



AGENDA MEMORANDUM

Action Item for the City Council Meeting of March 26, 2024

DATE: March 26, 2024

TO: Peter Zanoni, City Manager

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<p style="text-align: center;"><u>Professional Services Contract</u> Oso Golf Center - Club House</p>

CAPTION:

Motion authorizing a professional services contract with Z Design Group LLC, of Boulder, Colorado, for the design of the new Oso Golf Center Club House Building, located in Council District 4, in an amount up to \$672,550.00, with FY 2024 funding available from G.O. Bond 2022.

SUMMARY:

This motion authorizes approval of a professional services contract to provide design, bid, and construction phase services for the Oso Golf Center Club House Building. This project will provide for demolition of the existing facility and design of a turnkey, approximately 10,000-square-foot of interior space and 800-square-foot of outdoor covered space. The new facility will be fully equipped to handle both current and future clubhouse operations.

BACKGROUND AND FINDINGS:

The Oso Beach Municipal Golf Course club house was constructed in 1949. Jack Right Turner Architect designed the clubhouse in 1966, and the city of Corpus Christi completed construction in late 1969. Foresight Golf manages the golf course and facilities under the leadership of the Parks and Recreation Department. The Oso Municipal Golf Course holds a special place in the hearts of local golf enthusiasts, but its current clubhouse faces several challenges that warrant consideration for a new facility. The existing clubhouse has weathered many decades of use, and its infrastructure, plumbing, electrical systems, and overall structural integrity are compromised. A new clubhouse would provide modern amenities, improved safety features, and a fresh start.

The Oso Beach Municipal Golf Course Design includes a two-story, approximately 10,000-square-foot of interior space and 800-square-foot building featuring modern amenities, including an elevator for ADA and easy access. The design program includes a convenient Porte Cochere designed specifically for golf carts. The heart of the clubhouse will house a spacious Dining Room & Bar Area, perfect for post-game celebrations. Adjacent to this, the Main Kitchen will cater to culinary needs. Ample Storage space will accommodate equipment and supplies. An event space will host gatherings, banquets, and community events, while golfers can explore the well-stocked Golf Shop for their equipment needs.

A well-designed and managed clubhouse can generate revenue beyond greens fees. Hosting events, weddings, quinceaneras and banquets becomes feasible with the right facilities. A new clubhouse could attract private functions, corporate outings, and community events, providing a steady income stream for the course. In summary, investing in a new clubhouse for Oso Beach Municipal Golf Course would not only address practical needs but also enhance the overall golfing experience, ensuring its continued legacy for generations to come.

PROJECT TIMELINE

2024 - 2025	2025	2025 -2026
April - February	March - May	June - September
Design	Bid/Award	Construction

The project schedule reflects the City Council award design services in March 2024.

COMPETITIVE SOLICITATION PROCESS:

On March 6, 2023, the Contracts and Procurement Department issued a Request for Qualifications for engineering services with the RFQ Number 4657 for Professional Engineering Services for Capital Improvement Projects FY 2022. The city received a total of nine Statements of Qualifications. The selection committee consisted of representatives from Engineering Services, Parks and Recreation Department, and Foresight Golf.

Z Design Group LLC was selected for the Professional Design Serviced in November 2023 under RFQ 4657, Professional Architectural Services for Oso Golf Center Club House.

ALTERNATIVES:

The alternative is not to approve the proposed professional services agreement; however, the Oso Golf Center Club House is an approved project in Bond 2022 and CIP for FY 2023. If not approved, it will cause a delay in the development of the Oso Golf Center Club House and will impact the operations, health, and life safety of the staff and public.

FISCAL IMPACT:

The fiscal impact in FY 2023 is an amount of \$672,550.00 with funding available from the G.O. Bond 2022.

FUNDING DETAIL:

Fund: 2023 GO Bd 22 Prop B – Parks & Rec (Fund 3299)
Department: Parks & Rec (27)
Org: Grants and Capital Projects (89)
Account: Outside Consultants (550950)
Activity: 23165
Amount \$672,550.00

RECOMMENDATION:

Staff recommend approval of the professional services contract in an amount not to exceed \$672,550.00 for the new Oso Golf Center Club House design as presented.

LIST OF SUPPORTING DOCUMENTS:

Location and Vicinity Maps
Evaluation Matrix
Contract
CIP Page
PowerPoint