



**CITY OF PLANO  
COUNCIL AGENDA ITEM**

<b>CITY SECRETARY'S USE ONLY</b>	
<input type="checkbox"/> Consent	<input type="checkbox"/> Regular <input type="checkbox"/> Statutory
Council Meeting Date:	6/13/11
Department:	Parks and Recreation
Department Head	Amy Fortenberry
Agenda Coordinator (include phone #): <b>Susan Berger (7255)</b>	

**CAPTION**

To TDI International dba TDI Golf increasing the contract by \$87,973 for the Pecan Hollow Golf Course Renovation, Project 5922, Change Order No. 8. Original Bid No. 2010-169-B.

**FINANCIAL SUMMARY**

NOT APPLICABLE       OPERATING EXPENSE       REVENUE       CIP

FISCAL YEAR: <b>2010-11</b>	Prior Year (CIP Only)	Current Year	Future Years	TOTALS
Budget	0	7,000,000	0	<b>7,000,000</b>
Encumbered/Expended Amount	0	-6,279,002	0	<b>-6,279,002</b>
This Item	0	-87,973	0	<b>-87,973</b>
BALANCE	0	633,025	0	<b>633,025</b>

**FUND(S):      PARK IMPROVEMENT CIP**

**COMMENTS:** Funds are included in the 2010-11 Park Improvement CIP for the '09 Pecan Hollow Golf Course. This item, in the amount of \$87,973 will leave a current year balance of \$633,025.

**STRATEGIC PLAN GOAL:** Golf course renovation relates to the City's Goal of Great Neighborhoods - 1st Choice to Live.

**SUMMARY OF ITEM**

On August 8, 2010 City Council awarded a contract to TDI Golf in the amount of \$7,514,491.38 for renovation of Pecan Hollow Golf Course. Due to current economic conditions, the bids received were more than \$800,000 below the project budget and the consultants estimate.

Seven change orders have been issued to date totaling \$134,022.36. This represents an increase of 1.8 %.

This Change Order in the amount of \$87,973 is for the addition of 10,000 gallons of liquid grow-in fertilizer in the amount of \$49,793. Staff believes this will significantly accelerate the establishment of new turf at the course. This change order also includes additional irrigation at the course to establish and maintain native vegetation areas outside of the areas of play. The cost of the additional irrigation is \$38,180.

If Change Order No. 8 is approved, the total contract increase as a result of change orders will be \$221,995.36 which is 2.95% over the original contract amount. The revised contract amount will be \$7,736,486.74.



**CITY OF PLANO  
COUNCIL AGENDA ITEM**

List of Supporting Documents: Memorandum Location Map Change Order No. 8	Other Departments, Boards, Commissions or Agencies



## **MEMORANDUM**

**DATE:** May 26, 2011

**TO:** Amy Fortenberry, Director of Parks and Recreation

**FROM:** Colette Hall, Recreation Services Manager  
Robin Reeves, Chief Park Planner

**SUBJECT:** Pecan Hollow Golf Course Renovation – Project No. 5922  
Change Order No. 8

On August 8, 2010 City Council awarded a contract to TDI Golf in the amount of \$7,514,491.38 for renovation of Pecan Hollow Golf Course. Staff and the consultant worked to insure that the bids received would be within the available budget based on typical cost for golf course construction. Due to current economic conditions the bids received were more than \$800,000 below the project budget and the consultants estimate.

### **Explanation of Previous Change Orders**

Change Orders 1 – 7 total \$134,022.36. This represents an increase of 1.8%. These change orders were for the relocation of fish from existing ponds during construction, removal of an existing debris pile that was located on the course, addition of a more durable and efficient bunker liner to reduce maintenance cost, replacing an existing concrete ramp with an ADA compliant ramp, deduction of creek erosion protection around existing bridges that was determined in the field not to be necessary, modifications to the new cart barn foundation based on actual field conditions, replacement of more of the existing cart path, additional ADA compliant railing between the existing club house and the new cart staging area, repairs to two existing cart path bridges over Rowlett Creek and deletion of a section of trail planned along F.M. 544 in preference for using that concrete for additional cart path replacement. Previous change orders also included the addition of a fertigation system that allows fertilizer and other grass treatments to be applied in liquid form through the irrigation system. This fertigation system is expected to eliminate the labor required to apply granular fertilizer by mechanical spreaders. These items were not included in the original bid due to concerns about keeping the bids within budget. The favorable bid price received has allowed for the addition of items that will improve the quality of the course while increasing the efficiency of the grounds maintenance staff.

### **Item 1 Liquid Fertilizer - \$49,793.00**

This item is for the addition of a liquid fertilizer and turf care package for use through the fertigation system during the initial turf establishment period between July and November. Turf establishment is the single most critical element in construction of a new or renovated golf course. No turf, no golf. This turf establishment package is now the industry standard for start up of new golf courses and has significantly improved the speed of establishment and the quality of turf on new golf courses. This rapid establishment is due to the manner in which the liquid fertilizer is utilized by the turf grass plant. The liquid fertilizer is taken up by the plant via both roots and leaf tissue, while a granular fertilizer is only absorbed through the roots. The leaf tissue uptake proves to be highly beneficial to a young turf grass plant because the plant is able to supply itself with energy without having a fully developed root structure. Consequently, the plant is able to develop its root system at a much faster rate because of this available energy. With a granular

fertilizer, the root system develops much slower because its energy supply is limited. The plant can only take up what its immature root system will allow.

The application of the liquid fertilizer is done through the irrigation system which would eliminate ruts and tracks on the course due to equipment applying granular fertilizer to the wet turf areas, thus a higher degree of playability will be achieved for course opening this fall. Furthermore, liquid fertilizers are far more attractive because golfers are not interfered with when making fertilizer applications. The product is applied during nightly irrigation cycles when the course is vacant. And from a safety standpoint, it is always preferred to NOT have granular fertilizer on the playing surfaces.

The product will initially be applied by the golf course contractor and then by golf course staff. We believe that it is important that this item be added to the existing construction contract instead of being acquired by a separate purchase in order. This will help insure that we do not create any warranty issues by purchasing a product that is not acceptable to the current contractor.

The cost for this item includes a credit of \$2,200 for the granular fertilizer that was included in the original bid.

#### **Item 2 Additional Irrigation - \$38,180**

This item is for adding additional irrigation at the course. The system, as bid, covers all of the new greens, tees, and fairways. There are however, a number of large areas on the course that are outside the areas of play. These areas will be very visible to golfers and to the general public from adjacent roadways and residences. This item will allow for the addition of irrigation to the most visible of these areas. Irrigation will help establish vegetation in these areas and will help us avoid having large brown areas during the hot dry summer months. Adding the additional irrigation at a later date will more than likely cost more than adding it now while a contractor is already on site.

The golf course uses reclaimed water directly from the adjacent North Texas Municipal Water District (NTMWD) treatment plant. The additional water for irrigating these native areas will not impact the availability of potable water for those areas served by the NTMWD, nor will it add to the operational cost of the course.

#### **How Could This Change Order Have Been Avoided**

This change order could have been avoided if the items had been included in the original base bid or included as alternate bid items. The base bid did not include these items in order to insure that bids received would not exceed the project budget. The original bid also included a number of other alternates that were considered a higher priority at the time of bidding.

#### **If This Change Order Is Not Approved**

If this change order is not approved the granular fertilizer products that are in the current contract will be used and applied by conventional means. The golf course superintendent believes that it will take longer to establish the new turf and that it will reduce the quality of the turf at least during the first year of operation. Turf quality is of major importance to golfers and poor turf quality may impact the first impressions of returning golfers and first time users of the course.

If this change order is not approved the additional irrigation heads will not be installed. It will take longer to re-establish vegetation in the areas outside of play. During the hot dry summer months these areas will typically be brown.

The approved bond funds that would be used for these change orders will remain in the Pecan Hollow Golf Course account within the Park Improvement CIP Fund.

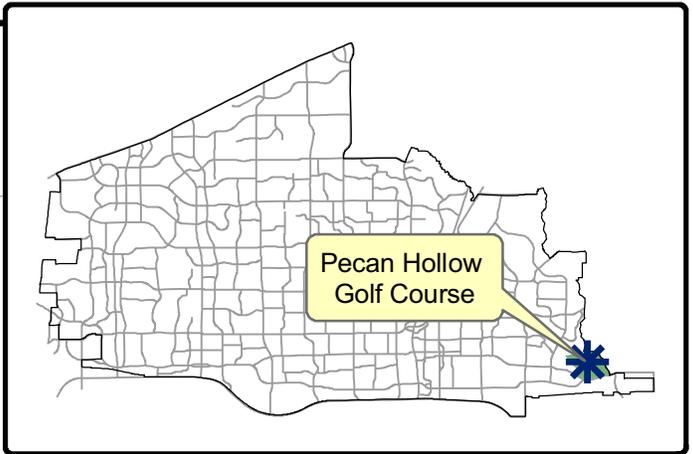
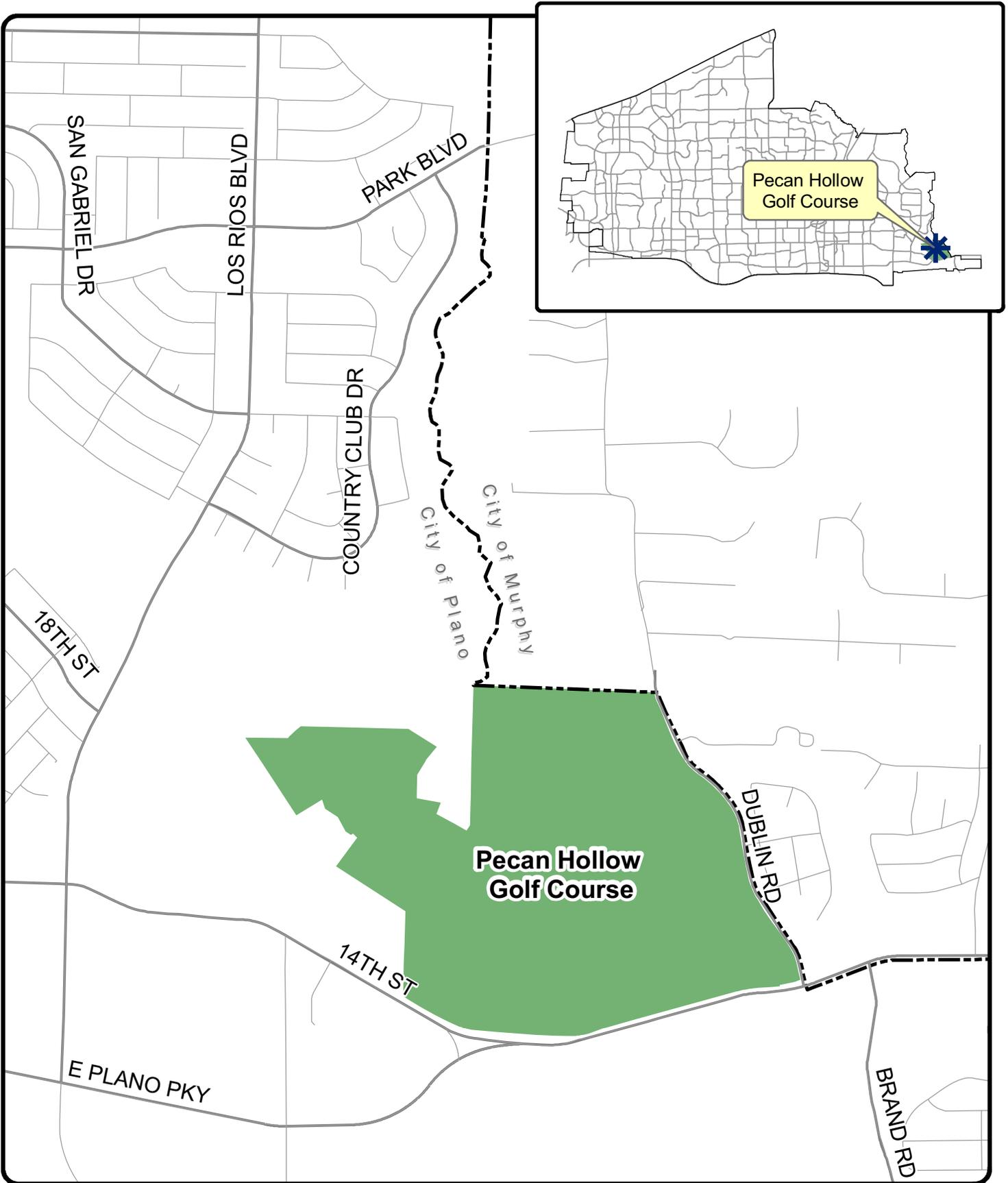
**Funding Source For This Change Order**

Funding is available in the current year CIP Budget in the 09 Pecan Hollow Golf Course account.



# Location Map

Pecan Hollow Golf Course  
Project #5922



**CHANGE ORDER NO. 8  
PECAN HOLLOW GOLF COURSE RENOVATION  
PROJECT NO. 5922  
PURCHASE ORDER NO. 103847  
CIP NO. 24452-8331  
BID NO. 2010-169-C**

A. INTENT OF CHANGE ORDER

The intent of this change order is to modify the provisions of the contract entered into by the **CITY OF PLANO, TEXAS**, and **TDI INTERNATIONAL dba TDI GOLF** for the **PECAN HOLLOW GOLF COURSE RENOVATION PROJECT**, dated **August 9, 2010**.

B. DESCRIPTION OF CHANGE

The change order is for extra work and materials made necessary per several proposed changes to the project.

This change order is for the addition of 2 items that were not included in the original bid due to budget concerns prior to bidding. Now that the actual bids received came in considerably under budget these items can be added within the available project funding.

**Item 1 - \$49,793.00**

This item is for a credit for all granular fertilizer and an addition of 10,000 gallons of liquid grow-in fertilizer for a lump sum price of \$49,793.00. This will be for a turf care package for use through the fertigation system during the initial turf establishment period between July and November. Turf establishment is the single most critical element in construction of a new or renovated golf course. No turf, no golf. This turf establishment package is now the industry standard for start up of new golf courses and has significantly improved the speed of establishment and the quality of turf on new golf courses. This item also eliminates ruts and tracks on the course due to equipment driving on the course to apply granular fertilizer to the wet turf areas.

The fertilizer and turf establishment package was not included in the original bid due to concerns about keeping the bids within budget. At that time there was no golf course superintendent on staff. A superintendent has now been hired and he strongly believes that this item will significantly improve turf establishment at the course. The product will initially be applied by the golf course contractor and then by golf course staff. We believe that it is important that this item be added to the existing construction contract instead of being acquired by a separate purchase in order to insure that we do not create any warranty issues by purchasing a product that is not acceptable to the current contractor.

**Item 2 - \$38,180.00**

This item is for adding additional pipe, wiring and 80 irrigation heads for the course for a lump sum price of \$38,180.00. The system as bid covers all of the new greens, tees and fairways. There are however a number of large areas on the course that are outside the areas of play. These areas will be very visible to golfers and to the general public from adjacent roadways and residences. This item will allow for the addition of irrigation to the most visible of these areas. Irrigation will help establish vegetation in these areas and will avoid having large brown areas visible during the hot dry summer months. Adding the additional irrigation at a later date will more than likely cost more than adding it now while a contractor is already on site.

City staff feels that it is to the City's advantage to approve these changes to our contract.

C. EFFECT OF CHANGE

This change order will have the following effect on the cost of this project:

ITEM NO.	ITEM DESCRIPTION	ORIGINAL QUANTITY	REVISED QUANTITY	UNIT	UNIT PRICE	AMOUNT OF CHANGE
	Add 10,000 gals of Liquid Fertilizer & turf care package & ded of \$2,200 for granual fert.	0	1	ls	\$ 49,793.00	\$ 49,793.00
	Add 80 Irrig Heads & pipe in accordance w/approved field locatations	0	1	ls	\$ 38,180.00	\$ 38,180.00
	<b>TOTAL:</b>					<b>\$87,973.00</b>

Original Contract Amount	<u>\$ 7,514,491.38</u>
Contract Amount (Including Previous Change Orders)	<u>\$ 7,648,513.74</u>
<b>Amount, Change Order No. 8</b>	<b><u>\$ 87,973.00</u></b>
<b>Revised Contract Amount</b>	<b><u><u>\$ 7,736,486.74</u></u></b>
<b>Total Percent Increase Including Previous Change Orders</b>	<b><u>2.95%</u></b>

D. EFFECT OF CHANGE ON CONTRACT TIME

The work required under this change order will add 0 days to this project:

Original Contract Time	<u>345 calendar days</u>
Amount (Including Previous Change Orders)	<u>345 calendar days</u>
<b>Amount, Change Order No. 8</b>	<u>12.5 calendar days</u>
<b>Revised Contract Time</b>	<u>357.5 calendar days</u>
<b>Total Percent Increase Including Previous Change Orders</b>	<u>3.62%</u>

E. AGREEMENT

By the signatures below, duly authorized agents of the **CITY OF PLANO, TEXAS**, and **TDI INTERNATIONAL dba TDI GOLF**, do hereby agree to append this Change Order No. 8 to the original contract between themselves, dated August 9, 2010.

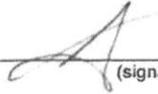
F. AUTHORITY TO SIGN

The undersigned officers and/or agents of the parties hereto are the properly authorized officials and have the necessary authority to execute this Agreement on behalf of the parties hereto.

**OWNER: CITY OF PLANO**

**CONTRACTOR: TDI  
INTERNATIONAL dba TDI GOLF**

By: \_\_\_\_\_  
(signature)

By:  \_\_\_\_\_  
(signature)

Print  
Name: Bruce D. Glasscock

Print  
Name: Geoff Corlett

Print  
Title: City Manager

Print  
Title: President

Date: \_\_\_\_\_

Date: May 26, 2011

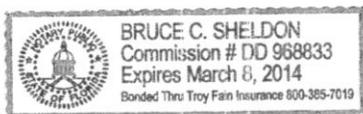
APPROVED AS TO FORM:

By: \_\_\_\_\_  
Diane C. Wetherbee, City Attorney

**ACKNOWLEDGMENTS**

STATE OF FLORIDA   §  
                                  §  
COUNTY OF MARTIN §

This instrument was acknowledged before me on the 26<sup>TH</sup> day of  
MAY, 2011, by **GEOFF CORLETT, PRESIDENT** of **TDI**  
**INTERNATIONAL dba TDI GOLF**, a **MICHIGAN** corporation, on behalf of said corporation.



Bruce C. Sheldon  
Notary Public, State of ~~Texas~~  
FLORIDA

STATE OF TEXAS   §  
                                  §  
COUNTY OF COLLIN §

This instrument was acknowledged before me on the \_\_\_\_\_ day of  
\_\_\_\_\_, 2011, by **BRUCE D. GLASSCOCK, CITY MANAGER** of the  
**CITY OF PLANO, TEXAS**, a Home-Rule Municipal Corporation, on behalf of said municipal  
corporation.

\_\_\_\_\_  
Notary Public, State of Texas