

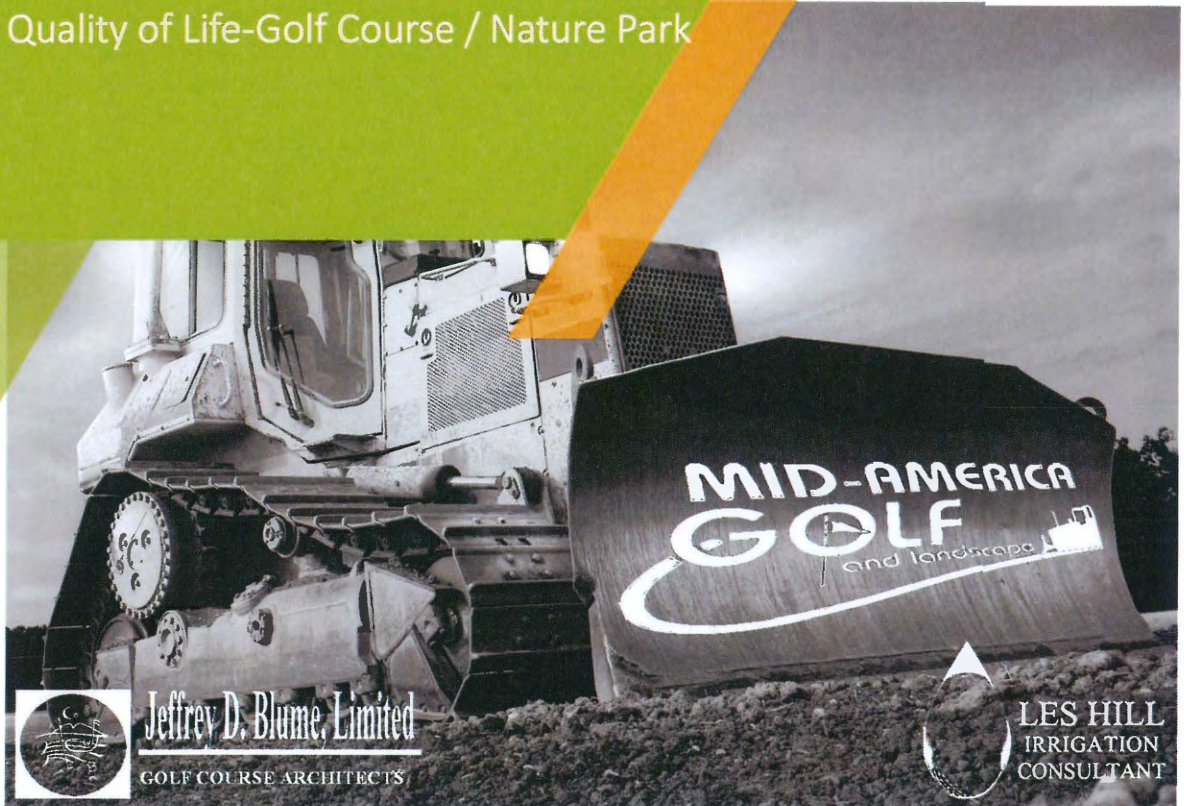
# Mid-America Golf and Landscape, Inc.

In *PARTNERSHIP* with:

*Jeffrey D. Blume, Limited Golf Course Architect  
& Les Hill Irrigation Consultant*

## QUALITY OF LIFE – GOLF COURSE / NATURE PARK

RFQ 2023 – Quality of Life-Golf Course / Nature Park



**Osceola Municipal Golf Course**  
**Osceola, AR**



# CONTENTS



<b>Introduction Letter .....</b>	<b>3</b>
<b>Mid-America Golf &amp; Landscape, Inc. ....</b>	<b>5</b>
<b>Jeffrey D. Blume, Limited .....</b>	<b>8</b>
<b>Les Hill Irrigation Consultant .....</b>	<b>9</b>
<b>Core Competencies .....</b>	<b>10</b>
<b>Bios .....</b>	<b>13</b>
<b>Mid America Golf Project History.....</b>	<b>18</b>
<b>Jeffrey D. Blume, Limited Project History .....</b>	<b>24</b>
<b>Les Hill Irrigation Consultant Project History.....</b>	<b>34</b>
<b>Articles .....</b>	<b>35</b>
<b>Letters of Recommendation .....</b>	<b>42</b>
<b>GCBAAs Certificate .....</b>	<b>44</b>

# INTRO LETTER



December 19, 2023

**City of Osceola, Arkansas**

**Cody Shreve**

Osceola City Hall

303 W Hale

Osceola AR 72370

**Re:** Request for Statements of Qualifications RFQ 2023 – Quality of Life – Golf Course/Nature Park

Mr. Shreve;

We want to start out by thanking you for inviting us to submit our Statement of Qualifications for the Quality of Life – Golf Course/Nature Park Project. We have identified this project as being an opportunity for the community to significantly improve on the facility thus making a capital investment on the game of golf in Osceola...true stewards of the game!

We are familiar with the canvas and have performed successful projects of this scope and size. We are ready to steward the proper relationships with you for this magnificent work. Our specific intent in providing this proposal is one of a truly sincere interest in devoting our most valuable resources to this project. In the



*The 13th Hole at Cypress Bend*



*Toledo Bend Reservoir lurks...*

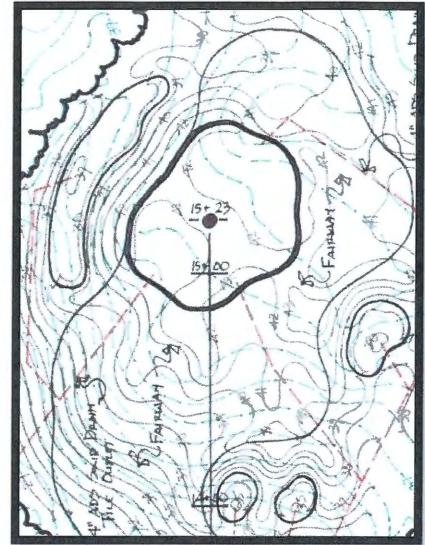
following pages you will find our statement of qualifications along with more detailed information on who we are and our capabilities in this hallowed industry. Hard work and a commitment to our values have brought growth and opportunity each year since. In strong and weak markets alike, we continue to service clients who welcome our participation in creating or improving facilities across the country.

Our team is a collective of professionals that has serviced the golf course development industry for 30 years. We are **MID-AMERICA GOLF AND LANDSCAPE, INC.**, a golf course construction firm out of Lees Summit, Missouri, **JEFFREY D. BLUME LIMITED**, a golf course design firm out of Magnolia, Texas and **LES HILL IRRIGATION**



**CONSULTANT**, an irrigation design firm located in Navasota, Texas. We have a full knowledge, understanding and expertise of the type of endeavor you plan to embark on. We offer every service required from initial consultation to opening day. We are certified with the Golf Course Builder's Association of America (GCBA), the American Society of Golf Course Architects (ASGCA), American Society of Irrigation Consultants and is a State of Texas License Irrigator.

In June 2022, Mid-America Golf was awarded the contracting services by the Sabine River Authority of Louisiana, under the direction of Jeff Blume, the golf course architect and Les Hill, the irrigation consultant, the renovation of **Cypress Bend Golf Resort** located in Many, Louisiana. The course overlooking the famed Toledo Bend Reservoir offers picturesque views of the 185,000 acre lake below. This \$4.5 million major renovation included some clearing and routing adjustments, all new greens, tees, bunkers and fairways, drainage upgrades and a wall-to-wall grassing operation designed by Jeff Blume and brand new HUNTER™



**#13 Greens Detail at Tony Butler**

irrigation system complete with a fused HDPE piping system designed by Les Hill. We completed our work in the spring of 2023 and the golf course opened this past fall to rave reviews. You can find a thorough overview of Cypress Bend resort by clicking on the following link: <https://drive.google.com/file/d/1icYKBq7hnsGQxYol83Pe4gQXumoe093K/view>

In September of this year, Mid-America Golf was contracted by the City of Harlingen, Texas to do yet another Jeff Blume golf course master plan renovation; this time at **Tony Butler Golf Club** located in the Rio Grande Valley. Tony Butler has "great bones" and features all new greens, tees and bunkers complete with a new HUNTER™ irrigation system. The journey is just well underway and we the community is going to love the finished product once finished!

Thanks again for the opportunity to present our package and if selected we pledge a commitment not surpassed by any and the efforts to forge a forever bond. We feel this proposal is reflective of the scope of services requested and comes with a genuine willingness to join the team in Osceola for the common good of this project. We hope that after further consideration you will find our Statement of Qualifications worthy of additional conversation. We stand ready to execute to the goals of this project and/or assist in any value engineering solutions should the need arise. Our team is poised to deliver the greatest outcome possible for the City of Osceola and improve the facility the golfing patronage can be proud of and enjoy for years to come!

Sincerely,

**Casey Hames**  
Mid America Golf and Landscape  
1621 SE Summit Street  
Lee's Summit MO 64081  
816-527-6184

## OUR FIRM...



### THE EXPERIENCE, SKILL LEVEL AND QUALIFICATIONS OF MID-AMERICA GOLF

Mid-America Golf and Landscape was founded in 1993, incorporated in Lee's Summit, Missouri. In the early years various golf course projects were commissioned primarily in the Midwest region of the United States. The company completed a wide variety of golf projects including irrigation and drainage projects.



*TECHNICAL CONSTRUCTION... KICKINGBIRD EDMOND, OK*

In April of 1999, Mid-America Golf and Landscape became an Associate member of the Golf Course Builders Association of America. During this period Mid-America Golf and Landscape was commissioned to begin construction on several new construction projects in Texas. In September of 2002, Mid-America Golf and Landscape became a Certified Builder member of the GCBA. Our certification referencing our long-standing relationship with the GCBA is attached.



*SUPERIOR NATIONAL LUTZEN, MN*

Our stated mission is one of a unique hands-on approach that takes great pride in the commitment, hard work and meticulous attention to detail devoted to every golf course construction project that we have been a part of.

We strive to exceed client's expectations by adhering to stringent financial guidelines, often completing projects on or ahead of schedule while engaging in a complete collaboration with all members of the Project Team. We are employed with a squad of talented craftsmen that will take



Mid-America Golf and Landscape continues to strengthen our work portfolio every calendar year with two to five projects. With a resume of 100 plus golf course constructions and renovation projects, we strive to continue to provide the owners with quality over quantity in our workload. Mid-America Golf and Landscape have well over 100 years of experience in golf course construction between just the management team. Connections made over that time frame allow Mid-America Golf and Landscape to have resources that are far superior to other organizations.



**TEE TO GREEN IN "BIG SKY COUNTRY"**

the dream of the Your Project from initial conception, through construction and grassing, to opening day by utilizing the following skillsets:

- a. Clearing, Grubbing and Staking**
- b. Bulk Earthwork**
- c. Golf Course Shaping and Contouring**
- d. Drainage**
- e. Greens Construction**
- f. Tees Construction**
- g. Bunker Construction**
- h. Irrigation**
- i. Cart Paths and Bridges**
- j. Grassing**

The Financial Viability of Mid-America Golf – We are full-service golf course contractor dedicated to "Creating the Total Golf Experience". We have turned the dreams and plans of our public and private sector clients into reality through new golf course construction, full golf course construction feature renovations, golf course

drainage and irrigation installation only projects, and athletic field construction (synthetic and natural grass).

Mid-America Golf's Officers are Kirk Grego, President, and Tyler Helmuth, Secretary / Treasurer. Kirk has vast knowledge and experience in all stages of golf course development and athletic construction. He has been personally involved in every aspect of golf course construction with years of experience as a laborer, operator, superintendent, and Project Manager with projects ranging from public to high-end golf clubs. Kirk is also involved with all equipment acquisitions as well as all company asset management implementation.



**PREPPED FOR GRASSING LINKS AT CHASKA CHASKA, MN**



Tyler has been involved in all functions of growing the business, with specific emphasis on estimating projects ranging from under \$20,000.00 to projects exceeding \$7,000,000.00. The quality of work under his direction as Secretary/Treasurer for Mid-America Golf and Landscape, Inc. has allowed for positive monthly budgets, accounts receivables, and accounts payable and directs the company wide inventory accountability program. Tyler has worked in all phases of golf and athletic construction and is responsible for purchasing materials, managing the cost reduction program, overseeing affairs related to bonding and insurance. He has also gained years of related work experience in employment law, business law, human resources as well as the process for licensing procedures for working in different states.

Mid-America Golf owns all of our facilities and most of our heavy equipment. We are very well financed, professionally managed and technically superior in our field of our work. We have been authorized to bid individual projects up to \$15,000,000 with an aggregate program of \$50,000,000. We have successfully completed with the utmost professionalism all past bonded projects.

Mid America Golf has been an excellent customer of Bank of the West since 2013. Mid-America Golf and Landscape, Inc. has a line of credit in place with Bank of the West with a low 7 figure commitment amount. Mid-America Golf and Landscape's Dunn & Bradstreet number is 809924434. We will be happy to provide further comprehensive insight upon request.



**GREENS COMPLEX AT CYPRESS BEND GOLF RESORT, MANY, LA**



# Jeffrey D. Blume, Limited

## GOLF COURSE ARCHITECTS

Jeffrey D. Blume, Limited is a small golf course architecture firm based in Magnolia, Texas. Founded in 1997, the firm has been active in all aspects of golf course design including commissions for new courses, major renovations, restorations, small scale projects and master plans. Jeffrey D. Blume, the firm's managing general partner, has been a practicing golf course architect for twenty-nine years, and has been responsible for the design of over fifty courses worldwide. He is an accomplished writer, having had over fifty articles on golf course architecture published in the United States, Korea, Japan and China. He is the immediate past president of the American Society of Golf Course Architects and has been active in the South Texas Golf Course Superintendents



***Boiling Springs #3***



Association, United States Golf Association and the Houston Golf Association. His membership in the HGA included a two year term as the General Chairman of the Shell Houston Open PGA Tour event in 2009 and 2010.

Some of the firm's more notable commissions include the design of Grand Pines Golf Club at Bentwater in Montgomery, Texas, Renovations to the Hills and Lakes Courses at Elkins Lake in Huntsville, Texas; Quail Valley Golf Course (El Dorado) in Missouri City, Texas; Boiling Springs Golf Club in Woodward Oklahoma, and The Campus Course at Texas A&M in College Station, Texas (recognized by Golf Digest as Best New Courses in 2013 and 2014 respectively).

# Our Firm



My name is Les Hill and I am an irrigation consultant. I have been designing irrigation systems for turf, landscape, agricultural and nurseries for over 40 years. My primary focus on irrigation consulting and design is in golf courses, but have extensive experience and expertise in all areas of irrigation.

I designed my first golf course irrigation system in 1976 and have since completed over 50 golf course irrigation systems all over the United States and in Latin America. I have designed irrigation systems for golf courses in virtually every climate and ecosystem from the swamps in Louisiana to the deserts of Arizona. I have also designed systems in Mexico and Colombia. I have worked with such noted golf course architects as Jack Nicklaus, Johnny Miller, Jeff Blume, Bob Von Hagge and Gene Bates.

I have been in the golf course construction industry since 1983 and was the owner of Southern Golf Construction from 1987 to 2001. I have built/remodeled 53 golf courses during my career in 13 different states and Mexico. I have been an irrigation contractor/designer since 1972 and have been involved in over 28 golf course irrigation systems either as designer or contractor. Effective Aug. 1, 2014, I have resigned as vice president of VM Golf in order to pursue golf course irrigation design and consulting full time. I hold a Texas Licensed Irrigator License #285.



Irrigation Plan for Cypress Bend

4280 CR 324 Nevada, TX 77888 (832) 725-3214 leshill@gmail.com TX License #285
IRRIGATION PLAN Mechanical

# Core Competencies



## *Mid-America's Golfs Core Competency & Capabilities*

- Full Service Golf Course Construction Contractor who's specialized capabilities included, but are not limited to;:
  - Clearing, Grubbing and Staking... Early Stages of Construction
  - Erosion and Sediment Control
  - Bulk Earthwork... Mass Excavations including dredging and blasting
  - Golf Course Shaping and Contouring
  - Drainage... Large and small
  - Greens Construction
  - Tees Construction
  - Bunker Construction
  - Irrigation... Certified HDPE Fusers and Installers
  - Cart Paths and Bridges
  - Finish Prep and Grassing
  - State-of-the-art GPS layout and collection
- The expertise and capabilities to handle even the most complex projects
- The motivation and management to fulfill our obligation and complete the project on time and on budget
- The commitment to relationships that ensure every detail will be skillfully handled before, during and long after completion. Our team approaches every job the same, with attention to detail and a commitment to excellence.
- Consistent commitment ensures that the momentum and quality of work are sustained throughout the project lifecycle.
- A dedicated commitment contributes to client satisfaction as it demonstrates reliability and reliability, fostering trust.
- A sustained commitment to excellence contributes to delivering high-quality results that meet or exceed client expectations.
- Highly Qualified and Skilled Labor Force... Labor Workforce Reporting and Certified Payroll Reporting
- AIA Contracts and Documents
- OSHA Certifications of all personnel



**IRRIGATION INSTALL AND SHAPING EXCERSIZE SIDE-BY SIDE**

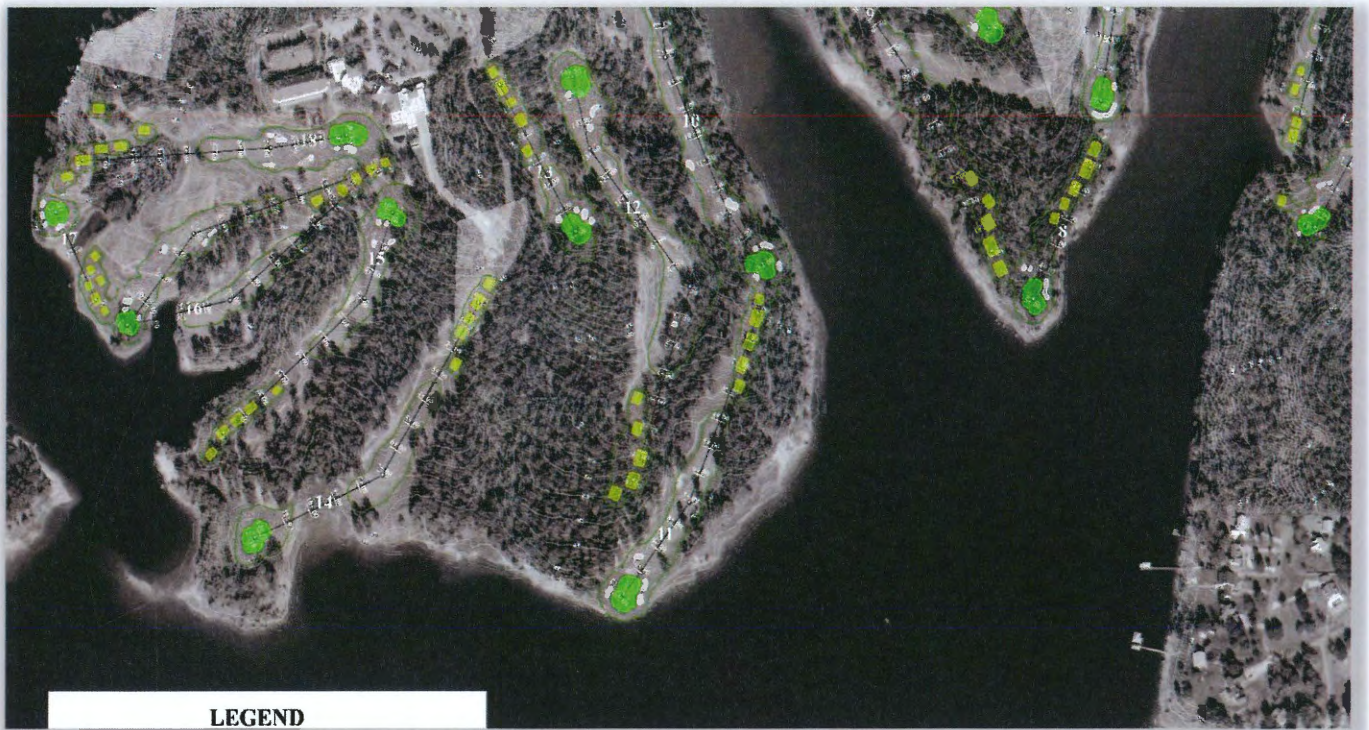
# Core Competencies



**Jeffrey D. Blume, Limited**  
GOLF COURSE ARCHITECTS

## *Jeffrey D. Blume, Limited Core Competency & Capabilities*

- Full Service Golf Course Architecture Firm who's specialized capabilities included, but are not limited to:
  - Member of the American Society of Golf Course Architects (ASGCA)
  - Strategy development (including feasibility study)
  - Strategy integration; collaborating with stakeholders; ownership group, land planning, architects and contractors
  - Curation of Planning Documentation
  - Detailed Construction Specifications and implementation structure
  - Assistance and coordination of Construction Tender (including financial insights / review)
  - Design Coordination (on-site) with golf course contractor
  - Placement and sourcing of shapers, irrigation and agronomy specialists
  - Ownership / asset management reporting
  - Golf industry liaison



*GRASSING PLAN FOR CYPRESS BEEND RESORT*

# Core Competencies



## ***Les Hill Irrigation Consultant Core Competency & Capabilities***

- Full Service Golf Course Golf Course Irrigation Consultant and Design Firm who's specialized capabilities included, but are not limited to;:

### Consultation-

- Existing systems- Consultation on existing systems to provide solutions for irrigation problems such as poor coverage, repair issues, control systems, pump stations or other sub-standard functions of the irrigation system. Work includes prospective costs, proposed schedules and alternative solutions.
- New/replacement systems- Consultation on various methods of implementing new systems including phased work, partial upgrades, budgets, schedules and overall implementation of the project.
- Expert witness for litigation involving irrigation systems. This consultation includes on site investigation, auditing of the system and compilation of a comprehensive report outlining any (if any) sub-standard design and/or installation issues.

### Design-

- Existing systems- Design of additions for under-watered or un-watered areas, control system upgrades, new greens loops, pump station upgrades and rotor replacement.
- New/replacement systems- Complete design of new irrigation systems custom tailored to both the Owner's needs and budget. Design is complete with all necessary plans, specifications, details and contract/bid documents.
- Water features/water transfer lines- Complete design of water features, transfer lines and other hydraulic systems complete with all necessary plans, specifications, details and contract/bid documents.

### Project Administration-

- Full and complete oversight of bids, contract negotiations, scheduling, pay requests, inspections and all other relevant aspects of the installation of the system and/or water feature.

### Project Oversight-

- Regular inspection of the work to insure quality control.
- Staking of all heads, valves, controllers and other pertinent components of the irrigation system.

### As-builts-

- Rendering of contractor's/GPS information into a comprehensive and accurate as-built plan.

### GPS-

- GPS rendering of all components of the irrigation system and the golf course features. These as builts include area calculations for greens, tees, fairways and water features to assist the superintendent in managing his/her daily maintenance.

## BIOS



### Kirk Grego

#### President, QC/QA MANAGER

Kirk began his career working in a family-owned construction business. In 1993, Kirk became Vice President and one of the three founding partners of Mid-America Golf and Landscape, Inc. Kirk has vast knowledge and experience in all stages of golf course development and athletic construction. He has been personally involved in every aspect of golf course and sports construction and with years of experience as a laborer, operator, superintendent, and Project Manager with projects ranging from public to high-end golf clubs.

Kirk has been the main contributor in forging Mid-America Golf and Landscape, Inc. to branch into the athletic field industry, including synthetic turf and natural grass fields. With this transformation Mid America Sports

Construction was formed and continues to be a nationally recognized organization when it comes to a quality conscious Athletic field contractor. Kirk is the Managing individual as well as a senior project manager for Mid-America Sports Construction and all Sports related endeavors.

Kirk has a very wide variance of skill set. Kirk's over-all knowledge of the construction industry is attributed to his overall experience from the ground level to senior ownership and administration of a moderate sized construction company. Not only has Kirk experienced what it takes on the construction side but has also diversified himself in the synthetic turf market with a vast knowledge of sales, installation and service to fulfill all client's needs. To date Kirk and Mid- America have completed hundreds of synthetic turf installs (athletic and commercial).

Kirk has experienced what it takes to take a plan and make it happen in the field as well as make the plan in the office and delegate to field personnel for an overall successful project completion. These experiences have given him the ability to make all of the day to day business decisions that it takes to run a successful company. He has personally handled projects in the field from \$2,500.00 to \$8,000,000.00 as well as overall operations (banking, bonding, and total management) for the company with overall annual sales of \$35,000,000.00.

Kirk is a member of the Golf Course Builders Association (Member #172), the Heartland Golf Course Superintendents Association and a corporate member of the National Golf Course Owners Association.

- **DETAILED RESUME AVAILABLE UPON REQUEST**



**Jason Lewis, PhD**  
**Chief Operating Officer – Golf Division**

Jason Lewis is no stranger to Mid-America Golf and Landscape. He began his career with Mid-America Golf and Landscape in 1994. Over the years, his dedication, knowledge, and strong work ethic allowed him to progress within the company. He moved up from being an assistant superintendent to the role of irrigation superintendent, and eventually became a project manager. This progression had a significant impact on the company and its operations, demonstrating his expertise and commitment in various roles within the organization.

It was welcomed news that Jason rejoined our team at Mid-America Golf and Landscape in 2021 after spending time raising his family in Texas and earning a PhD in Organizational Management. His return has been exciting for the company, given his previous experience and accomplishments within the organization. With his background in organizational management and his diverse experience, Jason is well-equipped to tackle all leadership roles asked of him. He's recently been assigned the responsibility of leading the Golf division into the future. Mid-America Golf values his expertise and is confident in his ability to contribute positively to all facets of the Golf Course Construction industry.

Jason's experience in managing over 100 golf course construction projects speaks to his extensive knowledge and expertise in the field. This level of involvement and hands-on experience means he has a deep understanding of the intricacies and challenges involved in golf course construction. His track record of successfully overseeing such a significant number of projects underscores his skills in project management, organizational leadership, and his ability to collaborate effectively with various stakeholders to bring these projects to fruition. His contributions have had a significant impact on the golf course construction industry and the organizations he has worked with.

Jason's "hands-off" management approach can be indicative of a leadership style that promotes autonomy and trust among his team members. By giving his team space to work and not interfering with their tasks, he is allowing them to take ownership of their work and make decisions independently. This approach can foster a sense of empowerment and can often lead to higher job satisfaction and productivity among team members.

Jason places a high value on adhering to project schedules and maintaining clear communication with consultants and ownership. This approach reflects a commitment to professionalism, transparency, and effective project management. He is dedicated to completing projects on time and within the expected timeframe. This can help prevent delays, cost overruns, and other potential complications that may arise when schedules are not followed.

Overall, Jason's approach aligns with the idea that effective leaders recognize when to step back and trust their team's expertise, which can lead to a more positive and productive work environment.

- **DETAILED RESUME AVAILABLE UPON REQUEST**



## Casey Hames Business Development / Project Specialist

Casey's experiences in golf course development is rooted in the tradition of the game. He played competitively as a junior, and after high school, went on to play collegiate golf at the Division I level. Upon graduating from college with a degree in Agronomy, Casey spent the next 20 years of his career with the elites of the golf industry. He possesses professional experience as a Project Designer for 16 years. He has facilitated planning and consultation for fellow golf course architects for over 60 separate projects and provided sole design contributions on 36 separate projects.

Casey's well-founded background in golf course architecture is rooted in the "Golden Age of Golf Course Design" and he has done extensive studies of who he refers to as the "Old Dead Guys", or a group of architects that transformed golf course architecture in the United States to the game that we know today. Those architects include Flynn, Wilson, Emmet, Banks, Colt and Allison, Tillinghast, McKenzie Thomas and Bell, Ross, Raynor and McDonald, Maxwell and Langford and Moreau.

Casey believes that great golf course development begins with only the utmost of routing plans and continues from that process only. The contractor ONLY works left and right off of the center points as directed by the architect. These two, three, four, or in some instance five points per hole drive the design throughout the construction process. He is a true minimalist in his golf course development viewpoints. He believes that architects of the past did not have the means or where-with-all to pulverize dirt into submission. Excessive cuts were only smoothed where necessary and excessive fill were stacked and grassed.

He believes that the three most important features in any golf course project are the greens, the bunkers and the teeing grounds in that order. The greens are culmination of play on each hole... where the majority of shots are played, and where the most attention needs to be paid to as it relates to construction. He believes bunkers are the thumbprint of the course. Bunkers; their shape and location are elemental to separating each architect's design from others. Not only being penal, the location of a course's bunkers are a means to communicate to players where they should, or should play their next shot. The teeing grounds are where the each hole begins. He believes that tees should be inviting to each player who approaches and fit seamlessly into their surrounds.

Casey's keen "eye for detail" is established in the relationship that he develops with the designer. He enjoys the daily conversation about the designer's reasoning in his design doctrine and understanding the intent of the design team is critical and allows him to communicate these philosophies to the rest of the team.

- **DETAILED RESUME AVAILABLE UPON REQUEST**



**Jeffrey D. Blume, Limited**  
GOLF COURSE ARCHITECTS

## Jeff Blume Golf Course Architect



Jeffrey D. Blume was born on September 3, 1967 in Orange, Texas. The son of Maj. General (Ret.) Jay D. Blume, Jr. and Patricia Blume, the majority of his childhood was spent moving from one Air Force base to another as the family followed his father's career. His grandfather, Jay D. Blume, Sr. and his father were responsible for Mr. Blume's early interest in the game of golf. From learning the game at Woodlawn Golf Course at Ramstein AFB, Germany through his high school playing career in Northern Virginia, Mr. Blume developed a strong appreciation for golf and knew he wanted to make a career within the industry.

Upon graduation from Mt. Vernon High School in Alexandria, Virginia, Mr. Blume attended Texas A&M University and obtained a Bachelors of Landscape Architecture degree in May of 1989. While at A&M, Mr. Blume studied abroad near Florence, Italy and worked with the firm of Robert von Hagge on his senior design project. In June of 1989, Mr. Blume took a job with Jeff Brauer's firm, GolfScapes, Inc. in Arlington, Texas. During his 2 ½ year tenure at GolfScapes, Mr. Blume gained valuable experience as a project manager responsible for projects in Austin and Fredericksburg, Texas.

In February of 1992, Mr. Blume resigned his position at GolfScapes to take a similar position with von Hagge Design Associates in Spring, Texas. While at von Hagge, Mr. Blume was the project architect for commissions in Mexico, Japan and the United States. Some of his more notable projects during this time include Playacar Club de Golf in Playa Del Carmen, Mexico; Bay Colony and Pelican Marsh Golf Clubs in Naples, Florida; and Malibu International Golf Club in Kobe, Japan.

In August of 1997, Mr. Blume resigned his position with von Hagge, and formed his own design firm. To date, some of the firm's more notable projects have included Grand Pines Golf Club in Montgomery, Texas (Ranked the Best New Course in 2007 and the #2 Private Course in Houston by Avid Golfer magazine); Quail Valley Golf Course (El Dorado Course) in Missouri City, Texas (Ranked the #2 Affordable Public Course in Houston by Avid Golfer magazine, and recipient of the Houston Business Journal's 2010 Community Impact Award); Elkins Lake (Hills & Lakes Courses) in Huntsville, Texas (recognized as the renovation of the year in 2006 by the Texas Turfgrass Association); Boiling Springs Golf Club in Woodward, Oklahoma (recognized as a Best New Course in 2013 by Golf Digest magazine); and the Campus Course at Texas A&M University in College Stations, Texas (recognized as a Best New Course in 2014 by Golf Digest magazine).

During his career, Mr. Blume has been active in several affiliated golf organizations including the Houston Golf Association, South Texas Golf Course Superintendents Association and the USGA. With the USGA, Mr. Blume has served on the Construction Education Committee, Greens Section, Putting Green Guidelines Committee, and is currently serving as an ASGCA representative on the Pace of Play Committee. In 2006, Mr. Blume was elected into the American Society of Golf Course Architects. In 2013 he was appointed to the ASGCA's Board of Governors, and in the spring of 2015 was elected onto the ASGCA's Executive Committee serving as the organization's President in 2018-2019. Mr. Blume has also served as the General Chairman for the Shell Houston Open PGA Tour event in 2009 and 2010.

- **DETAILED RESUME AVAILABLE UPON REQUEST**



## Les Hill Irrigation Consultant



Les Hill is an independent irrigation consultant specializing in golf course and large commercial irrigation design and consultation. He has been designing golf course irrigation systems for over 38 years. Les is a licensed Texas Irrigator, # 285 and have worked throughout the United States and Mexico and am fluent in Spanish and is available for projects world-wide.

His design style is the main/submain loop system. This type of design affords the operator with the most efficient hydraulic design and maximum flexibility in control. I also design my systems with ins and outs on the putting surfaces to maximize the precision control needed for optimum putting surface turf. He

uses state of the art materials and components such as HDPE pipe and fittings, 2 wire control systems with central controls and state of the art VFD pump stations.

Les' designs have proven to be as efficient and as high quality as any other designs available but have proven to be between 20% and 30% less expensive than other designers plans.

He designs all three of the major golf course irrigation manufacturers- Hunter, Rainbird and Toro. As a consultant, He does not tell his clients what brand to use, he let them tell him what brand they prefer. He often designs systems suitable for bid by all three companies. He very sensitive to the needs of the client in respect to my client's budget and works diligently to deliver the best system possible within that budget. He is very accomplished in designing systems that meet budgets, not exceed them.

A significant part of the process of installing a new irrigation system is the onsite work by the consultant. Les provides hands on, eyes on service in that area. He stakes all components of the system including the main line routing and make whatever adjustments are necessary in the field. He always tells the client there is a huge difference between two dimensional plans and the three-dimensional real world and it is his job to make those adjustments, so the system functions as planned.

Les has an exceptional working relationship with many golf course irrigation contractors since he is the only golf course irrigation consultant that has actually installed a golf course irrigation system and therefore, is quite aware of the challenges and concerns that contractors encounter daily. As a result, he can generally resolve the problems or issues in a manner that works for both the contractor and the owner. In his career as an irrigation consultant, Les has always prided himself with the fact that he is truly a consultant, not an autocrat. He advises but allow his client/owner to make final decisions on all issues, providing that those decisions do not compromise either the functionality of the system or reflect negatively on his profession or reputation. Considering that a golf course irrigation system is a major investment and expenditure of capital, it is paramount that the client receive the best system possible that meets his/her wishes.

- **DETAILED RESUME AVAILABLE UPON REQUEST**

# PROJECT HISTORY



## **Pine Dunes Golf Club, Frankston, Texas**

18- Hole New Construction  
 Owner – Jodi Lutz  
 Architect – Jay Morrish & Assoc.  
 % Completed by Mid-America Golf – 100%  
 Prime Contractor – Mid-America Golf  
 Completion Date – Sept. 2000  
 Project Amount - \$4,500,000.00

## **Falcon Valley Golf Club, Lenexa, Kansas**

9-Hole New Construction  
 Owner – Falcon Communities  
 Architect – Todd Clark  
 % Completed by Mid-America Golf – 100%  
 Prime Contractor – Mid-America Golf  
 Completion Date – November 2001  
 Project Amount - \$3,000,000.00



**FORREST CREEK ROUND ROCK, TX**



**BRAEMAR EDINA, MN**

## **Gentle Creek Golf Club, Prosper, Texas**

18-Hole New Construction  
 Owner – Razor Ranch L.P.  
 Architect – GRI Design  
 % Completed by Mid-America Golf – 100%  
 Prime Contractor – Mid-America Golf  
 Completion Date – November 2001  
 Project Amount - \$7,000,000.00

## **The Golf Club of Falcon Lakes, Bonner Springs, Kansas**

18-Hole New Construction  
 Owner – Falcon Communities  
 Architect – Jay Morrish & Assoc.  
 % Completed by Mid-America Golf – 100%  
 Prime Contractor – Mid-America Golf  
 Completion Date – June 2002  
 Project Amount - \$5,000,000.00  
 Completion Date – December 2004  
 Project Amount - \$3,400,000.00

## **Winterstone Golf Club, Independence, Missouri**

18-Hole New Construction  
 Owner – Limpus Properties  
 Architect – Todd Clark  
 % Completed by Mid-America Golf – 100%  
 Prime Contractor – Mid-America Golf  
 Completion Date – December 2002  
 Project Amount - \$5,400,000.00



EDGEWATER C.C. NEWTOWN, ND

### **Creekmoor Golf Club, Raymore, Missouri**

18-Hole New Construction  
 Owner – Cooper Land Development  
 Architect – Tom Clark  
 % Completed by Mid-America Golf – 100%  
 Prime Contractor – Mid-America Golf  
 Completion Date – Sept. 2006  
 Project Amount - \$3,800,000.00



LODGE OF THE FOUR SEASONS CAMDENTON, MO

### **Gentle Creek Golf Club, Prosper, Texas**

18-Hole New Construction  
 Owner – Razor Ranch L.P.  
 Architect – GRI Design  
 % Completed by Mid-America Golf – 100%  
 Prime Contractor – Mid-America Golf  
 Completion Date – November 2001  
 Project Amount - \$7,000,000.00

### **The Golf Club of Falcon Lakes, Bonner Springs, Kansas**

18-Hole New Construction  
 Owner – Falcon Communities  
 Architect – Jay Morrish & Assoc.  
 % Completed by Mid-America Golf – 100%  
 Prime Contractor – Mid-America Golf  
 Completion Date – June 2002  
 Project Amount - \$5,000,000.00

### **Lamberts Point Golf Club, Norfolk, Virginia**

9-Hole New Construction  
 Owner – City of Norfolk  
 Architect – George Golf Design, Inc.  
 % Completed by Mid-America Golf – 100%  
 Prime Contractor – Mid-America Golf  
 Completion Date – December 2004  
 Project Amount - \$3,400,000.00



C.C. OF DECATUR, DECATUR, IL



### **Creekmoor Golf Club, Raymore, Missouri**

18-Hole New Construction  
 Owner – Cooper Land Development  
 Architect – Tom Clark  
 % Completed by Mid-America Golf – 100%  
 Prime Contractor – Mid-America Golf  
 Completion Date – Sept. 2006  
 Project Amount - \$3,800,000.00

### **The Bridges Country Club, Gunter, Texas**

18-Hole New Construction  
 Owner – Bluegreen Communities  
 Architect – Jeffrey Brauer  
 % Completed by Mid-America Golf – 100%  
 Prime Contractor – Mid-America Golf  
 Completion Date – August 2007  
 Project Amount - \$4,300,000.00  
 Project Amount - \$403,466.39



*DALLAS COUNTRY CLUB DALLAS, TX*

### **Heritage Hills Golf Course, Shepherdsville, Kentucky**

18-Hole New Construction  
 Owner – Heritage Hills Golf Course  
 Architect – Doug Beach  
 % Completed by Mid-America Golf – 100%  
 Prime Contractor- Mid-America Golf  
 Completion Date – November 2006  
 Project Amount - \$4,642,420.00

### **Cottonwood Hills Golf Club, Hutchinson, Kansas**

18-Hole New Construction  
 Owner – Lane Neville  
 Architect – Faldo Design  
 % Completed by Mid-America Golf – 100%  
 Prime Contractor – Mid-America Golf  
 Completion Date – November 2006  
 Project Amount - \$5,158,701.00



*STONE CANYON INDEPENDANCE, MO*



*COTTONWOOD HILLS HUTCHISON, KS*

### **Canyon Farms, Lenexa, Kansas**

18-Hole New Construction  
 Owner – The Golf Club of Kansas  
 Architect – Tom Jackson  
 % Completed by Mid-America Golf – 100%  
 Prime Contractor – Mid-America Golf  
 Completion Date – July 2007  
 Project Amount - \$2,900,000.00

### **Stone Canyon Golf Club, Blue Springs, Missouri**

18-Hole New Construction  
 Owner – Larry Lundine  
 Architect – Greg Norman  
 % Completed by Mid-America Golf – 100%  
 Prime Contractor – Mid-America Golf  
 Completion Date – October, 2007  
 Project Amount - \$4,800,000.00  
 Project Amount - \$ 5,680,000.00

### **Superior National at Lutsen, Lutsen, Minnesota**

Major Renovation  
 Owner – Cook County/ Grand Marais Joint Economic Development Authority  
 Architect – Jeff Brauer, GolfScapes, Inc.  
 % Completed by Mid-America Golf – 100%  
 Prime Contractor – Mid-America Golf  
 Completion Date – August - 2015  
 Project Amount - \$ 4,160,015.42

### **St. Andrews Golf Club, Overland Park, Kansas**

6-Hole New Construction  
 Owner – St. Andrews Golf Course  
 Architect – C.E. Golf Design  
 % Completed by Mid-America Golf – 100%  
 Prime Contractor – Mid-America Golf  
 Completion Date – October - 2007  
 Project Amount - \$2,175,306.00

### **Elkhorn Ridge, Spearfish, South Dakota**

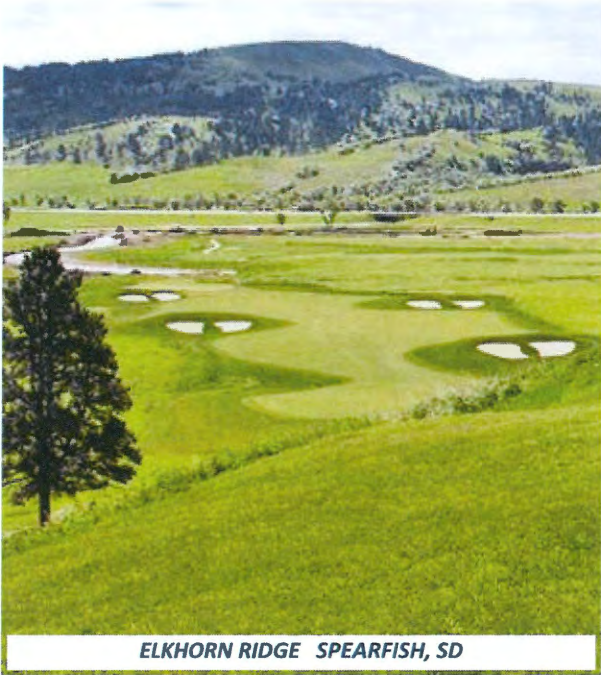
9 Hole Addition  
 Owner – Elkhorn Ridge and Frawley Ranches, LLC.  
 Architect – Patrick H. Wyss  
 % Completed by Mid-America Golf – 100%  
 Prime Contractor – Mid-America Golf  
 Completion Date – September - 2015  
 Project Amount - \$ 1,698,138.43

### **Forrest Creek, Round Rock, Texas**

Major Renovation  
 Owner – City of Round Rock, Texas  
 Architect – Masterson Design Group  
 % Completed by Mid-America Golf – 100%  
 Prime Contractor – Mid-America Golf  
 Completion Date – May - 2018  
 Project Amount - \$ 3,345,691.00



*WILDERNESS LAKE JACKSON, TX*



ELKHORN RIDGE SPEARFISH, SD

### **Braemar Club, Edina, Minnesota**

Major Renovation

Owner – CITY OF EDINA, MN

Architect – Richard Mandell Golf Course  
Architecture

% Completed by Mid-America Golf – 100%

Prime Contractor – Mid-America Golf

Completion Date – September - 2017

Project Amount - \$ 5,324,322.93

### **James M. Houk Family Golf Complex, Iowa City, Iowa**

New Short Game Area for the University of Iowa  
Mens and Women's Golf Teams

Owner – University of Iowa

Architect – Fry / Straka Design 614-264-1511/  
jstraka@frystraka.com

Completion Date – October, 2020

Project Amount - \$403,466.39

### **The Loop at Chaska, Chaska, Minnesota**

Major Short Course Renovation

Owner – City of Chaska, Minnesota

Architect – Benjamin Warren - Artisan Golf Design  
benjaminw.golf@gmail.com

Completion Date – September, 2021

Project Amount - \$ 2,100,000.00

### **Pinon Hills Golf Club Farmington, New Mexico**

Major Renovation

Owner – City of Farmington, New Mexico

Architect – Gary Kaye – Gary Kaye Design  
(623) 341-2302

Completion Date – September, 2022

Project Amount - \$ 5,556,000.00

### **Country Club of Decatur, Decatur, Illinois**

Bunker Renovation

Owner – Membership -Country Club of Decatur

Architect – Billy Fuller, Billy Fuller Golf Design  
(404) 630-6868

Completion Date – May, 2023

Project Amount - \$ 1,040,000.00



GENTLE CREEK PROSPER, TX



WINTERSTONE INDEPENDANCE, MO

### **Kickingbird Golf Club Edmond, Oklahoma**

Major Renovation

Owner – City of Edmond, Oklahoma

Architect – Matt Dusenberry – Dusenberry Design

262-495-5294 - matt@dusenberrydesign.com

Est. Completion Date – June, 2023

Project Amount - \$ 4,500,000.00

### **Dothan Country Club, Dothan, Alabama**

Centennial Master Plan Renovation

Owner – Membership -Dothan Country Club

Architect – Billy Fuller, Billy Fuller Golf Design

(404) 630-6868

Completion Date – June, 2023

Project Amount - \$ 3,880,000.00

### **Cypress Bend Golf Resort Many, Louisiana**

Major Renovation

Owner – Sabine River Authority of Louisiana

Architect – Jeff Blume – Jeff Blume, Limited

(291) 923-3730

Completion Date – May, 2023

Project Amount - \$ 4,344,000.00

### **Pines Crossing, Auburn / Opelika, Alabama**

Master Plan Renovation

Owner – Cities of Auburn/Opelika, AL

Architect – Bill Bergin, Bergin Golf Designs

(404) 630-6868

Completion Date – July, 2023

Project Amount - \$ 5,680,000.00



CANYON FARMS LENEXA, KS



# Jeffrey D. Blume, Limited

**GOLF COURSE ARCHITECTS**

## Cypress Bend Golf Resort

Many, Louisiana

**Owner:**

Sabine River Authority of Louisiana  
15091 Texas Highway  
Many, Louisiana 71449  
(318) 315-3893  
Contact: Mr. Warren Founds

**Construction Budget:**

5.0 Million Dollars

**Contractor:**

Mid-America Golf & Landscape



*Cypress Bend #8*

Opened in the early fall of 2023, the Cypress Bend Golf Resort project represented a complete renovation of an existing eighteen hole facility nestled along the shore of the Toledo Bend reservoir. The golf course routing meanders through rolling hills and valleys that possess over 100 feet of elevation change. In addition, the natural vegetation of

mature pine trees and hardwoods embrace the golf holes until the course reaches the shoreline of the lake (11 times) creating some of the most beautiful views in the state of Louisiana. The renovation consisted of a complete re-design of the course including the creation of two new holes to take advantage of shoreline not used by the existing routing. New greens, tees, bunkers, fairways, some new cart paths and a new irrigation system completed the scope of work.



*Cypress Bend #11*

Once the course matures, it is sure to take its place amongst Louisiana's finest layouts, and may indeed reach the pinnacle of the Bayou State's golf offerings.



# Jeffrey D. Blume, Limited

**GOLF COURSE ARCHITECTS**

## Underwood Golf Complex at Ft. Bliss (Sunset Course)

El Paso, Texas

**Owner:**

U.S. Army MWR  
P.O. Box 6270  
Ft. Bliss, Texas 79916  
(915)562-7255  
Contact: Bobby Kaerwer

**Construction Budget:**

2.1 Million Dollars

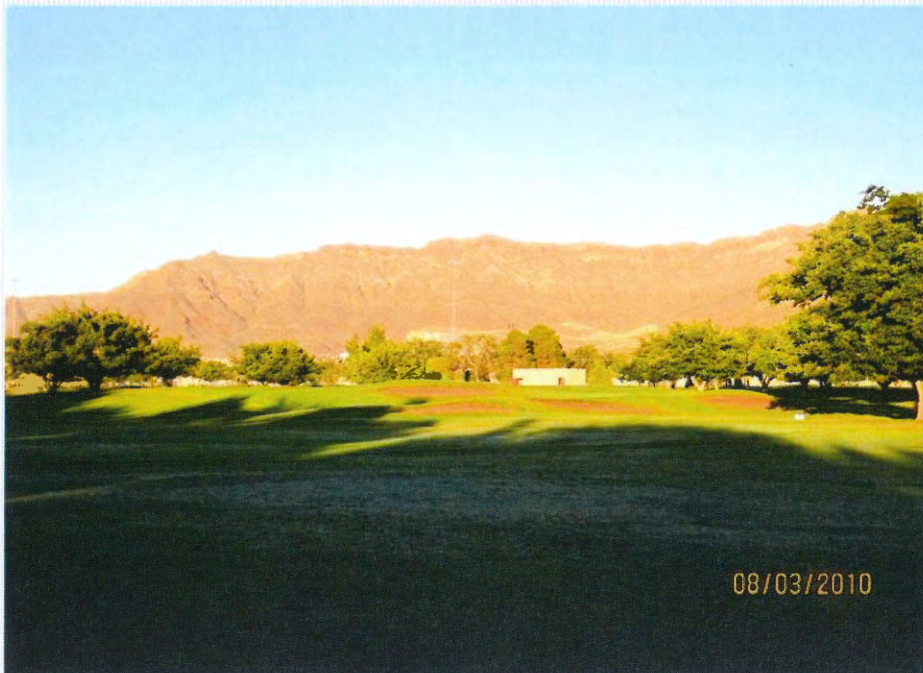
**Contractor:**

Mid-America Golf & Landscape



***Sunset Golf Course #10***

Completed in the summer of 2006, the Sunset Golf Course at Ft. Bliss was a greens complex, cart path and irrigation project undertaken for the MWR component of the U.S. Army. Jeffrey D. Blume, Limited was the golf course architect for a design/build team that included Mid-America Golf & Landscape as the contractor, and Aqua Turf International Design as the irrigation designer.



***Sunset Golf Course #7***

The main focus of the project was to redesign and rebuild all of the greens complexes on a course that is one of the oldest in El Paso. In addition, some routing changes were made to facilitate heavy amounts of play and take advantage of the good offsite views of the Franklin Mountains to the west. The course was lengthened through these routing changes and by redesigning and renovating all of the tee complexes. The course also received a new irrigation system and concrete cart paths. The project was completed on time and within the prescribed budget.



# Jeffrey D. Blume, Limited

**GOLF COURSE ARCHITECTS**

## Grand Pines Golf Club

Montgomery, Texas

**Owner:**

Bentwater Yacht & Country Club  
800 Bentwater Drive  
Montgomery, Texas 77356  
(936) 597-5700  
Contact: Mr. Chad Mahlman

**Construction Budget:**

5.0 Million Dollars

**Contractor:**

Heritage Links



***Grand Pines Hole #7***

Completed in the summer of 2005, Grand Pines Golf Club represents the completion of the amenity package for the Bentwater development located on the Houston area's Lake Conroe. Unlike the two existing courses within Bentwater, Grand Pines is designed with only the golfer in mind, and represents the premier membership within the community. The course is not encumbered by competing land uses, and is bordered on two sides by a national forest and Lake Conroe.



***Grand Pines Hole #11***

Carved out of the East Texas piney woods, the course is situated on 182 acres of rolling terrain that features over seventy feet of elevation change and several dramatic ravines. The course plays to a par of 72 and measures almost 7,100 yards from the championship tees.

Since opening, Grand Pines has been rated the Best New Course and Best Private Course in the Houston area by *Avid Golfer* magazine



# Jeffrey D. Blume, Limited

**GOLF COURSE ARCHITECTS**

## Lady Bird Johnson Municipal Golf Course

Fredericksburg, Texas

**Owner:**

City of Fredericksburg  
126 W. Main  
Fredericksburg, Tx 78624  
(830)889-5827  
Contact: Alan Wooley, PGA

**Construction Budget:**

1.9 Million Dollars

**Contractor:**

Heritage Links, LLC



***Lady Bird Johnson #6***

Completed in 2012, Lady Bird Johnson Municipal Golf Course was a full renovation of an existing 18 hole golf course that originally opened in the late 1960's. The project was undertaken to make modifications to the golf course made necessary by an airport expansion on adjacent property. The scope of work for the included re-routing four holes, redesigning and rebuilding all of the greens, fairways, tees and practice facilities, upgrading the existing irrigations system to adhere to the new design and provide dual head control around the putting surfaces, and re-working the cart paths and staging areas around the clubhouse. The course re-opened to rave reviews in September of 2012



***Lady Bird Johnson #7***



# Jeffrey D. Blume, Limited

**GOLF COURSE ARCHITECTS**

## Lake Charles Country Club

Lake Charles, Louisiana

**Owner:**

Lake Charles Country Club  
5500 Country Club Road  
Lake Charles, Louisiana 70507  
Tel. (337)477-5511  
Contact: Mr. Chris McCallum  
Superintendent

**Construction Budget:**

\$370,000.00

**Contractor:**

Eagleview Golf, LLC



***Lake Charles Country Club, #18***

Renovations at the Lake Charles Country Club have been done in stages for over twenty years. In 1998, Jeffrey D. Blume, Limited was brought in to work on the drainage and irrigation systems of the course. Five years later, a

greens and fairways renovation was done to improve the playing conditions on the golf course. Minor renovations were completed in the next few years that included adding a new lake and planting new trees to replace those that were lost during Hurricane Rita. In 2014, Jeffrey D. Blume, Limited was again brought in to redesign and renovate all of the course's bunkers and re-establish some of the design lines. The bunkers were redesigned in a style that matches the long history of the club, and now gives the course the appearance of a classic layout that harkens back to its "golden age" heritage of 1919. 2016 will see additional renovations to include new tees, and the addition of bulkheading in several areas.



***Lake Charles Country Club, #8***



# Jeffrey D. Blume, Limited

**GOLF COURSE ARCHITECTS**

## Liberty Municipal Golf Course

Liberty, Texas

**Owner:**

City of Liberty, Texas  
1829 Sam Houston Street  
Liberty, Texas 77575  
(936) 334-7305  
Contact: Mr. Chris Jarmon

**Construction Budget:**

3.0 Million Dollars

**Contractor:**

Duinnick Golf Construction



*Liberty MGC Hole #1*

Opened in the late spring of 2023, the Liberty Municipal Golf Course renovation was undertaken by the City of Liberty to enhance their only golf property. Originally built as the Magnolia Ridge Country Club in the early 1950's, the course was experiencing financial difficulties and was in need of significant capital improvements when the City of

Liberty took over and embarked on a complete renovation of the nine hole facility. The scope of work consisted of the creation of new greens, tees, bunkers, fairways, cart paths and a new irrigation system. The course was also re-routed to make room for a full sized practice range, chipping facility and putting green. Although the course is sited on 120 acres, it was decided not to add additional holes to maintain the generous spacing between play areas and preserve the existing mature vegetation.



*Liberty MGC Hole #9*

The course opened to rave reviews and is currently ranked the #3 Nine Hole Facility in Texas by the *Dallas Morning News*.



# Jeffrey D. Blume, Limited

**GOLF COURSE ARCHITECTS**

## Mallard Golf Club

Lake Charles, Louisiana

**Owner:**

City of Lake Charles  
326 Pujo Street  
Lake Charles, Louisiana 70601  
(337) 491-1481  
Contact: Mr. Mike Huber

**Construction Budget:**

\$6,300,000.00

**Contractor:**

Duininck, Inc.



*Mallard Golf Club #8*

Completed in the summer of 2020, the Mallard Golf Club project was a complex public/private partnership between three entities. The Chennault International Airport Authority, the City of Lake Charles, and the Morganfield Development Company all partnered to create a new high quality golf course to replace the existing Mallard Cove municipal golf course. The location of Mallard Cove was desired by Chennault for economic development so they entered into an agreement to build the City of Lake Charles a new facility through bond proceeds. The Morganfield Development

Company donated approximately 175 acres within their residential project for the new golf course that will serve as the primary amenity for their 2,000 acre development. Upon opening, the City of Lake Charles will take ownership and be responsible for the operations and maintenance of the facility.



*Mallard Golf Club #18*

The new design is a "links" style course built on flat land that was once used for rice farming. Earthwork was done to create topographic relief and promote positive drainage. Upon opening in the fall of 2021, the course will immediately take its place as the finest municipal facility in Southwestern Louisiana.



# Jeffrey D. Blume, Limited

**GOLF COURSE ARCHITECTS**

## Quail Valley Golf Course (El Dorado Course)

Missouri City, Texas

**Owner:**

City of Missouri City  
1522 Texas Parkway  
Missouri City, Texas 77489  
(281)403-8518  
Contact: Kelly O'Donnell

**Construction Budget:**

5.5 Million Dollars

**Contractor:**

Heritage Links, LLC



### *Quail Valley (El Dorado Course) #11*

Completed in August of 2009, the El Dorado Course at Quail Valley represents the completion of a project Jeffrey D. Blume, Limited started almost 10 year ago with the creation of a master plan. Following completion of the master

plan, the former owners sold the property to a new ownership group who allowed the golf courses to fall into disrepair. The City of Missouri City stepped in and acquired the property through eminent domain, and embarked on a renovation program that included the total redesign of the El Dorado Course and a new irrigation system for the La Quinta Course. Almost 200,000 cubic yards of material was moved to re-contour El Dorado, create new golf course features and improve overall site drainage. The greens were redesigned and rebuilt to USGA guidelines, and the cart paths were re-routed and replaced to adhere to the new design. The course opened to rave reviews on November 25, 2009, and is sure to become the finest public access facility in the southwest Houston market place.



### *Quail Valley (El Dorado Course) #14*



# Jeffrey D. Blume, Limited

**GOLF COURSE ARCHITECTS**

## Sugar Creek Country Club

Sugar Land, Texas

**Owner:**

Sugar Creek Country Club  
420 Sugar Creek Blvd.  
Sugar Land, Texas 77478  
(281)494-9131  
Contact: Gordon Wagner

**Construction Budget:**

1.2 Million Dollars

**Contractor:**

VM Golf Construction



*Sugar Creek #3 (Trent Nine)*

Sugar Creek Country Club is an existing 27 hole facility located in Sugar Land, Texas. The work at Sugar Creek is a three phased project that began in 2013 with the renovation of the Trent nine holes. The project is unique due to the



*Sugar Creek #7 (Trent Nine)*

fact that it is a public/private partnership between the City of Sugar Land and Sugar Creek Country Club. The City has been charged with renovating the drainage systems in the Sugar Creek subdivision, and those systems outlet in to the golf course. Working together, the city and club have been able to arrive at a solution that solves the neighborhood drainage issues while enhancing the golf course at the same time. The scope of work on the golf course includes regrassing all of the greens, fairways and tees, redesigning and rebuilding all of the fairways, tees and bunkers, and installing the new drainage features as per the City's plans. The second and third phases of the project are slated to begin in the spring of 2014 and 2015 respectively.



# Jeffrey D. Blume, Limited

**GOLF COURSE ARCHITECTS**

## The Campus Course at Texas A&M University

College Station, Texas

**Owner:**

Texas A&M University  
 Division of Student Affairs  
 Suite 117  
 Koldus Student Services Building  
 1256 TAMU  
 College Station, Texas 77843-1256  
 (979)845-4728  
 Contact: Tom Reber

**Construction Budget:**  
 5.0 Million Dollars

**Contractor:**  
 Landscapes Unlimited, Inc.



*The Campus Course #9*

Completed in the summer of 2013, the Campus Course at Texas A&M University broke new ground in setting up public/private partnerships between the university and its vendors. As a result of privatizing the golf operation, Texas

A&M was able to form a partnership with Sterling Golf, Inc. to renovate the golf course and arrange for its continued management in the future. The scope of the project was to completely redesign and rebuild the golf course which originally opened in 1950. The course was re-routed to better take advantage of the existing topography and campus views. New practice and research holes were included to assist the university in providing educational benefits to students, and the clubhouse and maintenance facilities were modernized. The resulting design greatly enhanced the "front door" of the university, and provided students, faculty and residence of the Bryan/College Station area with the finest on campus golf facility in the country.



*The Campus Course #18*



### Recent Projects Completed

- Tower Tee, St. Louis, MO- Art Schaupeter ASGCA, golf course architect. 9 hole system
- Hearne GC, Hearne, TX- 9 hole system
- Turtle Run GC, Danville, IL- New 18 hole system
- Liberty GC, Liberty, TX- Jeff Blume, ASGCA, golf course architect. New 9 hole system
- Highland Pines GC, Cypress, TX- New 18 hole system
- East River Practice Facility, Houston, TX- Mike Smelek, golf course architect. 9 hole system
- Gabe Lozano GC, Corpus Christi, TX- GPS of regulation course
- Gus Wortham GC, Houston, TX- New 18 hole system
- Squaw Creek GC, Willow Park, TX- John Colligan, ASGCA, golf course architect. 18 hole system
- Morganfield GC, Lake Charles, LA- Jeff Blume ASGCA, golf course architect. 18 hole golf course.
- Luling GC, Luling, TX- New 9 hole system
- Copperas Hollow CC, Crawford, TX- 9 hole single row
- Brenham CC, Brenham, TX- 18 hole system
- St. Joseph CC, St. Joseph, MO- Art Schaupeter ASGCA, golf course architect. New practice facility
- Cypress Bend GC, Many, LA- Jeff Blume, ASGCA, golf course architect. 18 hole system
- Legends GC, Stephenville, TX- 9 hole system
- Gabe Lozano GC, Corpus Christi, TX- Art Schaupeter, ASGCA, golf course architect. 9 hole exec.
- San Juan Oaks GC, San Juan, CA- Gene Bates, ASGCA, golf course architect. 18 hole system
- Illini CC, Springfield, IL- 18 hole system

### Current Projects

- Sede Club de lagos CC, Baranquilla, Colombia- 18 hole system
- Legacy Hills GC, Celina, TX- Lee Singletary, golf course architect. 18 hole system
- Westview GC, Quincy, IL- 27 hole system
- Graham CC, Graham, TX- 9 hole system
- Rose Creek CC, Oklahoma City, OK- 18 hole upgrade
- Maxwelton Braes GC, Bailey's Harbor, WI- 18 hole system
- Panther Cree CC, Springfield, IL- 18 hole system
- Lago Vista GC., Lago Vista, TX- 18 hole system
- Galveston CC, Galveston, TX- 18 hole system
- Oaks GC, Corsicana, TX- 18 hole system

The story of how a city fought to save the golf course it was built around. In the process, it helped create a law to prevent predators from taking over your local club.

# RESURRECTION

Top juniors sign letters of intent



Player of Year Splitz is ALGA



Women's Cup Texas



Texas Shootout



Joe Black Cup Matches



Americans Win The Spirit



LPGA Tour Championship



DECEMBER 2009

The nation's best local golf magazine

# HOUSTON LINKS

## GOLF BUSINESS

## The Resurrection of Quail Valley GC



PHOTO: CORINNE VANDERMEER

# RESURRECTION

*The incredible story of how a city fought to save the golf course it was built around*

By **MARK BUTTON**

*Texas Links Staff*

**M**ISSOURI CITY—Jeff Blume believes every golf course tells a story. More than that, every *hole* has a tale to tell. He's not, by the way, talking about the stories produced by epic matches or career rounds played out on golf's battlefields. Not at all. Blume says well-designed courses tell golfers a story, hole by hole, as they play the course, every time they play it.

You wonder why some players (Tiger?) like certain courses more than others? Perhaps those are just his favorite reads.

One might call Blume, the designer of the resurrected El Dorado Course at Quail Valley Golf Course, a bit of a romantic when it comes to golf course architecture, but that doesn't bother him. He's had his brushes with serendipity or



**2880 La Quinta Drive  
Missouri City, Texas 77459  
281-437-8277  
[www.golfquailvalley.com](http://www.golfquailvalley.com)**

El Dorado Course Designer: Jeff Blume  
General Manager: Tyson Stittleburg  
Opened: November 2009  
Fairways/Greens: Bermuda 419/Tiff Eagle  
Resident Rates: Mon.-Fri., \$23; Sat.-Sun., \$28.  
Includes cart. Twilight rates and yearly memberships available.  
Non-resident rates: Mon.-Fri., \$27; Sat.-Sun., \$32  
Includes cart. Twilight rates and yearly memberships available.  
Par/Yardage: 71/6,931 (black tees), 6,552 (blue), 6,146 (white), 5,685 (gold), 5,100 (red)

irony, if you like—and his work at the majestic Grand Pines Golf Club at Bentwater more or less allows him to the pulpit to wax poetic on the fine art of golf course architecture to his whimsy.

Missouri City's Quail Valley once was a 36-hole, private club that hosted the Houston Open in 1973 and 1974, then nearly was destroyed two years ago before city officials jumped in and claimed "eminent domain" for property owners in the Quail Valley community. If the courses were bulldozed, the housing properties would nose dive.

This type of situation—course owners "blowing up" the course to sell the property at a much higher rate for residential purposes—can happen anywhere. See the Old Orchard Golf Club in Richmond or all the courses in Myrtle Beach, S.C., that have disappeared over the years

*Continued on page 59*

## The Resurrection of Quail Valley GC

## GOLF BUSINESS

*Continued from page 64*

(23 courses closed since 1998).

Quail Valley went the other way and saved itself, largely thanks to Mayor Allen Owen and the community as a whole.

"I think this could be looked as a test pilot for other old-line country clubs that can't make it anymore," Blume said. "You're starting to see cities or government agencies come in, and they're the only ones who can buy the land. And here, particularly, it was even more important because the previous owners had done such a terrible job maintaining the course."

Mayor Owen would have none of it. He chased the old owners out of town and vowed to resuscitate the once-proud golf course.

"The main mission was to have a public facility that would add value for property owners throughout the city," Owen said. "Having an amenity that not only served the golfing community, but a facility that served as a public park for everyone to enjoy. Parks are one of the main things people look for in a community."

Owen went on to explain how property values had tremendously dropped in past years due to the uncertainty of the golf club's future and the 400 acres that rest in the middle of Missouri City. The El Dorado Course had to be shut down completely because the old owners completely ignored maintenance.

"Our goal as a city was to rebuild that confidence and property value," Owen said. "Property value is what determines tax revenue for us to do our entire budget. If we can increase values, then we increase revenue and we are able to reduce taxes, hopefully. Park land is becoming increasingly less and less. Preserving 400 acres of wetlands, trees and open space was important to us all."

The city passed a \$17.5 million bond issue last November by the largest margin of any bond issue previously done, for the specific use of acquiring and improving the 400 acres.

To Owen, that says it all.

The mayor turned to Blume to rebuild on the El Dorado Course—he said the old owners had neglected the course to the extent the grass in some fairways was belt high or taller—and change anything and everything. Now a municipal facility, the city spent about \$5 million on the renovations. About \$4 million was spent on El Dorado. The remainder was used on a new irrigation system for the second course, called La Quinta.

As for El Dorado, which held its grand opening on Nov. 27 and is ready for public play, Blume says it is a brand new golf course.

"The only things left from the old course are the out of bounds stakes," Blume said.

Blume created a challenging, surprisingly undulating courses with killer par 3s, rolling fairways and risk-reward par 5s throughout the residential course.

How did he get the job? That's touches on Blume's penchant for fate. In the mid-1990s, Blume



PHOTOS: CORINNE VANDERMEER

## GOLF BUSINESS

## The Resurrection of Quail Valley GC



and PGA Tour pro and TV analyst Billy Ray Brown, who grew up at Quail Valley, started working on some master renovations plans for the complex. They hung the plans on the wall of one of the offices in the clubhouse.

"When everything went down, the city gave the old owners 30 days to vacate the premises," Blume said. "They pretty much robbed us blind. They took everything that wasn't nailed down...with the exception of my master plans. They left those hanging on the wall. Someone from the city saw them and said, 'Hey, this guy has done some work here, let's call him.' That's how I got the job."

Destiny, anyone?

Now back to this "every hole tells a story" business that Blume believes. What exactly does he mean?

Take the new No. 1 at El Dorado, for example. It's a short par 5,

just 497 yards from the tips, with a pair of bunkers not far from the tee boxes on the left side of the fairway. Farther toward the green, there is a bigger fairway bunker on the right that staggers toward the green. Blume and his crew created every single one of the 74 sand traps on El Dorado, and every single one tells part of a story. The crew also added four lakes and expanded others.

"What we're doing with the bunkers and their specific positions is describing 'shot values,'" Blume said. "We're telling the player the best shot to hit on this hole. He or she may not be able to hit it, but we're showing them the optimal shot. Like here on No. 1, the two bunkers that are down low on the left are pretty much out of play, but the one on the right sitting on an angle, sort of pointed toward the hole, is telling you to hit a draw off the tee.

"When you go to the next shot, with the organization of the green-

## The Resurrection of Quail Valley GC

## GOLF BUSINESS



PHOTO: COBINE VANDERMEER

side bunkers, it's telling you to hit a cut-shot into the green. If you pay attention to the hazards on a good course, they will tell you where to hit your shots."

Blume says good golfers—or even average players who pay close attention to hole layouts—can read "the story" that architect specifically "wrote" about how to best play that hole.

Architects have their tricks, too, Blume admits. Take a look at the green from the 224-yard, par-3 11th hole. The hole certainly doesn't look that long, but there's a reason. Blume pushed a pair of bunkers back some 55 yards from the green—they're basically out of play, other than a visual distraction—which makes the hole seem shorter.

"That's an old architect's trick to hide some distance and make the hole more compact," Blume said. "When you do something like that, you're compressing the hole. It's something to keep the golfer

thinking."

Club general manager Tyson Stittleburg, one of the few staffers who made the transition from the old owners to its new city-owned operators, summed up Blume's inspired work on El Dorado with a playful jab.

"Here's Billy Ray Brown, who gets paid to talk about golf on TV," Stittleburg said, "and when he stood on No. 16 tee, all he could say was, 'Wow.'"

Brown, of course, had more to say.

"I think it will be the 'Quail Valley of old,' meaning the club it was back in the 1970s when the Houston Open was there, not the 'old Quail Valley' that fell apart these last few years," Brown said. "From the city standpoint, it could be the epicenter, where everything funnels through. For people who really remember what Quail Valley was like

## GOLF BUSINESS

## The Resurrection of Quail Valley GC



PHOTOS: CORINNE VANDERMEER

when it went in (was built) back in 1973, they know it served as more than a golf course. It was a place in the city where everything seemed to funnel through. Jeff Blume did a great job designing a new course that keeps it up with the times."

The course certainly is attractive, light years ahead of the old layout. The price is right to play, too. Nonresident golfers on a Saturday morning will only have to fork over \$32—and that's with a cart. For Quail Valley residents, it's only \$28 with a cart. It's much less during the week.

"The best story here is we're bringing back a community," Blume said. "It's bigger than a just golf course. If this club had gone away, this community would have suffered greatly. It's a great success story for the community."

Owen added that fewer homes have been put on the market since the course re-do, and people are moving back as well.

"Realtors should be proud to show off improvements to prospective home buyers all over the city," Owen said, "and in time, we will

see our property values increase back to the level they should be."

As for the golf course, Blume created a new course from a previously unmaintained one, and he didn't do it by building mounds everywhere to hide the views.

"The course still has that old-time feel to it," Blume said. "What I try to do now is use longer, bigger slopes and get away from doing mounds everywhere. I think that trend looks very artificial. I think this is going to be a very playable course and challenging. But it won't play as challenging as it looks. You always want it to look tougher than it is."

Perhaps best yet (for Blume et al, anyway) was the city is thrilled with the results. The project was done on time and—get this!—on budget.

"Jeff did an excellent job in designing what I think will be one of the most outstanding golf courses in the South," Owen said. "We will now be able to offer two different levels of play: One that is laid out for the average golfer, and one that will be more challenging."

## The Resurrection of Quail Valley GC

## GOLF BUSINESS



During construction, possibly the biggest challenge in the project was redoing the course without disrupting everything beneath the soil. There are gas lines, 10-inch, force main sewer lines and all manners of dangerous, untouchable pipes and lines sitting in the way of Blume's path.

"Well, you can't cut on a 10-inch, force main sewer line," he said. "So you take that and you have all this criteria and little pieces of one hole or two holes, and you have to work around all of it. To make all the changes we did and create the contour...it was like working a 5,000-piece jigsaw puzzle. In some ways, that's one of the things I'm most proud of, and I imagine Heritage Links is, too, because you couldn't just come in and *carte blanche* do whatever you wanted."

Stittsburg's new goal is get the word out that the course has drastically changed for the better.

"We're not the same Quail Valley we used to be," he said. "We're rejuvenated. And the fact that now that we're open, we're close to a

lot of places. We're 20 minutes from the Medical Center, about 30 minutes—at worst—from downtown and five minutes from Sugar Land. It's a top-notch golf course right in your backyard. The other thing is that you're going to be able to play a high-caliber golf course at a really good price."

Blume can't help and reflect on the "full circle" aspect of the job, either. He started with Brown and those old plans some 10 years ago, and now he finally gets to see the job done, and done right.

"For me, to come back and finish something I started 10 years ago and see it get put into the ground has been rewarding," he said. "I actually think it's better now than it would have been back then."

As for the public reaction to the new El Dorado Course, that will come soon. Blume, Brown, Stittsburg and all their staffs believe the results will be positive.

"I get so many calls already from people who used to live out here or grew up out here," Stittsburg said, "they're all so happy that Quail Valley is coming back." TL



**Mayor Allen Owen**

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Missouri City, Texas 77489

Phone: 281.403.8500  
www.missouricitytx.gov

January 19, 2009

Mr. Jeff Blume  
Jeffrey D. Blume, Ltd.  
28250 FM 2978, Suite 323  
Magnolia, Texas 73354-5112

Dear Jeff:

When Missouri City decided to redesign and renovate the Quail Valley Golf Courses, we turned to you as our first choice due to your previous work in 2000 when you developed a master plan for the redesign of the Quail Valley Golf Courses. With the tight schedule that the City established, this move proved to be one that worked exceptionally well for the design and renovation of the 18-hole El Dorado Golf Course as well as the irrigation for both courses – El Dorado and La Quinta.

Throughout the design and construction phase, you were always available to advise staff members when questions arose and were always able to come up with solutions that met the needs of residents, golfers, and staff without compromising the aesthetics of the golf course. Your hands-on approach and flexibility were evident and welcomed by everyone that was involved in the completion of the project. Building a public golf course takes additional efforts to ensure the public's money was utilized in an efficient and effective manner. Missouri City can confidently say that you were a good steward of the City's money.

The City chose the right person for a project that needed to satisfy the needs of a diverse group of individuals under an aggressive time frame. The El Dorado course will be one of the best public courses in the greater Houston market. The USGA raters that were assigned the El Dorado course stated it was the best municipal course they had ever rated. The renovation of the golf course has enhanced the value of the homes in the area and made the residents proud to be in close proximity of such a beautiful golf course. Thank you for a job well done.

In appreciation,

Allen Owen  
Mayor

Frank Simpson  
City Manager

Scott R. Elmer, P.E.  
Director of Public Works/  
City Engineer

**CITY OF MISSOURI CITY**



OFFICE OF MAYOR  
JAMES A. THOMPSON

December 22, 2009

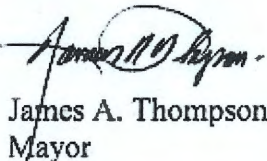
To Whom It May Concern:

Jeff Blume, LTD. recently conducted the design and construction management services for a regional detention facility that was constructed as part of a public/private partnership between the City and the Riverbend Country Club. This project included a number of critical components as they related to the golf course needs, as identified by Riverbend, and the detention needs that had been identified by the City. Mr. Blume coordinated a number of the meetings between the groups in order to make sure that all of the details were being addressed and that expectations were being maintained. His professional approach to the design of the detention facility and his knowledge of golf course design and construction were a definite asset for both parties.

The result of this work was a very successful public/private partnership between the City of Sugar Land and Riverbend Country Club. The project was a definite success and one that both parties learned from and can carry into the future as an example of how to do things right.

Please do not hesitate to contact me if I can be of further assistance.

Sincerely,



James A. Thompson  
Mayor



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**Golf Course Builders  
 Association of America**

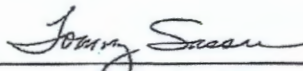
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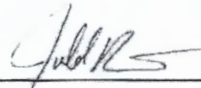
Having completed the requirements of the  
 Golf Course Builders Association of America  
 for the above designation, the  
 recipient has been designated as a Certified Member,  
 with all rights, honors, and privileges of this title,  
 for the year specified below.

**2022**

The signatures of authorized officers of the Golf Course  
 Builders Association of America are hereunto affixed.



**TOMMY SASSER**  
 Certification Board of Governors  
 Chairman



**Judd Duininck**  
 GCBA President