



CE Golf
Design



PEARSON
GOLF CONSTRUCTION



Proposal for:

City of Osceola, Arkansas
Request for Statement of Qualifications
RFQ 2023 – Quality of Life – Golf Course/Nature Park



December 19, 2023

City of Osceola
Attn: Cody Shreve
RFQ - 2023 - Quality of Life - Golf Course/Nature Park
303 W Hale
Osceola, AR 72370

Dear Cody:

We are excited to submit a response to your RFQ 2023 - Quality of Life - Golf Course/Nature Park. A project of this scale can have a transformative effect on a small town, and it is important that the team that you select will be the right one to bring this project to fruition. Please keep in mind the following key points of differentiation that we believe uniquely qualifies CE Golf Design and Pearson Golf Construction to be your selected team:

RENOVATION PROCESS - The foundation of our client's success is CE Golf Design and Pearson Golf Construction's experience in renovating and building both public and private courses. Our renovation process is designed to be flexible to adapt to each client's needs. We believe strongly in highly collaborative approach with all the stakeholders. This process generates a wide variety of participation and, as a result, we all have ownership in the project and understand the issues and proposed solutions. When stakeholders believe in and value the plan, there is greater "buy-in" and support for the project.

TEAM - Team experience will be critical to the long term success of this major investment. We have an experienced team with Todd Clark, ASGCA as Golf Course Architect, and Daryl Pearson of Pearson Golf Construction. Our team is very qualified to design, build and manage all the improvements planned.

PEOPLE - Ultimately, the success of your projects comes down to the quality and commitment of the people doing your work. The people identified with the CE Golf Design team will be the same people that start and finish your project. We will be there from the beginning until the course re-opens for play. Finally, our team is approachable, responsive, creative and made up of highly motivated leaders. Our ability to pursue mutual understanding and collaboration helps us transform your vision into a reality for all golfers to enjoy.

Sincerely,

A handwritten signature in black ink that reads 'Todd J. Clark'.

Todd J. Clark, ASGCA
President, CE Golf Design

Specialized Experience and Technical Competence

Clark Enterprises DKC LLC dba CE Golf Design, was a family owned business that has been in existence since 1992. In 1994, Todd Clark established the golf division, and along with partner Brent Hugo, provide golf course design, landscape architecture and project management services for new and existing golf facilities throughout the United States. Todd Clark and Brent Hugo are now the sole owners of the company.

Todd, a Landscape Architect and Member of the American Society of Golf Course Architects (ASGCA), firmly believes that playability, aesthetics and environmental sensitivity are the foundation of our design approach. We understand that client's objectives can vary greatly, and we are committed to create a design that meets those objectives. With our combined 50+ years of experience, CE Golf Design has the ability to help our clients achieve their goals. Our expertise and service will separate your project from the competition. Through fundamental design philosophy and project administration, we are able to consistently produce on-time and under budget projects.

Pearson Golf Construction is a turn-key golf course construction and renovation business with expertise in all aspects of golf landscape, including bunkers, irrigation, tee and green construction, ponds, and even special features such as waterfalls and stacked stone walls. Their highly skilled team brings decades of knowledge and expertise to each project. Pearson Golf Construction is dedicated to providing the highest quality results to achieve great customer satisfaction.

The following is a partial list of completed projects that demonstrate our experience:

CE Golf Design Projects with Pearson Construction:

Cooper's Hawk Golf Course – Melboure, Arkansas – Public Golf Course – 2019-2023

Contact: Jim Cooper, Owner (870) 291-8801

Scope of Work: CE Golf Design provided design, bidding and construction observation for various golf course improvements. Pearson Golf Construction was responsible for construction activities, while working closely with the in-house staff to complete projects.

Topeka Country Club – Topeka, Kansas – Private Country Club – 2021-2023

Contact: Kent Morgison, Superintendent (785) 393-2430

Scope of Work: Design/Build project of a complete 18-hole golf course renovation. CE Golf Design was responsible for the design work and Pearson Golf Construction was responsible for all construction activities.

Oakwood Country Club – Kansas City, Missouri – Private Country Club – 2019-2023

Contact: Hunter Hayes, PGA Professional (660) 254-1597

Scope of Work: CE Golf Design provided design, bidding and construction observation for a complete 18-hole golf course renovation and construction of a nine hole par-3 course. Pearson Golf Construction was responsible for all construction activities.

CE Golf Design Projects of Similar Scope:

Mules National Golf Club – Warrensburg, Missouri – University Owned Golf Course – 2014-2016

Contact: Chris Port, General Manager, (660) 909-1117

Scope of Work: CE Golf Design provided design, bidding and construction observation for a complete 18-hole golf course renovation/re-build. While working with existing hole corridors and some existing irrigation, the entire course was rebuilt including, greens, tees, sand bunkers, new zoysia fairways and cart paths.

Overland Park & St. Andrews Golf Clubs – Overland Park, Kansas – Municipal Golf Courses – 2006-2023

Contact: Doug Melchior, Director of Golf Operations, (913) 238-9889

Scope of Work: CE Golf Design has been working as golf course architect of the 54-holes for the City since 2006. We started by providing design, bidding and construction observation for a 6-hole re-design of St. Andrews Golf

Club in 2006. We have been involved in various improvement projects over the years including tee renovations, sand bunker renovations, clubhouse site planning, and master planning.

Indian Creek Golf Club – Carrollton, Texas – Municipal Golf Course

Contact: Matt Roberts, General Manager, (913) 238-3160

Scope of Work: CE Golf Design provided design, contractor negotiation, and construction observation for an 18-hole golf course renovation including new tees, greens, fairways, and cart paths.

Pearson Golf Construction Select Project Experience:

Hallbrook Country Club – Leawood, Kansas – Private Country Club – 2023

Contact: Mike Studier, Superintendent, (913) 563-2321

Scope of Work: Practice Facility Renovation.

Terradyne Country Club – Andover, Kansas – Private Country Club – 2022

Contact: Scott Welsh, General Manager, (316) 733-2582

Scope of Work: Sand Bunker Renovation.

St. Joseph Country Club – St. Joseph, Missouri – Private Country Club – 2022-2023

Contact: Bryan Taylor, Superintendent, (816) 430-4009

Scope of Work: New Practice Facility.

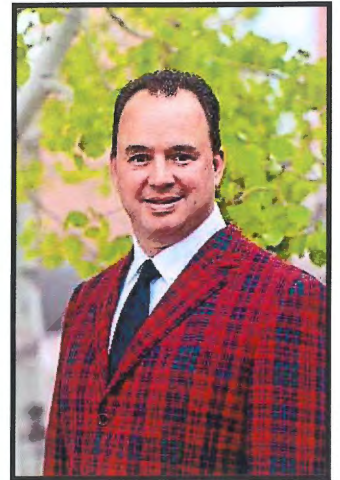


Capacity and Capability of Firm to Perform Work

Todd Clark, ASGCA & RLA – As a member of the American Society of Golf Course Architects, Todd has extensive experience in golf course architecture and has orchestrated the design of public, private, and resort golf courses throughout the United States. Nearly 30 years designing and implementing golf courses enables Todd to understand clients' goals, budgets and schedules. Golf course owners appreciate his ability to produce on-time and under-budget developments.

Projects include new 18-hole golf courses and major renovations to existing courses. In addition to golf course design, Todd is a Registered Landscape Architect in Kansas, Missouri, and Illinois.

Kansas State University
Bachelor of Landscape Architecture



Brent Hugo – As a key part of the CE Golf Design team for 25 years, Brent has been closely involved with clients and their objectives. Whether the project is a new golf course starting from the ground up, improvements to an existing course or landscape design related, Brent's contribution begins with site analysis and preliminary design considerations. Brent's insight produces exciting yet practical solutions. An accounting background is a tremendous asset in cost and quantity estimation. Creating detailed technical documents and working closely with a contractor during construction, Brent produces the results a client envisions.

Kansas State University
Bachelor of Accounting



Daryl Pearson – Daryl has been in the Golf Course industry for over 30 years and in golf course construction for the past 7 years. Prior to establishing Pearson Golf Construction, Daryl was the Co-Owner and founder of the Golf Division for Mammoth Sports Construction in Meriden, KS. As a former Golf Course Superintendent, Daryl brings a unique understanding of what it takes to both build and maintain a golf course.

University of Kansas



Description of Project Approach

Our Design/Build team will make this project a priority if selected. Once detailed mapping information is obtained from the City, the first step in the process is to conduct a site visit to observe the existing conditions of the golf course and collect information for the creation of the Renovation Master Plan. This plan will graphically detail the improvements to be made to the existing golf course, the additional nine holes, and new park amenities.

We will present the Renovation Master Plan to the necessary stakeholders and explain our rationale for the design decisions we have made. After input from the stakeholders, we will finalize the Plan to define the scope of the project and begin preparing the Construction Documents. The Construction Documents may consist of a site plan, erosion control plan, grading plan, drainage plan, grassing plan, construction details or others that may be necessary. Permitting will begin once the Construction Drawings are prepared to secure land disturbance permits from both the City and the State of Arkansas.

After Construction Drawings and Specifications have been prepared, we will work with the Pearson Golf Construction to prepare competitive pricing for the defined scope of work. Together, we will present this pricing to the stakeholders for approval.

As construction activities begin, we will be on-site for a pre-construction meeting with representatives from the City. During the construction process, we will hold on-site construction meetings (weekly or bi-weekly) to review construction progress and talk about the upcoming construction schedule. Site visits are an extremely important part of a golf course renovation to define the final artistic look of the course. We anticipate that there will be +/- 16 site visits during the construction process. As construction nears completion, we will create a punch list of items that need to be addressed prior to final completion.



Topeka Country Club
Hole #2



Overland Park Golf Club
Hole #4 West



Mules National Golf Club
Hole #18



St. Andrews Golf Club
Hole #15

Indian Creek Golf Club
Hole #17



Hallbrook Country Club
Practice Range





Terradyne Country Club
Hole #18



Cooper's Hawk Golf Club
Hole #2



Intercollegiate Athletics Office
Multipurpose 203
Warrensburg, MO 64093
Office 660-543-4250
FAX 660-543-8034

February 10, 2016

Mr. Todd Clark
CE Golf Design
3250 Brinkerhoff Road
Kansas City, KS 66115

Dear Todd:

It was hard to believe that it was only a year ago that we started construction activities on our Keth Memorial Golf Course. The original golf course was very special to me since I knew Dr. Keth, the original designer. My days on the golf team and now witnessing this major transformation have been very rewarding to me. As I reflect on how your design created an entirely new routing of the golf course while preserving a majority of the existing golf corridors and character of the site leaves me impressed!

Todd, both you and your partner Brent Hugo provided creative solutions for all of our problems while remaining within our budget. Your design, for the most part, is a new golf course that features all new USGA greens, Zoysia grass tees and fairways, white sand in the bunkers and a dramatic "island green" finishing hole. It is the experience and professionalism that CE Golf Design demonstrated during the design and construction phase that led to a successful project. Even when the UCM Board wanted a dramatic finishing hole or island green for the eighteenth hole near the end of the project, you delivered a design solution within a few days for their approval. Our finishing hole will leave an impression on any golfer that plays our Mules National Golf Club at the University of Central Missouri.

I appreciate all of the hard work that CE Golf Design has invested in our golf course. We now have a golf facility that can host any NCAA Division II tournament in the future and feel proud of our golf course. I have enjoyed working with you and look forward to continuing our relationship in the future. Please have any potential clients contact me or our general manager Chris Port about your services for our project. On behalf of the University of Central Missouri, thank you for your vision as a golf course architect and making it a reality for our University!

Sincerely,

Mr. Jerry Hughes
Athletic Director
University of Central Missouri

City Hall • 8500 Santa Fe Drive
Overland Park, Kansas 66212
913/897-3805 • Fax 913/897-4467

www.opkansas.org

Todd Clark
CE Golf Design
3250 Brinkerhoof Rd.
Kansas City, KS 66115

May 29, 2008

Dear Todd:

I wanted to express my sincere appreciation for your work with the redesign of the St. Andrews Golf Course. In my 34 years of golf course experience, this has been the most popular single improvement we have ever done for our more than 5,000 patrons. As I sit back and reflect on what your plans and designs did for us, I am truly pleased. I can say with confidence that St. Andrews Golf Course is now the first choice of many when it comes to securing a tee time. This increase in rounds has exceeded our wildest expectation.

To date, since we opened those six new holes this past November, I have had nothing but positive comments regarding the golf course and I have been inundated with e-mails and phone calls about your improvements to the St. Andrews Golf Course. The community is extremely enthusiastic about the new layout. The way that you were able to blend the existing holes with the new holes is a masterpiece in the opinion of many.

Todd, I have enjoyed working with you over the years. The projects that you have done for us, both at the St. Andrews and the Overland Park Golf Courses have resulted in improvements to our facilities that our patrons will benefit from for many more years. You have an exceptional sense for what the client wants and you totally understand the needs of a public golf facility. You know how important it is for players to be able to play a round of golf in a reasonable amount of time, for them to be able to find their golf ball, to experience a challenge, but

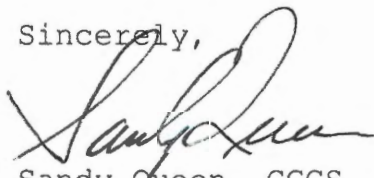
not be de-moralized and most importantly for them to have fun while they are "playing golf".

Overland Park continues to dominate the Kansas City market with over 60,000 round per 18-hole course. This is truly satisfying in a time when golf is under such economic pressure, particularly in the metro area with the number of golf courses available to players.

It has been a pleasure to work with you. You have a unique understanding of what it is that we are trying to do and what our overall mission is. We want to meet the needs of both new players, seniors, ladies and the higher handicapped players and your understanding of this made my job so much easier. It was obvious that you and your team truly wanted to help us achieve our goal. The things that you and your associates at CE Golf Design have accomplished for us are outstanding.

Again, I want to thank you for the hard work and to express my appreciation on behalf of our Governing Body and all of us who work for the City of Overland Park and for those who play golf at St. Andrews. As a testament to yourself, your staff and your vision, I look forward to working with you again on other golf course improvement projects. Your professionalism has been outstanding, your commitment to the client is unwavering and you should be very proud about what you have accomplished.

Sincerely,

A handwritten signature in cursive script, appearing to read "Sandy Queen".

Sandy Queen, CGCS
Manager of Golf Course Operation