On August 23, 2022 (M&C 22-0655), the Council authorized the execution of Amendment No. 1 to City Secretary contract number 55951, for the design and preparation of construction documents for the renovation of MBGC (City Project No. 104201) in the amount of \$550,000.00, for a total contract value of \$660,000.00.

It is anticipated that MBGC renovations will begin in November 2023 and conclude (after turf grow-in) with a re-opening in the spring of 2025.

The 2022 Bond Program allocated the amount of \$7,000,000.00 for the renovation of MBGC. However, as the design progressed and the design team generated construction estimates, a funding shortfall in the amount of \$4,000,000.00 was identified. The estimated budget shortfall is primarily due to the cost of the materials and labor associated with the irrigation system, sub-drain infrastructure, dirtwork (ponds and shaping), gas / fuel, etc. Additional funding is available for appropriation in the amount of \$3,800,000.00 from the City-wide General Gas Capital funds and \$2,000,000.00 from Park Gas Revenues as appropriated in this M&C.

Total Project Funding:

Fund	Authority	Amount
Municipal Golf Fund	5/18/21 M&C 21-0359	\$125,000.00
2022 Bond Funds	2022 Bond Program	\$7,000,000.00
General Gas Lease Capital Project Fund	This M&C	\$3,800,000.00
PARD Gas Lease Capital Project Fund	This M&C	\$2,000,000.00
Municipal Golf Gas Lease Capital Project Fund	This M&C	\$100,000.00
Total:		\$13,025,000.00

Total Project Costs:

Description	Amount
Meadowbrook Master Plan (City Project No. 103213)	\$110,696.88
Meadowbrook GC Design Document Preparation	\$550,000.00
Project Design Total:	\$660,696.88
Construction Contract	\$11,358,398.00
Construction Administration & Contingencies	\$1,005,905.12
Project Construction Total:	\$12,364,303.12
Total Project Cost:	\$13,025,000.00

The MBGC Renovation was advertised for bid in the Fort Worth Star-Telegram on August 24 and August 31, 2023. On September 21, 2023, the following bids were received:

Bidders	Base Bid	Selected Bid Alternates	Total
Lexicon, Inc. d/b/a Heritage Links	\$11,703,338.00	(\$344,940.00)	\$11,358,398.00
United Golf, LLC	\$16,747,582.00	(\$361,852.00)	\$16,385,730.00

The base bid work is to include site preparation, demolition, preparation of the Storm Water Pollution Prevention Plan, erosion control, cart paths, drainage improvements, greens, tee boxes, bunkers, water features, fine grading, grassing and irrigation. Bid alternates include fencing, haul off of tree removal materials in lieu of burial and irrigation system modifications resulting in deduct to base bid items.

It is recommended that Base Bid, in the amount of \$11,703,338.00 and Bid Alternate No. 2 (Fence behind 3 green and 4 tee - \$24,600.00), No. 10 (Tree Removal and Disposal by local mill - \$16,900.00), No. 11.1 (Deduct for lowering irrigation heads - \$100,000.00) and No. 11.3 (deduct for 2 wire irrigation control in lieu of radio controller - \$286,440.00) in the amount of -\$344,940.00, totaling \$11,358,398.00, as submitted by Heritage Links, a Division of Lexicon, Inc., be approved for the award of contract. The contract period is 260 calendar days, with construction anticipated to begin in November 2023. Associated construction administration, inspection, testing and change order contingency funding total \$1,005,905.12.

The MBGC renovation project is included in the 2022 Bond Program. The City's Extendable Commercial Paper (ECP) (M&C 22-0607; Ordinance 25765-08-2022) provides liquidity to support the appropriation. Available resources will be used to actually make any interim progress payments until debt is issued. Once debt associated with a project is sold, debt proceeds will reimburse the interim financing source in accordance with the

statement expressing official Intent to Reimburse that was adopted as part of the ordinance canvassing the bond election (Ordinance 25515-05-2022).

Funding for this project was not included in the Fiscal Years (FY) 2024-2028 Capital Improvement Program due to increased costs from the original estimate. The action in this M&C will amend the FY2024-2028 Capital Improvement Program as approved in connection with Ordinance 26453-09-2023.

Fees – Because this work will be performed by a City contractor, occur on City property and be owned by the City, general construction permit fees are waived and Building Permit Fees are waived in accordance with the City's Code of Ordinances, Chapter 7, Article I, Section 7-1 Building Administrative Code, Section 109.2.1, Building Permit Fees, Exception 2.

Operating Impact: MBGC, based on approximated FY2023 yearend totals, is projected to operate at a loss of (\$51,366.00). Following the reopening of course, there will be an estimated annual profit of \$361,473.00 in its first full year of operation. This will result in a net positive impact of approximately \$413,000.00 for the Municipal Golf Fund. There will not be FF&E associated with this project. The current designer, John Colligan & Associates, was tasked with retaining as much of the original design as possible while incorporating modern-day course components. This, along with the additional required maintenance of the various new grasses, will result in a maintenance budgetary increase which will be part of the PARD Golf Division's proposed Fiscal Year 2025 Budget.

DVIN-BE: Heritage Links, a Division of Lexicon, Inc. is in compliance with the City's Business Equity Ordinance by committing to 6% MWBE participation on this project. The City's MWBE goal on this project is 6%.

The project serves the entire City and is located in COUNCIL DISTRICT 11.

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that funds are currently available in the Unspecified-Gas Lease Rev and Unspecified-All Funds projects within the General Gas Lease Capital Prj, PARD Gas Lease Capital Project and Muni Golf Gas Lease Cap Proj Funds and upon approval of the above recommendations and adoption of the attached appropriation ordinances, funds will be available in the General Gas Lease Capital Prj, PARD Gas Lease Capital Project and Muni Golf Gas Lease Cap Proj Funds for the 2022 Bond Meadowbrook GC project to support the above recommendations and execution of the contract. Prior to any expenditure being incurred, the Park and Recreation Department has the responsibility to validate the availability of funds.

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