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**Sponsor:** Parks & Recreation

**Meeting Date:** 7/12/2022

**Title:** Agreement with Duininck Inc., for Part 1 Design-Build Services  
for Golf Course Capital Investments Project

**File Number:** 2022-342

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**Background and Rationale:**

The Ramsey County Parks & Recreation department oversees a system of four golf courses: Goodrich Golf Course, Keller Golf Course, Manitou Ridge Golf Course, and Island Lake Golf Course and Training Center. In 2017 Parks & Recreation consulted with the Ramsey County Board of Commissioners to commission a study of its golf system to evaluate the current finances and operational practices at its golf facilities as they compare to industry best management practices in public golf course operations. This study would in turn provide a foundation for operational and financial decisions for both the biennial budget process and long-term capital planning.

The results of that study, completed by Sirius Golf Advisors LLC, were presented to the Ramsey County Board in a board workshop on October 8, 2018, and compiled into a report also dated October 8, 2018. The study included capital improvements recommendations for each golf course. Within each golf course, several options were presented with a corresponding range of estimated costs. Parks & Recreation then developed a funding strategy to implement the highest priority work with the overarching goal of aligning the infrastructure at Goodrich, Manitou and Keller Golf Courses to meet player satisfaction levels according to the system-wide strategy of providing value, mid-range, and premier level customer experiences. Improvements at Goodrich and Manitou - reconstruction of bunkers and select green, replacement of decades-old irrigation systems, addition of forward tees at Manitou for broader playability - were submitted and eventually approved as a request in the 2022-23 Capital Improvements Program. Funding for select bunker rebuilds, cart path repairs and new entrance signage was set aside within Parks & Recreation's 2020 and 2022 County Comprehensive Asset Management Preservation Program allocations.

In an effort to view the design and construction of these golf course improvements within the broader context of the system-wide value offering approach, Parks & Recreation combined the projects at the three courses into one design-build project. A Request for Proposals (RFP) was issued on March 4, 2020. Below is the competitive solicitation summary:

Request for Proposals Title: Golf System Capital Investments

RFP Release Date: March 30, 2022

RFP Response Date: April 28, 2022

Number of Contractors Notified: 1,905

Respondents: Duininck, Inc.

Proposal Evaluation Committee: Ramsey County Parks Director of Facilities and Sustainability,  
Goodrich Golf Course Superintendent, Director of Arena & Golf Operations.

RFP Evaluation criteria: contractor qualifications, key personnel qualifications, project understanding and approach, cost, and contracting/workforce inclusion approach

Contractor Recommended: Duinink, Inc.

The evaluation team reviewed the proposals based on the criteria that were identified in the competitive solicitation and recommends Duinink, Inc. for the Part 1 design-build services for the Golf System Capital Investments Project.

The Golf System Capital Investments Project will be completed in a phased approach, with each phase being the subject of a separate agreement. At the conclusion of the Part 1 design-build services, Duinink, Inc. shall submit to the county a proposal, including the design development documents; a statement of the proposed Guaranteed Maximum Price based on the design development documents; a statement of the Small Business Enterprises utilization and labor goals for Part 2 services that have been approved by the county, and a proposed schedule for Part 2 project services. The Part 2 agreement will include complete construction phase services, including bidding and construction management.

When the project moves into Part 2 of the design-build work, the county will have the option to enter into the Part 2 agreement with Duinink Inc. to continue its services. The Part 2 agreement can otherwise be entered into with a third party if the county and Duinink, Inc. are unable to reach agreement within a reasonable period of time after submission of the above-identified documents, as determined by the county. This approach is consistent with other county design-build projects.

Additionally, in compliance with the procurement policy adopted by the Ramsey County Board on September 18, 2018 (Resolution B2018-246), Ramsey County has determined that a Project Labor Agreement (PLA) shall not be used for the Golf Course Capital Investments Project. On February 25, 2020, Parks & Recreation sent letters to the nine project labor agreement associations, requesting a recommendation on the use of a PLA for the Golf System Capital Investments Project. Only one association, the St. Paul Building & Construction Trades Council responded. Their March 6, 2020 response states the project does not meet their bar for the use of a PLA. Therefore, the use of a PLA for the Golf System Capital Investments Project is not recommended.

**Recommendation:**

The Ramsey County Board of Commissioners resolved to:

1. Accept and approve the Golf System Capital Investments Project estimated budget and financing plan in the amount of \$7,259,046.
2. Authorize the County Manager to account for the Golf Course Capital Investments Project as a project budget in the Parks and Recreation department.
3. Approve the selection of and the agreement with Duinink Inc., PO Box 208, Prinsburg, MN 56281, for Part 1 design-build services for the Golf Course Capital Investments Project, for the period of July 13, 2022 through July 12, 2026, in the amount of \$287,000.
4. Authorize the Chair and Chief Clerk to execute the agreement.
5. Authorize the County Manager to execute the Part 2 agreement and amendments to the agreements in accordance with the county's procurement policies and procedures, provided the amounts are within the limits of available funding.
6. Accept the recommendation of Ramsey County's project labor agreement associations against the use of a Project Labor Agreement for the project.

A motion to approve was made by Commissioner Reinhardt, seconded by Commissioner McDonough.

Motion passed.

Aye: - 6: Carter, MatasCastillo, McDonough, McGuire, Ortega, and Reinhardt

Absent: - 1: Frethem

By:   
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Mee Cheng, Chief Clerk - County Board