



Hidden Creek Golf Course Master Plan & Fence Replacement Bids

PRESENTED TO THE CITY COUNCIL – FEBRUARY 2, 2026

JEN BASHAM, DIRECTOR OF PARKS AND RECREATION



MASTER PLAN

Purpose:

- Request Council approval of professional services agreements to complete a comprehensive master plan for Hidden Creek Golf Course
- Establish a clear, phased strategy for reinvestment and long-term sustainability
- Provide Council with operational, financial, and capital planning data to guide future decisions
- Funding to be accomplished through CIP allocation for Golf Course Improvements identified in the 2026 CIP - \$262,500



History:

2026 CIP included a Hidden Creek Golf Course fence replacement project (IH-35 corridor) - \$262,500

During Fall 2025 discussions, Council requested that staff pursue a master plan effort for Hidden Creek Golf Course

Bid environment and expanded needs created a strategic opportunity to re-evaluate fence project while refining the scope for a master plan



Scope:

A complete Hidden Creek Golf Course Master Plan document

Public Engagement

Course improvement recommendations (playability, pace, safety, drainage, maintenance)

Operational and financial performance strategy + market positioning

Conceptual clubhouse planning (renovation/new concept)

Drainage project identification with conceptual solutions and cost estimates

Irrigation audit and prioritized recommendations

Phasing strategy + opinion of probable costs

Presentation to City leadership / boards



Consulting Team

Prime Consultant: Kemp Golf Course Design

Subconsultants (through Kemp):

JJ Keegan+ — Operations & Financial Analysis

CDA Design — Conceptual Clubhouse Design

Larry Rodgers — Irrigation System Audit

Freese and Nichols, Inc. — Drainage assessment
& conceptual drainage project development



Example Projects:

Madowbrook Golf Course-Ft Worth, TX

The Courses at Hogan Park-Midland, TX

Champions Golf Club-Houston, TX

Crown Colony Country Club-Lufkin, TX

Rankin Golf Course-Rankin, TX

Texas Rangers Golf Club-Arlington, TX

Squaw Creek Golf Course-Willow Park, TX



Cost Summary:

Task	Description	Amount
Task I	Project Program / Golf Course Analysis	\$5,000
Task II	Golf Course Design	\$10,000
Task III	Operations & Financial Analysis (JJ Keegan+)	\$24,500
Task IV	Conceptual Clubhouse Design (CDA Design)	\$20,000
Task V	Conceptual Drainage Study	\$23,500
Task VI	Irrigation Audit (Larry Rodgers)	\$5,000
Task VII	Master Plan Document	\$10,000
	Total Lump Sum Fee	\$98,000
	Reimbursable Expenses (NTE)	\$5,000
	Kemp Contract Total (NTE)	\$103,000



Fence Replacement

Fence Replacement

- The replacement of the fenceline along I-35 is an approved project in the 2026 Parks and Recreation CIP
- The replacement consists of approximately 1 mile of fenceline to be replaced with a wrought iron fence
- Budget: \$262,500
- Original Cost Estimate: \$150,000 for 5,280 linear ft of basic wrought iron 5' fence.
- In fall 2025, City Council asked staff to review the funding previously identified for fence replacement and determine whether it could also support development of a master plan, in addition to/in lieu of the fenceline project.



Bid Summary



Bid Opening Date: Nov 16, 2025
Bid Closing Date: December 18, 2026
Total Bids Received: 21

- Submitted Bids (Lowest to Highest):
 - Low Bid: \$305,432.00
 - High Bid: \$1,467,500.00

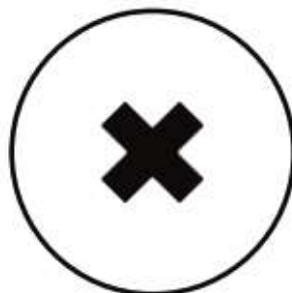
During the design process additional design elements and a higher level of materials was requested to address a section of fence that is in the flood plain and would be required to breakaway.

Due to the request to also include the master plan as part of the CIP for this year staff is requesting to reject the bids and refine the material selection to better align the project and ensure funding availability for the Master Plan

OPTIONS



Approve Professional Services
Agreement with Kemp Golf
Course Design in the amount of
\$103,000



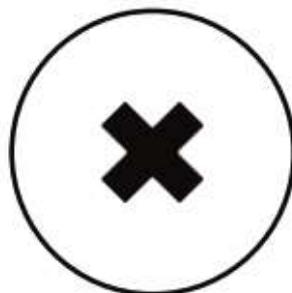
Deny



OPTIONS



Approve resolution rejecting
bids for (ITB 2026-004) for the
replacement of the fenceline at
Hidden Creek Golf Course



Deny



Questions / Comments

Jen Basham
Parks and Recreation
jbasham@burlesontx.com
817.426.9201