

Information Item

Date: December 11, 2023

To: Mayor, Mayor Pro Tempore, and Members of the City Council

From: Aaron King, Assistant City Manager
William L. Royston, Recreation and Parks Director

Subject: Information – Winston Lake Golf Course Improvements (East Ward)

Strategic Focus Area: Livable Neighborhoods

Strategic Objective: Expand Open Space and Recreational Facilities

Strategic Plan Action Item: No

Key Work Item: Yes



Summary of Information:

On June 17, 2022, the City Council approved \$719,000 of Two Thirds General Obligation Bonds and on July 1, 2022, \$1,000,000 of Limited Obligation Bonds, for improvements to Winston Lake Golf Course. This is a total of \$1,719,000 for improvements. The scope of work will include, but is not limited to redesign bunkers, renovate specified tee boxes, design drainage systems, design irrigations systems renovations, tree removal, fairway improvements and other miscellaneous improvements to the course.

The services of a professional golf architect and engineer are needed to provide design and construction oversight to construct this project. Based on the evaluation panel's assessment, a recommendation for contract for Winston Lake Golf Course Improvements was awarded to Richard Mandell Golf Architecture, in the amount of \$175,000.

In May 2023, Mr. Mandell presented a design philosophy to make every golf hole as strategic as possible. The biggest challenges of Winston-Lake Golf Course are trees, sand bunkers, greens, drainage on red clay, and tee boxes. Based upon the findings, the required design services will encompass:

- Tree Removal Plan to include design documents for all trees identified for removal
- Design Greens Renovations and/or reshaping
- Design of tee boxes on select holes based of process
- Design renovations and improvements to identified bunker complexes
- Design Irrigation System Renovations
- Miscellaneous renovation and improvement items (Fairway, Drainage)

In September 2023, Mr. Mandell began the assessment of the Winston Lake Golf Course. The renovations and improvements will be incorporated through a Renovation Business Plan (RBP) process. This process will detail the plan with concrete solutions, timing, and costs that match the City's priorities of this project. Phase I of the RBP addressed tree removal. A bid proposal was completed with specifications drawings outlining all proposed clearing hole by hole. A total of 49.73 acres of bulk tree removal and one hundred tree stumps are earmarked to begin the improvements. Removal of trees will let in more light while increasing the airflow to prevent infrastructure damage to the greens. Recreation and Parks staff will prepare a Request for Proposal (RFP) for the construction of this phase with estimated start time of January/February 2024.