



Lozano Golf Center - Executive Golf Course and Practice Range Remodel Project Update

December 20, 2022

Two Parts to The Remodel Project

1. Complete Remodel of 41 acres of 9-Hole Executive Course and Practice Range:

- 2011 Vision - To create more quality golf for customers and additional programming opportunities for winter Texans, juniors and golf teams.
- New Shaping and Topography for entire golf course and range
- New Seashore Paspalum greens
- New irrigation system
- New and improved turf grasses
- “State of The Art Quality”
- Original funding - \$2.3 million

2. Lighting of the 41 acres of New Golf Facility:

- Became part of the vision in 2019 due to the dramatic success of the lighted San Pedro Golf Course in San Antonio and the opportunity to create a night-time entertainment venue for Corpus Christi.
- Lighting will extend golf course and practice facility hours of operation up to midnight and create a very unique golf and entertainment experience.
- Expanded night-time hours will feature cooler temperatures, less wind and make golf available to additional residents and tourists.
- Original funding - \$500,000 from Type B Corporation

Executive Course and Range Remodel Features:

- New interesting 9-hole golf course.
- An additional 10,000 square foot practice green.
- Expanding number of practice tee hitting stations to 50.
- New “Short Game” practice area.
- Defined target greens and fairway on the practice range floor.
- Nets on both sides of practice range to protect players, playing on the Executive Course.
- Improved drainage throughout both the course and range to facilitate a quicker return to play after rain events.

Hole	Par	Back	Middle	Front
1	4	350	265	230
2	3	115	95	75
3	4	375	310	250
4	5	220	170	120
5	5	190	150	110
6	5	180	125	90
7	5	155	105	80
8	2	150	140	100
9	4	300	240	185
Total	30	2005	1600	1210

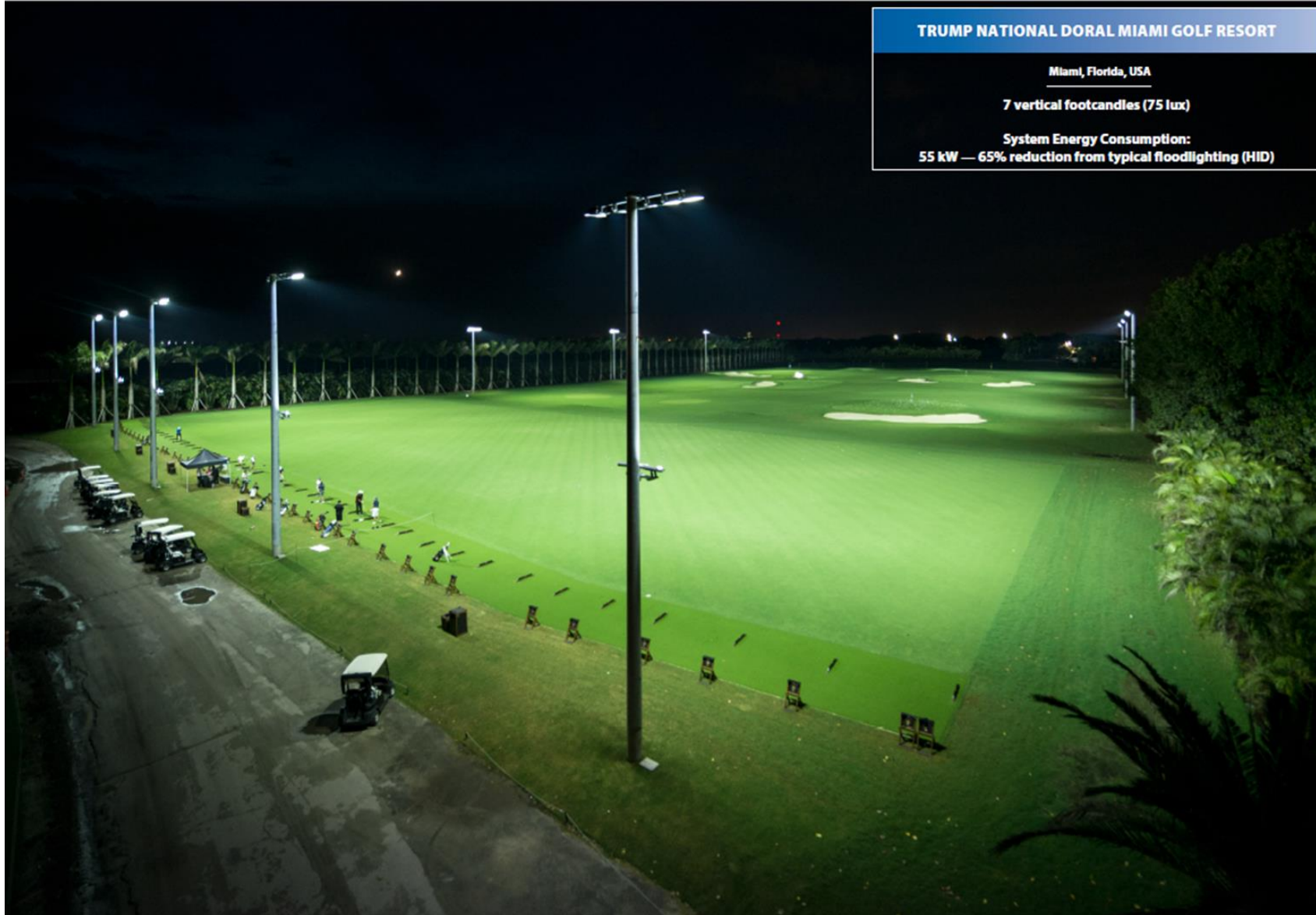


Course Lighting Features and Project Details:

- Engineering is complete and permits have been obtained.
- In process of installing an additional 480-volt electrical service on the east side of the property along Airport Road to minimize long wire and conduit runs and to maximize cost effectiveness of the design and system.
- The picture to the right is representative of how the greens at the Executive Course will look under the lights.



Lighting Project Details Continued:



- Musco Sports Lighting has been selected as the lighting manufacturer and contractor for the lighting project.
- Musco is the “brand” name in sports lighting and does approximately 70 percent of high-quality lighting projects in the US.
- The system comes with “guaranteed light levels” for 25 years. No other manufacturer has been in business long enough to provide or honor a warranty such as this.
- The lighting project will take 2 to 3 months to complete and should coincide with the “irrigation system installation” process and timeline (February – May) on the following schedule.

San Pedro Testimonial

“As it relates to your project in Corpus, I'm delighted to help. If you watched any of 'The Match' last weekend, you saw the excitement about playing under the lights from the pros. San Pedro hasn't been a Home Run, it's been a GRAND SLAM. We are just finishing up a \$275,000 parking lot expansion to accommodate the always full parking lot. We've also increased tee space this past summer, installed an artificial tee line, and are doing some cart path work to the course. Over the last few years, we have done enhancements to the grill and clubhouse area and in 2021 finished a teaching/coaching facility that has a separate space for club repair and retail. We lease those spaces. We have also improved our lighting on two different occasions. That is one area we missed early on was skimping on the lights. Roughly 1/2 of our rounds on the par 3 happen after 6 pm. We're open to midnight during daylight savings and 10pm during the winter.”

Andrew Peterson
President, Alamo City Golf Trail

Construction Timeline:

		2022					2023																								
Work Item	Week	Nov 28	Dec				Jan					Feb					Mar					Apr				May					
Mobilization		█																													
Till & Strip Grass			█	█	█	█	█	█	█	█																					
Haul & Bury Grass/Trees				█	█	█	█	█	█	█																					
Strip & Stockpile Topsoil				█	█	█	█	█	█	█	█																				
Dirt Excavation & Grading							█	█	█	█	█	█	█	█																	
Topsoil Re-apply								█	█	█	█	█	█	█	█																
Drainage									█	█	█	█	█	█	█	█	█														
Features Construction															█	█	█	█	█	█	█	█	█	█	█	█	█				
Irrigation																															
Finish Grading & Grass prep																															
Grassing																															
DR Cart Path																															
Driving Range Netting																															
Punch List/Clean up																															

Grand opening is scheduled for Labor Day weekend, 2023

Progress 3 weeks into the project

Existing grasses and vegetation have been eradicated.



Silt fence is being installed.



Progress 3 weeks into the project

Old green sod is being cut, in preparation for removal.



Green sod is removed, facilitating salvage and reuse of sand.



Project Budget and Expenditures To Date:

Construction Item	Contractor	Contract Amount	Paid To Date
Executive Course and Range Remodel	VM Golf Services, Inc.	\$1,980,404	\$207,046
Golf Course Design	Art Schaupeter	\$165,000	\$105,063
Soil Tests	David Gregg/Brookside Labs	\$1,920	\$1,873
Protective Netting	America's Nationwide Netting	\$315,000	\$157,500
Engineering	WGI	\$30,360	\$30,360
Preplant Fertilizer and Soil Ammendment Program	Foresight Corpus Christi Golf	\$30,000	\$0
Plan Review Fees	City of Corpus Christi	\$3,072	\$3,072
Miscellaneous		\$15,000	\$2,125
Subtotal: Ex. Course and Practice Range		\$2,540,756	\$507,039
Lighting Project			
57 Light Poles and Light Fixtures and Electrical Underground	Project Bid	\$1,700,000	\$0
Engineering	WGI	\$12,000	\$10,510
AEP - Additional Electrical Service on Airport Road			\$0
Miscellaneous		\$10,000	\$0
Subtotal: Lighting Project		\$1,722,000	\$10,510
Project Cost		\$4,262,756	\$517,549

Appropriation Request

- \$400,000 from the No. 4690 Golf Enterprise Fund to go with the \$2,300,000 Certificate of Obligation Funds to cover construction cost increases and originally unanticipated project costs such as safety nets. The current balance in the No. 4690 Golf Enterprise Fund is \$568,491.
- \$1,172,000 from Certificate of Obligation Capital Improvement Funds to go along with the \$500,000 Corpus Christi B Corporation funds for lighting of the Executive Course and Practice Range.