

December 21, 2023

CITY OF OSCEOLA, ARKANSAS

PREPARED FOR:



BRIO GOLF, LLC

PREPARED BY:

RFQ 2023
QUALITY OF LIFE
GOLF COURSE/NATURE PARK

1. Conceptual design of golf courses including routing the golf course and practice facilities, overall site master planning to include location of the golf course clubhouse facility, golf maintenance facility and other ancillary facilities including residential components or hotel facilities.
2. Detailed golf course design includes developing overall golf course strategy and character of all golf course features including greens, tees, bunkers and fairway/rough areas. Also including environmental aspects of design including lake, stream, or wetland area planning, as well as native grass areas.
3. Detailed construction documentation to include:
 - Mass and Detailed Site Earthwork Grading
 - Earthwork Cut & Fill calculations
 - Conceptual Drainage Design
 - Topsoil Stripping/Placement
 - Conceptual Cart Path Design
 - Conceptual Landscape Design
 - Grassing Planting Design
 - Irrigation Design
 - Construction Details
 - Construction Specifications
4. Development of a comprehensive bid package is provided. Along with the detailed set of construction documents, a detailed and accurate estimation of materials for constructing the golf course is developed. Development of accurate preliminary construction cost estimates is provided throughout the entire process to ensure the design meets our clients' budget goals and parameters. Conducting pre-bid conferences and aiding our clients in analyzing bid submissions and contractor selection.

Brio Golf is a full-service design firm with expertise in the following:

Across a 30+-year career Ty has worked with an array of clients on a variety of different project types. Ranging from private clubs to public courses, serving large development companies to single individuals and public agencies. This includes new original 18-hole course designs, as well as restoration, renovation, and remodeling projects ranging from completely remodeled courses to sensitive overall course improvement renovations.

Experience

Arkansas City, KS 67005

5850 302nd Road

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Ty Butler – President

Brio Golf, LLC

5. Field design services. A tremendous amount of attention and time is spent on-site during construction to ensure the vision for the course is achieved and technical aspects of construction are implemented. Frequent visits to the course during construction are conducted to review and approve completed work, as well as review work in progress and provide direction to the contractor for future work. A comprehensive report of each site visit is provided to both client and contractor. Approval of contractor payment applications based on completed work in the field. Providing design of critical golf course features such as green surfaces, bunker character, fairway and rough contouring nuances are executed during this stage of the course development. Sketches depicting the detailed design of green surface contouring, as well as bunker design/character and overall golf hole strategy are developed in the field to provide the contractor with detailed shaping direction.

Ty has been a Regular Member of the ASGCA since 2004. Prior to establishing Brio Golf (2015), he served as Vice President & Senior Project Architect for Robert Trent Jones II (1990-2009) and Senior Project Architect for JMF Golf Design Group (2010-2015).

Brio Golf is a small boutique design firm with a focused attention on a limited number of projects. Our design philosophy necessitates a very hands-on approach to design and construction of the projects we choose to be involved in. Because of this approach we limit the number of projects we engage with. This approach ensures a superior experience for our client and a superior golf course design. When you hire Brio Golf you're getting Ty Butler to design your project and not a succession of design associates. Ty personally manages and executes every stage of the golf course development. From the initial conceptual stage through final review and acceptance of the completed golf course. Ty is available to his clients via phone, text or email to address all their needs and is available at any time seven days a week to assist them no matter how large or small their request.

Brio Golf is located in Arkansas City, Kansas, approximately 550 miles/8 hrs. from Osceola, AR, and is an easy drive from our office location.

Design/Construction Reference Projects

Project Experience – Brio Golf Original Golf Course Design

Sewailo Golf Club – Tucson, Arizona

Pascua Yaqui Indian Nation

John Escalante - Former Tribal Council Member

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“flower world” in the tribal language and is considered the spiritual world of natural beauty full of flowers and water from which their people originated. Sewailo is a “Desert Oasis” style course featuring large lakes, flowing streams, waterfalls, and lush landscaping which blends seamlessly with the desert environment to create a wonderful “Oasis” effect that embodies this spiritual world. The course transitions through both desert terrain and the oasis environment, reflecting the story of the Tribal journey from the “flower world” through the desert. All elements create an exciting and memorable golfing experience.

Project parameters included design of all features of the golf course to include greens, tees, bunkers, fairway/rough areas, streams and waterfalls, cart paths, surface and subsurface drainage and irrigation design. Involved working closely with the project design/build contractor to develop the overall budget for the project, and tailor the golf course design, construction documentation and specifications to meet these budget requirements. The overall golf course design also incorporated detention basins and natural arroyo flood channels to convey excessive seasonal monsoon runoff through the project area discharging into an existing arroyo channel along the northern boundary of the site. Brio Golf also coordinated the design and implementation of native desert areas with the project landscape architect to restore/enhance the surrounding native desert landscape. The design also included all aspects of the practice facilities to include practice tee, practice fairway with target greens, practice putting and chipping greens.



Situated in the rolling countryside of central New York the course traverses across a dramatic plateau setting, as well as lowland areas dotted with natural wetlands. Transitioning through stands of natural hardwoods and open rolling terrain, the course blends seamlessly with this beautiful and natural setting. Kaluhyat rests in a pristine environment and holds a Bronze

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Ray Halbritter – Tribal CEO

Oneida Indian Nation

Kaluhyat Golf Course at Turning Stone Casino Resort – Verona, New York

Project parameters included design of all features of the golf course to include greens, tees, bunkers, fairway/rough areas, native grass areas, cart paths, surface and subsurface drainage and irrigation design. The design also included all aspects of the practice facilities to include practice tee, practice fairway with target greens, practice putting and chipping greens. Involved working closely with the project design/build contractor to develop the overall budget for the project, and tailor the golf course design, construction documentation and specifications to meet these budget requirements.

and breathtakingly beautiful golf experience. bunkering offers challenge and clearly defines shot options. Sequoyah National is an exciting fairway contours to match the rugged terrain of the surrounding region. Strategically positioned the picturesque setting. The course features intricately contoured green surfaces and undulating as one hundred feet offering exhilarating shot options, as well as seemingly endless views of



Sequoyah National is nestled in the Western North Carolina Mountains with spectacular views of the Great Smoky Mountain National Park. Situated among oak, fir and flower strewn ridges and valleys, the course takes full advantage of the natural terrain. Sequoyah National is marked with dramatic elevation changes including some as high

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Larry Blythe - Former Vice Chief

Eastern Band of Cherokee Indians

Sequoyah National Golf Club – Whittier, North Carolina

The project involves complete redesign of the existing Cape Royale Golf Course owned by the TRA. The course is positioned along the shores of Lake Livingston in southeast Texas, and is routed along dramatic terrain and through existing mature pines and hardwood trees.

The project is currently in the design development stage with construction of the golf course anticipated to start Fall 2024. The Trinity River Authority is a government agency that manages water resources throughout the state of Texas along the Trinity River corridor. Brio Golf has been working closely with the TRA and their Board of Directors to develop a public golf course. Responsible cost sensitive design has been the key to moving the project forward and engaging the Board of Directors to support the project's development. The golf course will serve as a regional public course for residents in the Lake Livingston region to enjoy and will serve to generate jobs in the region.



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Christia Lopez-Reynolds – Deputy General Counsel

Trinity River Authority

Texas

TRA Lake Livingston Regional Public Golf Course – Goldspring,

Project Experience – Brio Golf Remodel/Renovation

Signature Sanctuary certification from Audubon International. Strategic options are the heart of Kalihyat's charm and challenge. Bold and distinctive bunkering along with lakes interspersed throughout the routing present interesting choices requiring imaginative shot-making where accuracy, finesse and length are equally important for success. Project parameters included design of all features of the golf course to include greens, tees, bunkers, fairway/rough areas, native grass areas, cart paths, surface and subsurface drainage and irrigation design. The design also included all aspects of the practice facilities to include practice tee, practice fairway with target greens, practice putting and chipping greens. Involved working closely with the project design/build contractor to develop the overall budget for the project, and tailor the golf course design, construction documentation and specifications to meet these budget requirements.

emphasized a desire to enhance overall shot values through the creation of new bunkering that create bunkering with a more aesthetically refined and "modern" visual appeal. The club also



amplify the overall beauty of the course and Sr. design, the club wanted to restore and addition to safeguarding this original Jones respect the integrity of the original design. In historical prominence it was very important to launching his legendary career. Given this design of architect Robert Trent Jones Sr., course with a rich history. It was the first solo Midvale Country Club is a wonderful golf

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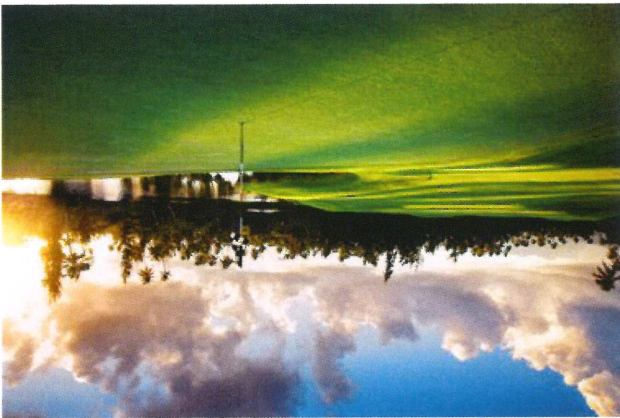
phone: 410.987.0400

Rich Marr – Former GM

Midvale Country Club – Penfield, New York

these budget requirements. project, and tailor the golf course design, construction documentation and specifications to meet for resorts guests. Involved working closely with the client to develop the overall budget for the range also incorporated an internal par-3 short course the resort can offer as another amenity fairway with target greens, practice putting and chipping greens. The design of the practice The design also included all aspects of the practice facilities to include practice tee, practice bunkers, fairway/rough areas, cart paths, surface and subsurface drainage and irrigation design. Project parameters included design of all features of the golf course to include greens, tees,

certification by Audubon International. National Rainforest and is the only Caribbean course to achieve Gold Signature Sanctuary setting for golf in a remarkable tropical environment. The course sits at the foot of the El Yunque course. Situated along the pristine waters of the Caribbean Ocean, Bahia Beach offers a serene and bunker design to enhance and improve strategic and aesthetic qualities of the existing components throughout the property. The redesign of the course included all new tee, green



as incorporating new residential new clubhouse location and hotel, as well accommodate resort elements such as a routing portions of the course to an existing course, which included re-

The project included a total remodeling of

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Federico Sanchez – President

Interlink Group

Bahia Beach Resort & Golf Club – Rio Grande, Puerto Rico

would be in keeping with the Jones design philosophy. The design goals were three-fold. First, restore the original Robert Trent Jones Sr. design intent regarding bunkering and enhance shot values. Second, improve aesthetics. Third, restore quality and playability of the bunkering by improving physical characteristics and functionality. All these goals were achieved.

I worked closely with a small regional contractor to better tailor project costs within the club's budget. Also managed the contractors' activities throughout the project to keep construction on schedule and on budget.

Brio Golf Portfolio

Original Designs

Bahamas

- The Reef Course - Grand Lucayan Bahamas - Grand Bahama Island*

Italy

- Royal Golf La Bagnaiola-Bagnaiola Resort - Toscana Region*
- Golf Digest "Best Golf Course Italy" Ranked 3rd 2022
- Terre dei Consoli Golf Club - Monterosi - Lazio Region*

United States

- **Charter Oak Country Club** - Hudson, Massachusetts*
- **Kaluyhat Golf Club at Turning Stone Casino Resort** - Verona, New York*
- Golf Digest "Americas Top 100 Greatest Public Golf Courses" Ranked 98th 2019-20
- Golf Digest "Best New Upscale Public Golf Courses " Ranked 3rd 2004
- Golf Digest "Best Golf Courses in New York State" Ranked 35th 2023
- Golf Magazine "Best New Places You Can Play" 2004
- Golf Magazine "Best Golf Courses You Can Play New York State" Ranked 7th 2015
- Golfweek "Best Golf Courses You Can Play" New York Ranked 12th 2021-22
- Golfweek "Best Casino Courses" Ranked 44th 2023
- **Mill Creek Inn & Country Club** - Salado, Texas*
- **Rock Barn Golf & Spa - The Jones Course** - Conover, North Carolina*
- Golf Magazine "Best Courses You Can Play North Carolina" Ranked 15th 2015
- Golf Digest "Best New Public Golf Courses" Ranked 4th 2003

- Sao Paulo Golf Club - Sao Paulo (Greens & Bunker Remodel)*

Brazil

Restorations/Renovations/Remodels

- Margarita Golf & Country Club - Isla de Margarita*

Venezuela

- The Founders Club - Sarasota, Florida*
 - Travel & Leisure Golf "Top 100 Golf Course Community"
 - Travel & Leisure Golf "Best New Golf Courses for 2006"
 - Golfweek "Best Golf Courses You Can Play" Maine Ranked 3rd 2021-22
 - Golf Digest "Best Golf Courses in Maine" Ranked 7th 2023
 - Golf Digest "Best New Public Courses \$75 and Over" Ranked 6th 2006
 - Golf Magazine "Best Golf Courses You Can Play Maine" Ranked 1st 2019
 - Golf Magazine "Americas Top 100 Golf Courses You Can Play" Ranked 92nd 2016-17
- Sunday River Golf Club - Newry, Maine*
 - Golfweek "Best Casino Courses" Ranked 27th 2023
 - Golfweek "Best Golf Courses You Can Play" Arizona Ranked 13th 2023
 - Golf Magazine "Best Golf Courses You Can Play Arizona" Ranked 19th
 - Golf Digest "Best New Courses" 2014
- Sewallo Golf Club - Tucson, Arizona*
 - Golfweek "Best Casino Courses" Ranked 42nd 2023
 - Golf Magazine "Best New Courses You Can Play" Ranked 2nd 2009
 - Golf Digest "Best New Courses" 2009
- Sequoyah National Golf Club - Whittier, North Carolina*
 - Golfweek "Best Casino Courses: Ranked 36th 2023
 - Golfweek "Best Golf Courses You Can Play" New York Ranked 14th 2023
 - Golf Magazine "Best Golf Course You Can Play New York" Ranked 15th 2015
 - Golf Magazine "Best New Courses You Can Play" USA Ranked 6th 2010
- Seneca Hickory Stick Golf Course - Lewiston, New York

- **Greenhorn Creek Resort - Angels Camp, California (Complete Remodel)***
- **Jackson Hole Golf & Tennis Club - Jackson, Wyoming (Complete Remodel)***
 - Golf Magazine "Best Golf Courses You Can Play Wyoming" Ranked 1st 2015
 - Golfweek "Best Golf Courses You Can Play" Wyoming Ranked 2nd 2023
- **Kensington Golf & Country Club - Naples, Florida (Greens Renovation/Cart Path Additions)***
- **Midvale Country Club - Penfield, New York (Bunker Restoration)***
- **Pueblo de Cochiti Golf Club - Cochiti Lake, New Mexico (Overall Course Improvements)***
 - Golf Digest "Top 10 Golf Courses New Mexico" Ranked 6th 2021-22
 - Golfweek "Best Golf Courses State-by-State" New Mexico Ranked 7th 2023
- **San Gabriel Country Club - San Gabriel, California (Bunker Remodel)**
- **Southside Country Club - Decatur, Illinois (Overall Course Improvement Master Plan)**
- **TRA Lake Livingston Regional Public Golf Course - Coldspring, Texas (Complete Redesign of Existing Golf Course – Currently under development**

United States

- **Bahia Beach Resort & Golf Club - Rio Grande (Complete Redesign of Existing Course)***
 - Golfweek "Best Courses Mexico, Caribbean, Atlantic Islands and Central America" Ranked 37th 2023
- **TPC Dorado Beach - Championship East Course - Dorado (Overall Course Renovation/Greens Restoration)***
 - Golfweek "Best Courses Mexico, Caribbean, Atlantic Islands and Central America" Ranked 31st 2023

Puerto Rico

Letters of Recommendation

To Whom It May Concern:

In 2003, Harris Golf retained the Robert Trent Jones II firm to design our Sunday River Golf Club, a track literally carved into the mountains of Western Maine. It was through this project that I had the opportunity to work closely with an exceptional talent: Ty Butler.

Ty is honest, artistic, collaborative and hard-working. Any one of those attributes would have been an asset to a project of the scope and importance of Sunday River—but Ty possesses them all, in abundance.

Some architects are not interested in input offered by the client—Ty was always ready to both present his ideas and to hear ours, often incorporating those ideas into the design process.

The work that came out of those ideas was excellent—beautiful, sometimes surprising, and always possessed of an unparalleled attention to detail. Countless times I would be standing with Ty in front of an untouched piece of the land—and with only his sketch book and pencil, he would create the hole before me. Not only would this first pass accurately convey the look and character of the hole, it would also contain notes on contours, elevations, yardages, and vegetation and drainage.

So highly did we regard Ty's work that we incorporated one of his drawings into our company letterhead and business cards. If you are reading a hard copy of this letter, you will see Ty's rendering of the second hole at Sunday River on the back of the page!

Ty's talent was elevated from "great" to "exceptional" by two important things: an impressive work ethic and a gentleness of manner. Whether he was working a 14-hour day on-site or assisting us over the phone, Ty was always the consummate gentleman; ready to listen, guide and offer a solution that kept the process moving forward.

I regard it as both a pleasure and a privilege to write a letter of recommendation on behalf of Ty Butler. If you have any further questions about him or his work, I would be delighted to answer them—you may reach me by phone or at my personal e-mail address, listed below.

Yours in Golf,



Jeffrey R. Harris
President, Harris Golf
Bath, Maine

jeff@harrisgolfonline.com

Charter Oak Country Club
Brent Drive
Hudson, MA 01749

October 1, 2009

To Whom It May Concern:

In 2000 & 2001 Hudson Golf LLC hired the Robert Trent Jones II Company to design and help oversee the construction of a private championship golf & country club facility 20 minutes outside of Boston, MA. This project started as a raw piece of land and was transformed into one of the Premier Golf Courses in the area.

During the design and construction phases of the development Ty Butler, of the RTJII Company, worked exclusively with me in all aspects of the course design. It was evident to me from the beginning of the process that Mr. Jones had complete faith in Mr. Butler to perform all the tasks necessary to bring the project to completion.

Mr. Butler was responsive and competent throughout the entire project. I was very impressed with his ability to work with me, as the developer, and respect my needs to finish the project on time and on budget. In one case, we needed to drastically change one of the holes after we found some unsuspecting ledge. Instead of complaining about how we needed to maintain the integrity of the original design, he worked with us to find a solution, which not only saved us a substantial amount of money, but also kept the golf course at the level we all desired. I think you will find the services of Ty Butler to be a very positive experience. I highly recommend Ty for all your golf course design needs. If you would like to talk to me personally feel free to call Charter Oak and they will get the message to me.

Sincerely,

Fred Daley, President
Charter Oak Country Club

Richard Marr, GM

Sincerely,

Ty Butler is amongst the elite in his field. I am honored to have had the opportunity to work with him and look forward to our future short game area construction. Ty Butler will definitely be a part of our future projects. I would highly recommend him to you so long as it is not the same timeframe as our short-game area construction. I am hoping that he will be in Penfield, New York during that time.

I must also share one story which Ty Butler went above and beyond the call of duty. Six months after our bunker renovation project was completed, I phoned Ty Butler and asked his opinion on enlarging a tee on one of our par three holes. He not only was able to share his professional advice, but knew the location of hole and the various trees which protected this tee box. I felt like I was talking to a member who had played the hole for forty years as I listened to his recollection of the particulars surrounding this tee. I was actually surprised that he remembered the hole let alone the tree detail. This in my opinion separates the good from the best.

From the first meeting with Ty Butler to our last, he has instilled the confidence in his abilities from his professional mannerisms to his character and skill set. It was very refreshing to be able to work with someone so interested and involved with combining his knowledge and experience with the satisfaction of the Midvale membership. At the conclusion of this bunker renovation, Ty Butler had proven his abilities as the results were spectacular to say the least. His vision and commitment to do the best job within our budgeted guidelines along with his ability to listen to the needs of the membership was comforting through-out the entire process. The renovation results landed Midvale Country Club with a national nomination in the Golf Inc. Renovation of the Year Award! We truly owe this recognition to Ty Butler.

The improvement was a full 18 hole golf course bunker renovation. In order to maintain the integrity of our original design, Robert Trent Jones II was hired. This is where Ty Butler comes in! From the first meeting with Ty Butler to our last, he has instilled the confidence in his abilities from his professional mannerisms to his character and skill set. It was very refreshing to be able to work with someone so interested and involved with combining his knowledge and experience with the satisfaction of the Midvale membership. At the conclusion of this bunker renovation, Ty Butler had proven his abilities as the results were spectacular to say the least. His vision and commitment to do the best job within our budgeted guidelines along with his ability to listen to the needs of the membership was comforting through-out the entire process. The renovation results landed Midvale Country Club with a major golf course improvement.

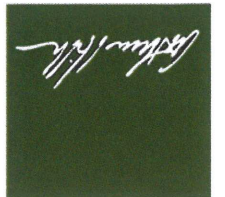
I am the general manager at Midvale Country Club which is a private country club nestled in Penfield, New York and is the first golf course designed by Robert Trent Jones, Sr. Since my general manager appointment ten years ago, I have fortunate to lead the membership of Midvale Country Club through a major golf course improvement.

It is my pleasure to share my thoughts and past work experiences with you regarding Ty Butler.

To Whom it May Concern,

October 20, 2009





September 17, 2009

Letter of Recommendation for Ty Butler

To Whom It May Concern:

During the eight years that I served as CEO of Robert Trent Jones II, LLC, I had the opportunity to work closely with Ty Butler, who as a Vice President of the company and a Senior Project Architect was responsible for all phases of numerous projects from conceptual planning through construction. I have the highest regard for his professionalism, for his skills as a designer, and for his commitment to providing the best possible service to each of his clients. Ty is thorough, careful, and conscientious in all phases of his work, but he also brings an artistic eye and a creative flair to his designs which sets him apart and distinguishes his work. Every client with whom Ty worked praised his work-ethic, his timely responses to queries and challenges, and his unflagging commitment to seeing that each and every project was the best he could make it.

Other professional consultants with whom Ty worked, such as land planners and clubhouse architects, as well as course builders, also praised him for his collaborative approach and for his meticulous attention to detail. Despite his kind and gentle manner, Ty always stood up for what he believed was in the best interest of the project, and spoke his mind in a measured and careful way, making his point but not demanding nor expecting that his views must always prevail. He held the client's interests to heart, and sought to create not merely acceptable but exceptional golf courses at every opportunity.

Whatever I asked of him, Ty always came through. Many of the projects he designed on behalf of RTJ II, such as Rock Barn Golf and Spa in North Carolina, where a Champions Tour event has been played, or the Kalyhat Course at Turning Stone Casino in New York, or Charter Oak Country Club near Boston, have been widely praised and recognized as among America's best new courses.

Ty was a great colleague—dependable, methodical, and reliable. I am pleased to recommend him without any reservations whatsoever.

Sincerely yours,

John Strawn
President