

STATEMENT OF QUALIFICATIONS  
RFQ #2023

# Municipal Golf Course | Nature Park

CITY OF OSCEOLA, AR



**Submitted by:**

**WATERMARK GOLF, LLC**

Nathan Crace | Golf Course Architect  
PO Box 1250 | Magee, MS 39111  
601.849.0461 | [nathan@watermarkgolf.com](mailto:nathan@watermarkgolf.com)

**With:**

**Quitno Golf Designs, Inc**  
**Wadsworth Golf Construction**  
**ETC Engineers and Architects**

**THE WATERMARK  
GOLF COMPANIES**  
DESIGN | CONSULTING | MANAGEMENT





**City of Osceola, Arkansas**  
Municipal Golf Course | Nature Park

20 December 2023

Dear Members of the Golf Course Selection Committee:

We are pleased to submit the enclosed proposal to the City of Osceola for improvements and expansion to the City's golf course in accordance with the RFP we received on December 12, 2023. We feel we have assembled a team second-to-none, which not only possesses extensive experience in leading successful municipal golf course projects, but also provides the local knowledge needed to meet the City's needs and expectations for the project.

Our team leader, **Nathan Crace**, is a member of the American Society of Golf Course Architects (ASGCA) and a registered Landscape Architect based in neighboring Mississippi. With 30 years of experience assisting clients in publicly-funded golf projects including municipalities, state agencies, universities, and the US Armed Forces, Nathan has been involved in a wide range of golf course renovation projects. He also has specific golf renovation experience in Arkansas with both the State Parks system in Wynne and consulting with the Arkansas Dept of Transportation (in addition to his recent renovation of Colonial CC in nearby Memphis).

Team co-leader, **Todd Quitno**, is also a member of the ASGCA who has partnered with Nathan on both publicly funded renovations (Starcke Park GC for the City of Seguin, Texas) as well as high-end private projects. Todd's solo work includes a large array of municipal golf clients from Texas to New York, with a primary focus in the Midwest. His nationally recognized work at the recently renovated Canal Shores Golf Course near Chicago, IL, is proof positive of his commitment to excellence in building public golf facilities that provide a critical resource for public recreation and growth of the game.

As a collaborative team, the combined design experience and technical skills of **Watermark Golf and Quitno Golf Designs** are unrivaled in the industry, and the two firms share a pragmatic approach in maximizing a client's investment to deliver the absolute best return possible.

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To supplement our golf design services, we have engaged **ETC Engineers and Architects** for the civil portion of this project, including storm drainage, lake development, permitting, and other aspects of the project requiring engineering and/or regulatory review. ETC is based in Little Rock, AR, and is well known for its results-based approach and commitment to client service on every project. ETC



also has extensive experience in the public sector and understands the needs of municipalities to perform proper due diligence and cost control measures throughout the design and build process. Their CE team will be working closely with Nathan and Todd from the start to aid in quality control as well as any permitting that the project may require.

Lastly, as this is a design/build submittal, the final member of our team is award-winning golf course contractor **Wadsworth Golf Construction**. Based in Plainfield, IL, Wadsworth is one of the most respected golf course contractors in the United States and boasts 64 years of building experience. With crews that have worked around the country, Wadsworth employs highly-skilled construction managers, laborers, and a robust equipment inventory. These resources will be employed to realize the design ideas that Nathan and Todd put on paper, transforming them into reality for the City. Furthermore, the leadership at Wadsworth is committed to promoting the game of golf in public settings and especially for the growth of junior golfers through the ongoing donations and monetary support of the **Wadsworth Foundation**—a commitment started by the late Brent Wadsworth (firm founder), and unmatched by any other organization in the industry.

In summary, we feel that you will find in the pages that follow a well-sourced and dynamic proposal for the renovation and expansion of the existing Osceola golf course. Our collective team is excited to bring creative problem-solving and a hands-on approach to this project, and we look forward to helping the City develop a unique and fun golf experience that will not only serve local users, but also provide a larger draw to golfers in the greater surrounding region.

We look forward to the opportunity to meet with you in person once you have reviewed this proposal and welcome any questions you may have in the meantime.

Sincerely,

**WATERMARK GOLF, LLC & QUITNO GOLF DESIGNS, INC.**

Nathan Crace, ASGCA, PLA

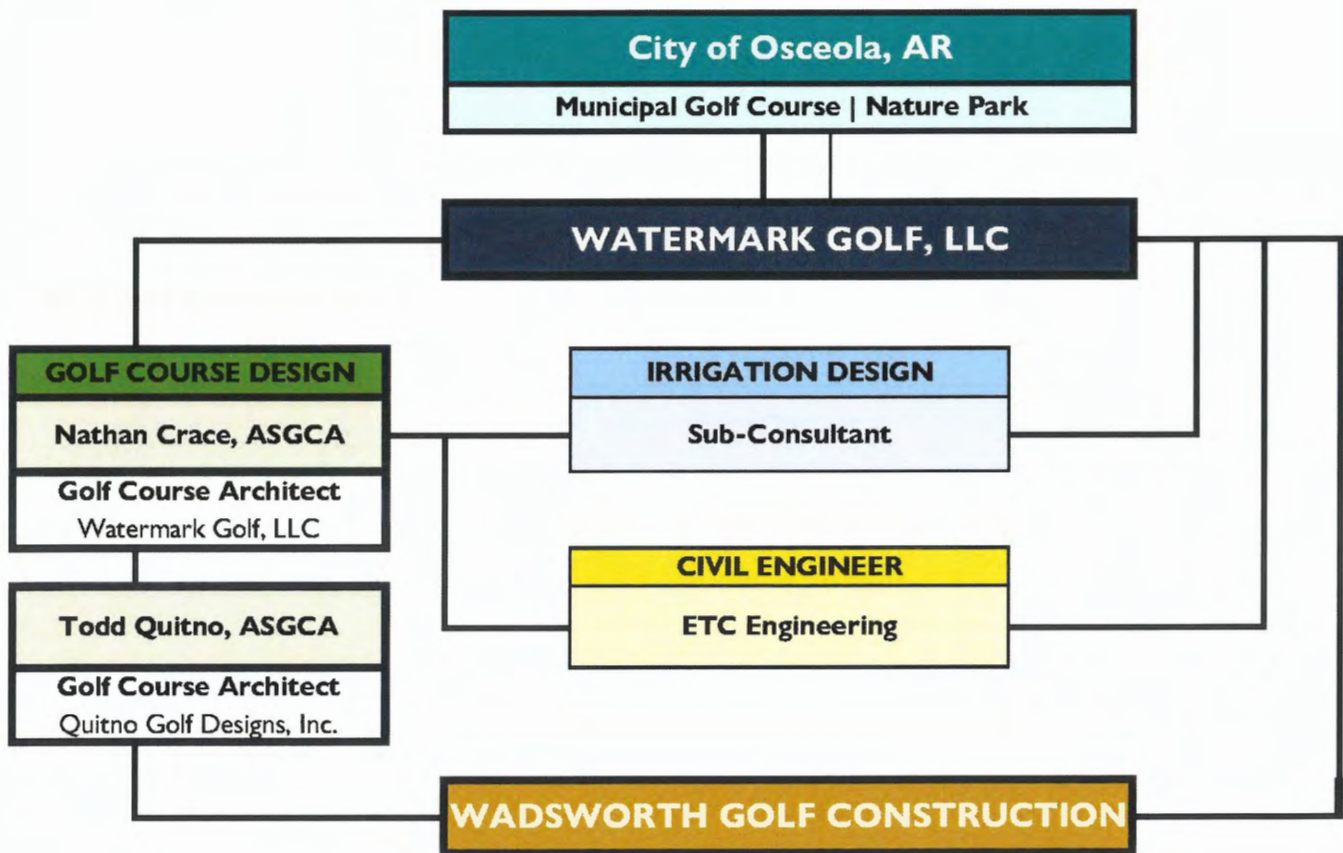
Todd Quitno, ASGCA



### Table of Contents

	<u>Page</u>
Letter of Introduction .....	2
Team Organizational Chart.....	4
Team Information .....	5
Individual Resumes .....	6
Recent Public Projects .....	11
Design Process .....	18

### Team Organizational Chart





**Golf Design: WATERMARK GOLF, LLC / NATHAN CRACE DESIGN | MCGEE, MS**

**Firm Est. 2002** | Over 29 years experience  
Nathan Crace, ASGCA | Golf Course Architect  
601.849.0461 | nathan@watermarkgolf.com

THE WATERMARK  
GOLF COMPANIES  
DESIGN CONSULTING MANAGEMENT



**QUITNO GOLF DESIGNS, INC | PARK RIDGE, IL**

**Firm Est. 2022** | Over 27 years experience  
Todd Quitno, ASGCA | Golf Course Architect  
847.951.3051 | tquitno@quitnogolf.com



**Team role:** We feel that we have assembled a great collaborative team who will share golf design and planning responsibilities. Nathan will serve as the Project Manager at Osceola, and assist Todd with routing, strategy, and design development. Todd will serve as the Technical Lead for the project while working with Nathan on routing and design, technical aspects, and plan production. Both architects will share duties as field architect for the project, serving as the “eyes and ears” on the ground during the planning and implementation process.

**Irrigation:** At this time we have not committed to an irrigation consultant. We work with the following companies on a regular basis, both of which are highly qualified. We anticipate employing one of these firms once we know the timing and extent of the project and determine the most appropriate fit.

**EC DESIGN GROUP** | Des Moines, IA  
**GREEN IRRIGATION SOLUTIONS** | Edna, TX

**Golf Build: WADSWORTH GOLF CONSTRUCTION | PLAINFIELD, IL**

**Firm Est. 1958** | Over 64 years experience  
Pat Karnick | President  
Doug Myslinski, ASGCA | Construction Manager  
815.436.8400 | patk@wadsworthgolf.com | dougm@wadsworthgolf.com



**Team role:** Wadsworth Golf will serve as the “build” component of this design-build effort. Pat Karnick will oversee all construction services including overall project management, contracting, staffing, field coordination and oversight. Doug Myslinski will manage all cost estimating, material procurement, scheduling and general management of the design/build process. Pat and Doug will be assisted by additional Wadsworth field managers, foreman and equipment operators.





**Engineering: ETC ENGINEERS AND ARCHITECTS, INC. | LITTLE ROCK, AR**

Shawkat Ali | Principal Engineer and CEO

William R. Andrews | Project Engineer

Mizan Rahman | Founder and CFO

501.375.1786 | [www.etcengineersinc.com](http://www.etcengineersinc.com)



**Team role:** Our engineering team leader(s) on this project will be Shawkat Ali, William R Andrews, and Mizan Rahman, all based in Little Rock, AR. ETC will be providing full civil and environmental engineering support for the improvements, ensuring all regulatory requirements are met while guiding the overall process through all stages of development. While we know the CITY is familiar with ETC, we are excited to introduce you to the team we have assembled for this SOQ and their commitment to the project.





## Golf Design - Team Resumes

### Watermark Golf, LLC / Nathan Crace Design

Nathan Crace, ASGCA



**Website:** [www.watermarkgolf.com](http://www.watermarkgolf.com)

A member of the American Society of Golf Course Architects (ASGCA), current member of the ASGCA Board of Governors, and a former club professional and general manager, Nathan has been designing golf courses professionally for 30 years. At age 18, Nathan left Indiana to enroll in Mississippi State University's PGA of America-sanctioned Professional Golf Management (PGM) program. While there he learned about every aspect of the golf industry—the business, the course, and the inner workings of turf management, design and operations. This experience afforded him a wealth of information on operating successful golf courses and maximizing the owner's budget for construction and maintenance. Nathan's work has taken him across the country working for Division I golf programs, as well as many other projects for municipalities, counties, and other public entities—including the United States Air Force. Nathan's work is routinely recognized for national awards including "Best Public Course Renovation" in America, "Best New Affordable Public Course in America," and a number of "Environmental Excellence Awards" in areas such as water conservation and integration of naturalized areas in golf course design.

### Representative Selection of Publicly-Funded Projects:

#### **The Refuge** Flowood, Mississippi

Nathan was retained in 2017 to design a full-course renovation to one of the top public courses in the Magnolia State. *Golf Inc. Best Public Course Renovation in America. ASGCA Environmental Excellence Award*



#### **Ole Miss Golf Club** Oxford, Mississippi

This 18-hole renovation was featured in "The Water Book," highlighting global golf projects that conserve water. *Golf Inc. Best Public Course Renovations in America Award*



#### **Old Fort Golf Club** Murfreesboro, Tennessee

Owned by the City of Murfreesboro, Old Fort has hired Nathan to oversee a renovation of all greens and bunkers throughout the popular public course just SE of Nashville.

#### **Starcke Park Golf Course** Seguin, Texas

Nathan is currently working with Quitno Golf Designs on the renovation plans for this 18-hole municipal park and golf course to alleviate drainage, flooding and agronomic issues.

### Other Notable Public Work:

**Oakwing GC** England Airport Authority, Alexandria, LA

**Bay Breeze GC** Keesler AFB, Biloxi, MS

**Cypress Creek GC** Maxwell AFB, Montgomery, AL

WATERMARK GOLF NATHAN CRACE DESIGN  
POST OFFICE BOX 1250 | MAGEE, MS | 39111  
PHONE 601-849-0461

[watermarkgolf.com](http://watermarkgolf.com) | [watermarkgolf.co.uk](http://watermarkgolf.co.uk)





## Quitno Golf Designs, Inc. (Established 2022)

Todd Quitno, ASGCA



**Website:** [www.quitnogolf.com](http://www.quitnogolf.com)

A member of the prestigious American Society of Golf Course Architects, and with three decades of experience, Todd has been involved in hundreds of new course designs and renovation projects ranging in size from feature upgrades to 27-hole comprehensive overhauls. Todd got his start in the business as a Lead Architect and eventual Senior Partner for Lohmann Quitno Golf Course Architects. In 2022, Todd started his own firm, Quitno Golf Designs, Inc. Recognized for its balance of artistry and practicality, Todd's nationally acclaimed new course and renovation work continues to improve the quality and viability of existing public golf courses while embracing community and environmental connections and the growth of the game. For these outstanding efforts, he has been recognized by numerous local and national organizations, including Golf Inc. magazine's Renovation of the Year (2004, 2005, 2010, 2012) and the ASGCA's Design Excellence Award (2014, 2020).

### Representative Selection of Publicly-Funded Projects:

#### **Schaumburg Golf Club** Schaumburg Park District, IL

Comprehensive upgrades were made over three years to this 27-hole public facility, including hole re-routing to expand practice facilities, flood abatement, golf feature upgrades, and new course branding.  
*ASGCA's Design Excellence Award 2020*



#### **Rye Golf Club** City of Rye, NY

This 1920s era Devereux Emmet course has been implementing a master plan over numerous phases to fix failing infrastructure and to celebrate the 100-yr anniversary of the course while aiming to revive some of the original 1921 design character.

#### **Deerpath Golf Course** City of Lake Forest, IL

QGD has been working at this public course for over 25 years, including complete rebuilds of course features, several major flooding abatement projects, a full path system and a 30,000 sf putting lawn.



#### **Starcke Park Golf Course** Seguin, Texas

Todd is currently working with Watermark Golf | Nathan Crace on the renovation plans for this 18-hole municipal park and golf course to alleviate drainage, flooding and agronomic issues.

### Other Notable Work:

**Cantigny Golf (Kemper Sports)** Wheaton, IL

**Fort Belvoir Golf Course** US Army, Fort Belvoir, VA

**Bridges of Poplar Creek** Hoffman Estates Park District, IL





## **Golf Build - Team Resumes**

### **Wadsworth Golf Construction (Established 1958)**

**Website:** [www.wadsworthgolf.com](http://www.wadsworthgolf.com)

Brent Wadsworth started the Wadsworth Golf Construction Company more than 63 years ago in 1958 based on the golf industry's need to have a dedicated golf course construction company deliver products that exceeded industry standards. "Devotion to duty, proudness and extraordinary satisfaction" remain our company's Mission Statement and are carried through on each and every project regardless of its size. To date, the Wadsworth Company has completed more than 1,000 major golf projects, The golf industry has gone through many trends since the Wadsworth Company's inception. Focus on new course construction was evident from the 1960's thru the 1990's with many having housing components as part of the overall development. The pendulum quickly swung to renovations/restorations in the 2000's while the golf industry stabilized by closing more courses than opening. The Wadsworth Company has adapted to these changes and has recently completed many renovations/restorations as well as remaining actively building new courses.

#### **Pat Karnick, President, GCBAA**

As President of Wadsworth Golf Construction, Pat directly manages the project construction and is involved from the early development stages to project completion. He prepares estimates, generates schedules and establishes project purchase controls. He is directly responsible for operations and sequences, monitoring the timely procurement of project materials, preparing project estimates and owner generated scope changes, generating payment requisitions and securing prompt payment, while directly supervising all operation of the company. Pat served as president of the **Golf Course Builders Association of America (GCBAA)** from 2017-2019 and currently sits on the Board as Past President.



#### **Doug Myslinski, Project Management, ASGCA**

Doug's current role with Wadsworth Golf is one of versatility. Working with each architect to fully understand the scope of work, providing costs associated with that work and ensuring the work is completed to the highest of standards. Wearing many hats, Doug has the well-rounded knowledge from being an architect/builder that understands how to take a project from concept through finals while avoiding costly pitfalls for our clients. Doug currently is a member of the American Society of Golf Course Architects as well as an elected Councilman for the Village of Palatine, Illinois. His understanding of how government works combined with his experience as a golf course architect/builder brings an unprecedented amount of experience.





## **Engineering - Team Resumes**

### **ETC Engineers and Architects, Inc.**

**Website:** [www.etcengineersinc.com](http://www.etcengineersinc.com)

#### **Shawkat Ali, PhD., P.E., CEO**

Dr. Shawkat Ali joined ETC in 2004 as a Project Manager/ Civil Engineer. Dr. Ali has taken the lead in land development, infrastructure, drainage and utility design for all of the recent private, commercial and public projects completed by ETC. Soon after his joining, Dr. Ali became one of the principals of the company. He has been leading Design Teams composed of multi-disciplinary design professionals and has successfully completed numerous large municipal projects. Some of the projects are listed below.



Dr. Ali has been leading ETC as the CEO since January 2020. He possesses the capability to lead and direct activities of all project- team personnel while monitoring technical production on all projects to insure adherence to quality standards at high productivity. Dr. Ali oversees the adequacy and soundness of the organization's standard related to client's satisfaction, and takes steps to correct unsatisfactory results. He represents the organization with major customers, shareholders, the financial community, and the public.

Dr. Ali possesses a wide range of expertise in the field of Land Development, water resources, hydro logic and hydraulics, His expertise includes mathematical modeling of hydrological and hydrodynamic processes. Dr. Ali has been involved in teaching several graduate level courses, short courses, and numerous technical presentations in USA, Europe and Asia.

#### **Mizan Rahman, P.E., CFO**

Mizan Rahman founded ETC Engineers and Architects Inc. in 1978. He possesses 45 plus years of professional experience that includes urban planning and development; city engineering services; project management; civil engineering design; bid, contract and construction administrations. He has completed projects for numerous Federal and State agencies; Municipalities; School Districts and Colleges throughout the state and the region. Mr. Rahman served Little Rock Planning Commission as a commissioner for 14 years including chairing the commission for two terms.



#### **William R. Andrews, P.E.**

Mr. Andrew's expertise includes MEP design, Public Swimming Pool design, Construction administration. He also oversees and coordinates ETC's MEP & FP consultants and assists our staff architects in the MEP aspects of building designs. He is without question the State's leading authority on the planning, design and operation of publicly owned water recreation facilities and competition pools. He has designed dozens of high school and youth competition pools, indoor and outdoor swimming facilities, and various water parks and aquatic features throughout the state and region.



**ETC Engineers & Architects, Inc.**



**Irrigation Consultant (Option A)**

**EC Design Group**

Erik Christiansen, President ASIC, TCEQ Certified

Larry Collins, Irrigation Designer

**Website:** [www.ecdesigngroup.com](http://www.ecdesigngroup.com)

EC Design Group, Ltd., an irrigation design and management resource company with over 35 years of turf and irrigation related experience backed by over 500 projects. Our broad background of turf and construction management long with a certified irrigation design team, gives EC Design Group the true knowledge backed by experience to handle all levels of irrigation projects. This experience coupled with our continued strive for excellence by participating in teaching college irrigation design courses and being published in various trade magazines makes EC Design Group an experienced consulting firm.



**Current Projects (Partial list):**

**Old Barnwell** Aiken, SC

**Canal Shores** Evanston, IL

**Sleepy Hollow Country Club** Briarcliff Manor, NY

**Robert Trent Jones Golf Club** Gainesville, VA

**Sedge Valley** Wisconsin Rapids, WI



**Irrigation Consultant (Option B)**

**Green Irrigation Solutions**

Ian Williams, Irrigation Designer

**Contact Information:**

P: 410-517-4758

E: [ian@greenirrsolutions.com](mailto:ian@greenirrsolutions.com)



Green Irrigation Solutions is a full-service golf course irrigation system design and consulting firm established in 2010 which has worked with clients throughout the US and Internationally. GIS is owned by Don Mahaffey and Ian Williams with **offices in Texas and Maryland**. Together we combine with over 55 years of experience in golf course irrigation system design and consulting, turfgrass management as well as irrigation installation and service. Our company's primary focus is exceeding the expectations of clients by putting our client's priorities and challenges at the forefront of any decision process. GIS provides budget conscious and sustainable solutions to its client's water management challenges. Our unique background gives us a high-level understanding of the plant/water relationship and it shows in our irrigation system designs. Our strong beliefs and experience are the reason each system is designed with functionality, maintainability and durability in mind.



### Recent Public Projects | Watermark | Quitno

#### Starcke Park Golf Course | City of Seguin, TX

Reference/Contact Info: Bruce Allen      Ph: 830-386-2560

[ballen@seguintexas.gov](mailto:ballen@seguintexas.gov)

Year: 2023 to Present

Budget: \$8.2 Million



This 18-hole municipal facility hired Nathan and Todd, along with fellow architect, Brian Ross, to prepare a comprehensive improvement plan for the City-owned Starcke Park Golf Course with the goal of providing a sustainable golf facility that will be significantly more efficient to maintain and interesting to play. Plans for redevelopment are in progress, and include the reconstruction of all golf course features, including new greens, tees, bunkers and a complete re-grassing of fairways and roughs. Along with the golf improvements, the team will be replacing the irrigation system and doubling the size of the water storage system (ponds). The project is projected to cost \$8.2 million, and is scheduled for bidding in February of 2024, with a construction start in November 2024.





## Recent Public Projects | Watermark Golf

### **The Refuge | Flowood, MS**

Reference/Contact Info: Nat Whitten Ph: 601-209-9047 [nwhitten@pickeringfirm.com](mailto:nwhitten@pickeringfirm.com)

Year: 2021 (re-opened Spring of 2021)

Budget: \$2 Million

Accolades: *ASGCAs* "Environmental Excellence Award" award winner

*Golf Inc.'s* "Best Public Course Renovation in America" award winner

*Golf Digest's* "Best New Public Course in America" nominee



Starting in 2017, a total renovation of this 18-hole upscale municipal golf course was completed in concert with construction of a new 10-story Sheraton hotel and conference center adjacent to the course. New greens, tees, bunkers, irrigation, and cart paths were part of the project that included creating returning nines from the old "nine out and nine back" layout.



The Refuge Watermark Golf

### **Ole Miss Golf Club | Oxford, MS**

Reference/Contact Info: David Jumper (Ret) Ph: 662-316-2116 [sheila.jumper@yahoo.com](mailto:sheila.jumper@yahoo.com)

Year: 2008

Budget: \$3 Million

Accolades: *Golf Inc.'s* "Top 3 Best Public Course Renovations in America" award winner

The University of Mississippi hired Nathan from a shortlist of five architects to oversee the complete renovation of one of the top public courses in the state. In addition to all new green complexes, bunkers, tees, and irrigation, Nathan's development of a stormwater retention system to re-use water for irrigation was featured in *"The Water Book"* which highlights golf's conservation efforts. The course was named "Top 3" in *Golf Inc.'s* "Best Renovations in America" when the course re-opened.



## **Public Project Reference List | Watermark Golf**

### **(Arkansas)**

#### **The Ridges Golf Resort State Park; Wynne, AR**

Ricky Self, Former Dir of Golf                      662-231-3636

#### **AR Dept of Transportation (Consulting)**

Jeb Stewart, ARDOT Consultant                      601-953-9081

#### **City of Seguin, Texas**

Golf Course Renovation of Starcke Park Golf Course

Bruce Allen, Dir. Of Golf – (830) 660-0344

#### **City of Franklin, Tennessee**

Evaluation of Project Viability and 3D Modeling of Containment Netting and Netting Design for Proposed Cheekwood Three Level Driving Range

Vernon Gerth, City Manager – (615) 332-2906

#### **Old Fort Golf Club (Murfreesboro, TN)**

Full Course Greens and Bunker Renovation (Spring/Summer 2024)

Trey Adams, Golf Professional – (615) 603-9030

#### **Mississippi State University Golf Course (Starkville, MS)**

Full Course Green and Bunker Renovation (starting Spring 2022)

Adam Scott, PGA, Dir of Operations – (256) 338-1066

#### **Santa Maria GC (Baton Rouge, LA)**

Ongoing Consulting for Future Course Renovations

Kelly Wall, GCSAA, BREC Director of Agronomy – (225) 252-1891

#### **Webb Park Golf Course (Baton Rouge, LA)**

Greens Renovations and Ongoing Consulting

Kelly Wall, GCSAA, BREC Director of Agronomy – (225) 252-1891

#### **Whispering Pines Golf Course | Hurley, Mississippi**

Contact: Mr. Richie Diamond, Director of Golf - (228) 761-6499

#### **The Refuge | Flowood, Mississippi**

Contact: Mr. Nat Whitten, Project Engineer – (601) 932-7878

#### **Ole Miss Golf Club | Oxford, Mississippi**

Contact: Mr. David Jumper, Asst. Director of Operations – (662) 316-2116





## Recent Public Projects | Quitno Golf Designs

### **Schaumburg Golf Club | Schaumburg, IL**

Reference/Contact Info: Tony LaFranere Ph: 815-985-2115

tlafrenere@parkfun.com

Year: 2017 - 2019

Budget: \$7.0 Million

Accolades: ASGCA's "Design Excellence Award" award winner



This 27-hole municipal facility, operated by the Schaumburg Park District, was looking to secure its place in the Chicago market as a premier golf destination and preserve long-term viability for the next generation by addressing a failing infrastructure and agronomic issues with the existing greens. The course was renovated nine holes at a time over three seasons, including a total rebuild of the greens and bunkers, resurfacing of tees and fairways, moving of two holes to allow expansion of the range and greater flood control, enhanced chipping and putting complexes, and overall site detail improvements.



Schaumburg Golf Club Quitno Golf Designs

### **Rye Golf Club | City of Rye, NY**

Reference/Contact Info: Chip Lafferty Ph: (914) 760-3331

Year: 2016 to present

Budget: \$2.5 Million (to date)

This 18 hole City-owned club needed to fix drainage and wear issues on their greens. Many of the greens were original to the 1920s Devereux Emmet design, and suffered drainage and slope issues. The club also sought to add practice facilities to enhance member draw, but lacked the space to install a full size range. Using detailed GPS mapping, hole by hole plans were prepared for expanding, recontouring and draining the greens, including the complete rebuild of two complexes. A new undulating 12,000 sf puttin and chipping complex was also built providing a host of fun practice options. With the success of these additions, the club opted to prepare a Long-Term Master Plan for future improvements and is currently working to implement those changes.



## Public Project Reference List | Quitno Golf Designs

**Canal Shores Golf Course**  
City of Evanston | Wilmette PD  
Evanston Wilmette Golf Association  
Chris Charnas – (312) 543-7192

18-Hole Master Plan  
Construction completed 2023



**Rye Golf Club**  
City of Rye, NY  
Chip Lafferty – (914) 760-3331

18-Hole Master Plan  
Phased construction (2016 to present)

**Schaumburg Golf Club**  
Schaumburg Park District, IL  
Tony LaFrenerre - (847) 985-2115

27-Hole Master Plan  
3-phase construction (2017-2019)

**Randall Oaks Golf Club**  
West Dundee Park District, IL  
Mike Sprouse – (847) 551-4315

18-Hole Tee and Bunker Renovations  
Phased construction (2009-present)

**Tam O Shanter Golf Course**  
Niles Park District, IL  
Jim Stoneberg – (847) 417-1702

9-Hole Tee and Bunker Renovation  
Construction (2017)

**Deerpath Golf Club**  
City of Lake Forest, IL  
Kemper Sports  
Vince Juarez - (630) 452-7193

18-Hole Master Plan  
Tee, Cartpath and Drainage Renovation (2017)

**Brighton Dale Links**  
Kenosha County, WI  
Jim Wallace - (262) 331-4978

45-Hole Master Plan  
Bunker Re-Construction (2018)

**Bridges of Poplar Creek**  
Hoffman Estates Park District, IL  
Brian Bechtold – (847) 884-0219

18-Hole Flood Remediation Project (2011)  
18-Hole Bunker Renovation (2003)  
*\*Golf Inc's 2010 Renovation of the Year Honor*

**Traditions at Chevy Chase**  
Wheeling, IL  
Jan Buchs - (847) 465-3333

18-Hole Green and Bunker Renovation  
Construction (2003)  
*\*Golf Inc's 2004 Renovation of the Year*



## **Recent Project Builds | Wadsworth Golf**

### **Bobby Jones Golf Club | Atlanta, GA**

In 2019 the Wadsworth Company converted an existing 18-hole golf course into a 9-hole reversible golf course. The project included all new USGA greens, bunkering, drainage, irrigation and grassing. Also constructed was a Youth Links 6-hole course, an extensive Putting Course and a state of the art practice facility. The golf course is home to many local golf teams and the home of the Georgia State Golf Association. The project was also partially funded by the **Wadsworth Foundation.**



### **Torrey Pines North Course | San Diego, CA**

This complete renovation of one of the more prominent PGA Tour venues included reconstructing the greens to USGA Standards, bunkers utilizing advanced erosion prevention technology and re-grassing the golf course to a newer turf varieties. Infrastructure was improved with new drainage and irrigation throughout the golf course. Wadsworth Golf worked with Tom Weiskopf to complete this \$12.5 million dollar design/build project on time and within budget.



### **PGA Frisco West Course | Frisco, Texas**

In 2021, the Wadsworth Company completed the construction of one of the most highly anticipated projects the United States in many years. The PGA decided to move their headquarters to Frisco, Texas and formed a public-private venture with Omni Stillwater Woods and the City of Frisco to construct two championship golf courses, a short course, and practice areas totaling 45 holes. The development is the home of the North Texas branch of the PGA.





**Other Relevant Projects | Wadsworth Golf**



**Alotion Club | Little Rock, AR**

New Golf Course Construction

**Country Club of Little Rock | Little Rock, AR**

Major Irrigation Project

**Pinnacle Country Club | Rogers, AR**

New Golf Course Construction

**Gatlinburg Municipal | Pigeon Forge, TN**

New Golf Course Construction

**Bear Trace at Chickasaw | Henderson, TN**

New Golf Course Construction



**Recent References with Watermark and Quitno | Wadsworth Golf**

**Cantigny Golf | Wheaton, IL**

Kemper Sports | Terry Hanley – (630) 330-5692

27-Hole Major Renovation (2024-26)

**Old Fort Golf Club | Murfreesboro, TN**

18-Hole Bunker Renovation (2024)

**Canal Shores Golf Course | City of Evanston | Wilmette PD**

Chris Charnas – (312) 543-7192

18-Hole Renovation

**Schaumburg Golf Club | Schaumburg Park District, IL**

Tony LaFrenera - (847) 985-2115

9-Hole Renovation (Phase 3 of 3)

**Tam O Shanter Golf Course | Niles Park District, IL**

Jim Stoneberg – (847) 417-1702

9-Hole Tee and Bunker Renovation

**Deerpath Golf Club | City of Lake Forest, IL**

Kemper Sports | Vince Juarez - (630) 452-7193

Short-Game Area



## Design Process

To deliver a comprehensive master plan for the 9-Hole addition and overall course Master Plan at Osceola, we will employ the following general design process.

**Programming:** Meet with golf course staff and appropriate CITY committee(s) to discuss the scope, goals and objectives of the overall course development plan. From this discussion, develop a program outline to summarize the goals and general purpose of the study, which will work as a reference guide for the development of schematic design ideas. The program will also identify preliminary budgets, timelines and key roles of the CITY and sub-consultants in the planning process. Assist the CITY in ascertaining the following base map data:

- Current topographic data (1' contours)
- Current and historic aerial and topographic information
- As-built information, specifically irrigation and drainage
- Soils data
- Pertinent utility and boundary information
- Previous regulatory studies or mapping – wetlands, storm retention, floodplain, etc.
- Tree survey data, if available

**Site Analysis:** Conduct an extensive on-site evaluation both independently and with CITY representative(s) to review the existing 9-hole course and new property for the 9-hole addition. Evaluate all physical and functional aspects of the site, including condition of site, site attributes and constraints, construction limitations and expectations, course presentation (detailed and comprehensive) and general ease of ingress as it relates to the overall golfing experience. Gather further input from CITY staff, management, and playing public to aid in the evaluation of the course.

**\* Once the above is completed, we will meet with CITY to review findings, gather further input, and gain approval prior to moving on to Phase 3.**

**Schematic Design:** Prepare comprehensive design concept(s) for the 9-hole addition and incorporation into the existing facility. Concept will be presented as an overall schematic plan drawn at a scale of 1"=100'.

- The current course routing will be reviewed prior to schematic development to assess any opportunities for improving course layout(s). Ideas will be reviewed with the CITY to determine the feasibility of incorporating all or any of the concepts into the greater master plan.





**Phasing and Cost Estimating** With plan approval, calculate preliminary quantity estimates, materials and methods. Prepare a Probable Cost of Construction. These numbers are intended for determining project feasibility and budgeting and will be based on implementation strategies developed with the CITY, including:

- Phasing strategies based on course impacts and CITY budgets
- Assessment of permitting requirements and timing

**Review** Submit the plans and costs to the CITY via hard copy and digital media and follow with a site meeting to review the program, analysis and concepts at the Committee level. Based on feedback, prepare final revision(s) to the schematic design and submit for approval.

*\* All plan work will be completed using CAD software and thus deliverable at any scale and in hard copy or any digital format desired.*

## Design Process – Phase 2 Construction Documents and Bidding

**Construction Documents** With final approval of the Schematic Plan, begin preparation of the following:

- **Demolition, Clearing and Layout Plans** – indicates removal of designated vegetation and man-made elements.
- **Grading and Feature Drainage Plans** – shows detailed grading and subsurface drainage of golf features.
- **Major Drainage Plans** – indicates size and location of all major drainage including catch basins, manholes and gravel sumps or daylight locations.
- **Restoration Plans** – indicates type and location of seed and/or sod, haul road repairs, cart path additions/repairs and general site cleanup.
- **Irrigation Plans** – indicates size and location of irrigation heads, piping, control and pumping systems.
- **Construction Details and Specifications** – indicates in written and graphic form how the work is to be performed in terms of material, size and relationships.

**Permitting** – All golf construction plan work will be coordinated with ETC Engineers to procure all necessary regulatory permits in a timely fashion to allow construction to begin on schedule and within regulatory guidelines.

**Project Construction Contracts** - Assist WADSWORTH GOLF in preparing construction estimates in order to negotiate a build price. Assist in contract preparation between the CITY and Wadsworth.



**Construction Observation** - During construction, provide observation services that include the following:

- Attend a pre-construction meeting with the CITY and Wadsworth to review all pertinent aspects of construction prior to start. Review work as it progresses and provide general guidance. Site visit dates will be agreed upon with the CITY, but one of our team members will be on site for a minimum of one day per week throughout the entire construction process.
- Interpret drawings and specifications as requested and require the establishment of satisfactory construction schedules. Check and certify estimates prepared for partial payments as the work progresses, verify final installed quantities and prepare final certificates of payment.
- Paint (or verify) outlines of all bunkers, greens and fairways before grassing starts.

### **Quality Control**

Project Team Leader, Nathan Crace, will monitor the progress of the work against approved milestones and request monthly status reports and attendance at progress meetings (virtual or in person depending on need). Reports will include progress to date, forecasts for completion, and highlights of any work elements that deviate from the proposed scope or schedule. If unwarranted variations occur, we will take corrective



**End of Sumbittal** – We thank you again for this opportunity to submit our team qualifications and look forward to meeting with you soon!

**WATERMARK GOLF, LLC & QUITNO GOLF DESIGNS, INC.**