

Recommendation to review and approve staff's ranking of the proposals submitted in response to Invitation to Negotiate (“ITN”) No. 20-7689 concerning a Public Private Partnership (P3) to provide a golf and entertainment component at the former Golden Gate Golf Course and direct the County Manager’s office to begin contract negotiations with the selected vendor.

OBJECTIVE: To select a firm that the County can partner with in providing a golf and entertainment component at the former Golden Gate Golf Course at no cost to the County so that staff can begin contract negotiations with the selected vendor.

CONSIDERATIONS: At the October 22, 2019 meeting the Board directed County staff to develop an ITN seeking a public private partnership with a vendor that could provide a golf and entertainment component at the former Golden Gate Golf Course. As part of ITN No. 20-7689, the County sought to locate a partner that could work in an integrated fashion with the planning and engineering firm the Board previously selected through Request for Professional Services (“RPS”) No. 19-7650 to ensure that the property’s use, space and infrastructure is considered throughout the development process.

With the above in mind, ITN includes the following key elements:

- Develop a public-private partnership to provide a golf and entertainment experience that includes 9 to 18 holes of golf;
- Include other complementary experiential opportunities such as miniature golf, modern driving range, quality food and beverage services, and community space;
- Partner with non-profit organizations that support community and youth golf that develop life skills;
- Support the redevelopment objectives of Golden Gate City (see attached Ordinance 2018-56); and
- Integrate with the local community and other aspects of the 167-acre site redevelopment (i.e. existing housing, future housing, hotel parcel, and planned State veterans nursing home)

The County publicly advertised ITN No. 20-7689 on November 1, 2019, on the County's online bidding system and closed the period to submit proposals on December 4, 2019. The County received the two proposals attached to the Executive Summary by the ITN deadline.

The ITN included a process where a selection committee initially ranked and shortlisted the top three proposals, who would then be given an opportunity to make presentations to the Board for a final selection. The Selection Committee met on December 19, 2019, and ranked and recommends the two proposals received in the following order of preference:

1. ClubCorp USA, Inc.
2. Bonura Hospitality Group

Each firm will be given 10 minutes to present to the Board with questions to follow. Staff recommends selection of the top ranked firm, ClubCorp USA, Inc. The Board can either concur with staff’s ranking or alternatively make their own selection. Following the Board’s final selection, the ITB directs that County would then begin negotiations with the selected firm and bring back a negotiated contract for the Board’s consideration.

FISCAL IMPACT: These proposals do not have any fiscal impact since the proposals do not require County subsidy.

GROWTH MANAGEMENT IMPACT: The proposals may have to go through a conditional use amendment process to allow for the proposed use. The selected proposers would work with the County’s

planning and engineering firm and the Growth Management Department to facilitate the development of the former Golden Gate Golf Course. Through this development process community compatibility, property use, and transportation needs will be considered.

LEGAL CONSIDERATIONS: This item is approved as to form and legality and requires majority vote for Board approval. -SRT

RECOMMENDATION: That the Board review and approve staff's ranking of the proposals submitted in response to ITN No. 20-7689 concerning a Public Private Partnership (P3) to provide a golf and entertainment component at the former Golden Gate Golf Course and direct the County Manager's office to begin contract negotiations with the selected vendor.

PREPARED BY: Geoff Willig, Operations Analyst Collier County Manager's Office

ATTACHMENT(S)

1. 20-7689 Invitation to Negotiate (PDF)
2. ClubCorp USA Inc Proposal (PDF)
3. Bonura Hospitality Group Proposal (PDF)

COLLIER COUNTY
Board of County Commissioners

Item Number: 11.B

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Item Summary: Recommendation to review and approve staff's ranking of the proposals submitted in response to Invitation to Negotiate ("ITN") No. 20-7689 concerning a Public Private Partnership (P3) to provide a golf and entertainment component at the former Golden Gate Golf Course and direct the County Manager's office to begin contract negotiations with the selected vendor. (Geoff Willig, Senior Operations Analyst)

Meeting Date: 01/14/2020

Prepared by:

Title: Operations Analyst – County Manager's Office

Name: Geoffrey Willig

01/03/2020 2:22 PM

Submitted by:

Title: County Manager – County Manager's Office

Name: Leo E. Ochs

01/03/2020 2:22 PM

Approved By:

Review:

Procurement Services	Opal Vann	Level 1 Purchasing Gatekeeper	Completed	01/06/2020 11:13 AM
Procurement Services	Sandra Herrera	Additional Reviewer	Completed	01/07/2020 11:53 AM
Procurement Services	Geoff Thomas	Additional Reviewer	Completed	01/07/2020 12:45 PM
Procurement Services	Evelyn Colon	Additional Reviewer	Completed	01/07/2020 2:34 PM
County Attorney's Office	Scott Teach	Level 2 Attorney Review	Completed	01/08/2020 10:32 AM
Office of Management and Budget	Valerie Fleming	Level 3 OMB Gatekeeper Review	Completed	01/08/2020 12:10 PM
County Attorney's Office	Jeffrey A. Klatzkow	Level 3 County Attorney's Office Review	Completed	01/08/2020 1:06 PM
Budget and Management Office	Mark Isackson	Additional Reviewer	Completed	01/08/2020 2:41 PM
County Manager's Office	Nick Casalanguida	Level 4 County Manager Review	Completed	01/08/2020 3:04 PM
Board of County Commissioners	MaryJo Brock	Meeting Pending		01/14/2020 9:00 AM