

## A G E N D A



## Recommendation for Council Action (Purchasing)

Austin City Council		Item ID:	36950	Agenda Number	23.
Meeting Date:		October 23, 2014			
Department:		Purchasing			
Subject					
Authorize negotiation and execution of a 50-year operations and management license agreement with four ten-year extension options with DECKER LAKE GOLF, LLC to provide funding, design, development, management and maintenance services for a golf course at Walter E. Long Metropolitan Park.					
Amount and Source of Funding					
This is a revenue contract and no City funding will be required.					
Fiscal Note					
There is no unanticipated fiscal impact. A fiscal note is not required.					
Purchasing Language:		Best evaluated proposal.			
Prior Council Action:					
For More Information:		Terry V. Nicholson, Sr. Buyer Specialist, 512-974-2995			
Boards and Commission Action:		September 23, 2014 - Not approved by the Parks and Recreation Board on a vote of 6-0, with Vice Chair Francell off the dais, due to the need for increased community engagement regarding the best use of the property. Recommendation No. 20140923-005. September 9, 2014 - Reviewed by the Concessions and Contracts Committee of the Parks and Recreation Board. No action was taken.			
Related Items:					
MBE / WBE:		This contract will be awarded in compliance with City Code Chapter 2-9C (Minority-Owned and Women-Owned Business Enterprise Procurement Program). No subcontracting opportunities were identified; therefore, no goals were established for this contract.			
Additional Backup Information					

This contract will provide the City with a municipal public golf course to be developed at the Walter E. Long Metropolitan Park. The City acquired the property in 1968 and designated 735 acres of the eastern portion of the park for the development of a golf course. Although many other sections of the property have been developed since that time, the portion earmarked for the golf course remains undeveloped today, with restricted access available to the public.

The Decker Lake Golf, LLC (DLG) proposal is to provide complete financing and development of two world-class, environmentally sensitive golf courses to be completed in two phases. Phase One includes the construction of an eighteen hole championship golf course, complete with club house, meeting and conference facilities, food services and related amenities and is scheduled to be in operation in 2018. Phase One is to be developed by renowned Austin resident and PGA tour professional Ben Crenshaw and his development partner Bill Coore. Coore and Crenshaw are considered a preeminent golf course design firm with numerous courses throughout North America. Specializing in a "minimalist" style, Coore/Crenshaw courses are known for their sustainable practices including native plantings and low-irrigation requirements.

Phase Two will include a second eighteen hole championship course and other park amenities. Construction for Phase Two is anticipated to begin between years five and ten after Phase One opening. The overall development plan includes new trails for connectivity and a short-course learning center focused on youth programming and growing the game of golf in the community. This proposed short-course would be operated by a separate non-profit organization.

The project will offer public access to a world class golf venue suitable for hosting major golf events by either, or both, the PGA Tour and PGA of America, both of which have already expressed an interest. Given the proximity of the proposed course to State Highway 130 and the airport, the development offers a unique opportunity to host some of the largest golf events in the country. In addition, the project is aligned with the Imagine Austin Vision by stimulating economic development in the eastern section of Travis County through job creation, commercial investment, and tourism.

DLG and PARD staffs are in conversations with the Austin Water Utility about the water source to the golf course site. While AWU has no immediate plans for expansion to Walter E. Long Lake, expansion in this region is included in their long range plans and could be expedited as a result of this project. DLG will be responsible for obtaining the water necessary for the operation of the golf courses.

MBE/WBE solicited: 0/1

MBE/WBE bid: 0/0

#### **PRICE ANALYSIS:**

- a. Adequate competition
- b. Seven notices were sent including zero MBEs and one WBE. Two proposals were received with no response from the WBE.
- c. This is the first purchase of its type; therefore, there is no pricing history available.

#### **APPROVAL JUSTIFICATION**

- a. Best evaluated proposal.
- b. The Purchasing Office concurs with the Parks and Recreation Department's recommended award.

c.       Advertised in the Austin American Statesman and on the Internet.