

Request for Board Action Details

File #: 2022-342

Type: Administrative Item **Status:** Passed

In control: Board of Commissioners

On agenda: 7/12/2022 **Final action:** 7/12/2022

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

Sponsors: Parks & Recreation

Indexes:

Code sections:

Attachments: 1. Design/Build Part 1 Agreement for Golf Course Capital Investments Project with Duinick, Inc., 2. Finance Plan, 3. Resolution

| Date | Ver. | Action By | Action | Result |
|-----------|------|------------------------|----------|--------|
| 7/12/2022 | 1 | Board of Commissioners | approved | Pass |

Sponsor: Parks & Recreation

Title

Agreement with Duinick Inc., for Part 1 Design-Build Services for Golf Course Capital Investments Project

Recommendation

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 Duinick 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.

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: Duininck, Inc.

The evaluation team reviewed the proposals based on the criteria that were identified in the competitive solicitation and recommends Duininck, 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, Duininck, 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 Duininck Inc. to continue its services. The Part 2 agreement can otherwise be entered into with a third party if the county and Duininck, 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.

County Goals (Check those advanced by Action)

- Well-being Prosperity Opportunity Accountability

Racial Equity Impact

This project represents the first major step in aligning Ramsey County’s golf offerings into a tiered value approach. By stratifying the courses into a value (Goodrich), mid-range (Manitou), and premier (Keller) structure, the county can ensure that the recreational amenity of golf is available to a wider spectrum of residents. Traditionally the cost associated with golf provided a barrier to entry, particularly in locations with concentrated areas of poverty. By providing a “value course” such as Goodrich, alongside a nationally recognized “premium course” such as Keller, Ramsey County can continue to grow the game of golf while still serving loyal long-term customers.

Another barrier to entry for new communities of golfers is the difficulty of the game itself. By offering shorter “forward” tees at Manitou Ridge, the course will become considerably more playable for beginning golfers.

By reducing barriers to entry, golf will grow within areas of our community that golf has traditionally not served - particularly non-white populations. In recent years Parks & Recreation has seen an increase in golf play from the Hmong community, particularly at Goodrich Golf Course, and staff has worked with the Hmong National Golf Association to host tournaments. Furthermore, the First Tee program, which introduces the game to diverse youth, is hosted at Keller Golf Course. Strategic investment into the system of golf courses, such as the significant project represented here, will further advance the growth of golf into diverse communities. Additionally, the revenue generated by golf contributes to the overall operating budget of Parks & Recreation, as it works to build an inclusive and equitable 21st Century parks system.

Community Participation Level and Impact

This project is part of an ongoing Parks & Recreation effort to align its golf offerings with the framework of a broader 21st Century Parks System. The above-referenced golf study process included detailed surveys and interviews with golf users and non-users alike. Additionally, the design-build contract with Duinink, Inc. includes meetings with stakeholder groups at each golf course (e.g., men’s and women’s clubs) in addition to golf course walkthroughs with these groups to identify areas for improvement and other project considerations.

- Inform Consult Involve Collaborate Empower

Fiscal Impact

The Golf System Capital Investments Project will be funded through a combination of Capital Improvement Program and County Comprehensive Asset Management Preservation Program funding. The Part 1 design-build cost, reflective of design and cost estimating work for all three courses, is \$287,000. The final project budget will be set at the completion of Part 1; the estimated Part 2 (construction) cost for all three courses is \$6,725,382 (see attached budget and financing plan).

Last Previous Action

On December 21, 2021, the Ramsey County Board of Commissioners approved the 2022 Capital Improvement Program Budget and the 2022 Capital Improvement Program Financing (Resolution B2021-295).

Attachments

1. Design/Build Part 1 Agreement for Golf Course Capital Investments Project with Duininck, Inc.
2. Estimated Budget and Financing Plan