A U S T I N C I T Y C O U N C I L

AGENDA



Recommendation for Committee Action (Purchasing)

Austin City Council	**Item ID:**	43743	**Agenda Number**	42.

Meeting Date:	May 21, 2015
Department:	Purchasing

Subject

Authorize negotiation and execution of a 50-year license agreement with DECKER LAKE GOLF, LLC to provide funding, design, development, management, and maintenance services for a golf course at Walter E. Long Metropolitan Park. (THE PUBLIC COMMENT FOR THIS ITEM WAS HELD AND CLOSED ON NOVEMBER 20, 2014).

Amount and Source of Funding

This is a revenue contract and no City of Austin 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 9, 2014 - Reviewed by the PARD, Concession Committee. September 23, 2014 - Reviewed by the PARD Board. October 23, 2014 - Reviewed by City Council. November 20, 2014 - Reviewed by City Council April 15, 2015 - Public Utilities Committee forwarded this item to Council without recommendation 4-0. April 29, 2015 - Reviewed by the Open Space, Environment and Sustainability Committee. May 11, 2015 - Economic Opportunity Committee forwarded to Council with a recommendation.
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 solicitation. Goals will be established in future construction phases.

Additional Backup Information

This contract will provide the City with a PGA tour quality 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. Phase Two will include a second eighteen hole championship course and other park amenities. 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.

MBE/WBE solicited: 0/1 MBE/WBE bid: 0/0

PRICE ANALYSIS

a. Adequate competition
b. Seven notices were sent including no 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.