

**Columbus Consolidated Government
Council Meeting Agenda Item**

TO:	Mayor and Councilors
AGENDA SUBJECT:	Master Plan for Golf Course – RFP No. 23-0032
INITIATED BY:	Finance Department

It is requested that Council authorize the execution of a contract with Bergin Golf Designs (Atlanta, GA) for a master plan for the City’s golf courses.

City golf courses have experienced growth in rounds played and revenues since 2019. Bull Creek Golf Course was last renovated just over 20 years ago. Oxbow Creek Golf Course opened in 1998. Godwin Creek Golf Course has been open for over 70 years. Bergin Golf Designs will prepare a comprehensive master plan to determine what steps, and associated costs, are necessary to restore the facilities, infrastructure, playability of the golf courses, and practice areas. The services include:

1. Hole-by-hole analysis and recommendations.
2. Building assessment and recommendations.
3. Irrigation systems analysis and recommendations.
4. Practice area recommendations.
5. Water source, creek and lake health assessment and recommendations.
6. Entrance and parking recommendations.

RFP Advertisement and Receipt of Proposals:

RFP specifications were posted on the web pages of the Purchasing Division, the Georgia Procurement Registry and DemandStar on March 20, 2023. This RFP has been advertised, opened and evaluated. Two proposals were received on May 12, 2023 from the following vendors:

- Bergin Golf Desings (Atlanta, GA)**
- Denis Griffiths and Associates, Inc. (Braselton, GA)
- MYDGolf, LLC (Athens, GA)
- RMGA, Inc. dba Richard Mandell Golf Architecture (Pinehurst, NC)

The following events took place after receipt of proposals:

RFP MEETINGS/EVENTS		
Description	Date	Agenda/Action

Pre-Evaluation Meeting	05/26/23	The Purchasing Manager advised evaluation committee members of the RFP rules and process, and the project manager provided an overview. Proposals were disbursed to each committee member to review.
1 st Evaluation Meeting	06/08/23	Committee members discussed the proposals and determined that clarifications were not required from either firm.
Evaluation Forms Sent	06/09/23	Evaluation forms were forwarded to voting committee members.
Evaluation Forms Returned	06/16/23	The final set of evaluation forms were returned to the Purchasing Division.
Evaluation Results	06/25/23	The Purchasing Division compiled the evaluation scores and comments, which were then forwarded to the Evaluation Committee members for review.
Committee's Response to Evaluation Results	07/05/23	The voters unanimously recommended requesting a cost proposal from the highest scoring firm of Bergin Golf Designs.
Cost Proposal Requested	07/07/23	A cost proposal was requested from Bergin Golf Designs.
Cost Proposal Received and Award Recommendation	07/10/23	Bergin Golf Designs provided a cost proposal, which was forwarded to the evaluation committee. The voting committee unanimously recommended award to Bergin Golf Designs.

Evaluation Committee:

The proposals were reviewed by the Evaluation Committee, which consisted of two voting members from the Golf Authority and one voting member from the Planning Department.

An additional representative from the Golf Authority and a representative from the Planning Department served as alternate voters.

Award Recommendation:

The voting committee members recommend awarding the contract to the highest-scoring firm of Bergin Golf Designs for the following reasons:

- Bergin Golf Designs has the best reputation in the area.
- The vendor is located in Atlanta and has worked on a lot of Georgia projects.
- The vendor's work is very good, and the proposed timeline would work.
- Bergin Golf Designs restores classic golf courses.

Vendor's Experience/Qualifications:

- Bergin Golf Designs is a sole proprietorship and was established in Georgia in 1994.
- The firm has worked on close to 100 projects.
- Bergin Golf Designs is led by Bill Bergin, who acquired technical design experience under the guidance of noted designer Bob Cupp.

- Bill Bergin is a current member of the American Society of Golf Course Architects.
- Below are the five most recent projects completed by the firm.
 - Santa Rosa Golf & Beach Club (Santa Rosa Beach, FL) January 2021 – September 2021
Provided a master plan detailing a full update to the golf course and all major features.
 - Richland Country Club (Nashville, TN) March 2021 – December 2021
Provided a master plan for complete regressing of the golf course and extensive drainage work. Two holes were rerouted in opposite directions and the nines were reversed to improve the flow and playability.
 - Chattahoochee Golf Club (Gainesville, GA) March 2021 – July 2021
Provided a master plan that resulted in rerouting 3 holes, restoring a historical par three that had been eliminated during a previous project while shifting two other holes.
 - McLemore Club (Rising Fawn, GA) June 2019 – June 2020
Provided a master plan for the course, which resulted in the course being partially rebuilt and fully rebranded.
 - Dalton Golf & Country Club (Dalton, GA) January 2020 – September 2020
Provided a master plan and budget options, resulting in all new features being built, including extensive drainage and all new irrigation.

The City's Procurement Ordinance Article 3-110 (Competitive Sealed Proposals for the procurement of Equipment, Supplies and Professional Services) and Article 3-111 (Architectural, Engineering and Land Surveying Services) govern the RFP Process. During the RFP process, there is no formal opening due to the possibility of negotiated components of the proposal. In the event City Council does not approve the recommended offeror, no proposal responses or any negotiated components are made public until after the award of the contract. Therefore, the evaluation results and cost information has been submitted to the City Manager in a separate memo for informational purposes.

Funds are available in the FY24 Budget and services will be charged to: Bull Creek Golf Course Fund – Bull Creek Golf Course Operations – Consulting; 0755-630-2200-BCOP-6315.

A RESOLUTION

NO. _____

A RESOLUTION AUTHORIZING THE EXECUTION OF A CONTRACT WITH BERGIN GOLF DESIGNS (ATLANTA, GA) FOR A MASTER PLAN FOR THE CITY’S GOLF COURSES.

WHEREAS, an RFP was administered (RFP No. 23-0032) and four proposals were received; and,

WHEREAS, the proposal submitted by Bergin Golf Designs met all proposal requirements and was evaluated most responsive to the RFP.

NOW, THEREFORE, THE COUNCIL OF COLUMBUS, GEORGIA, HEREBY RESOLVES AS FOLLOWS:

That the City Manager is hereby authorized to execute a contract with Bergin Golf Designs (Atlanta, GA) for a master plan for the City’s golf courses. Funds are available in the FY24 Budget and services will be charged to: Bull Creek Golf Course Fund – Bull Creek Golf Course Operations – Consulting; 0755-630-2200-BCOP-6315.

Introduced at a regular meeting of the Council of Columbus, Georgia, held the _____ day of _____, 2023 and adopted at said meeting by the affirmative vote of _____ members of said Council.

- Councilor Allen voting _____.
- Councilor Barnes voting _____.
- Councilor Begly voting _____.
- Councilor Cogle voting _____.
- Councilor Crabb voting _____.
- Councilor Davis voting _____.
- Councilor Garrett voting _____.
- Councilor Huff voting _____.
- Councilor Thomas voting _____.
- Councilor Tucker voting _____.

Sandra T. Davis, Clerk of Council

B.H. “Skip” Henderson III, Mayor