

IMPACT STATEMENT

Legislation title: Amend Management Agreement with Kemper Sports Management, Inc. for Colwood Golf Course for an additional seventeen months in the amount of \$2,500,000, for a total contract amount not to exceed \$6,179,013 (Ordinance; amend Contract No. 30005532)

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Presenter name: Vincent Johnson

Purpose of proposed legislation and background information:

Portland Parks and Recreation (PP&R) acquired Colwood Golf Center (Colwood) in March 2014. Colwood includes a 9-hole, Par 3 golf course, a driving range and clubhouse facilities suitable for the staging of events. In April 2014, PP&R amended Contract No. 53062 through Ordinance 186541 to add the golf management services for Colwood to the contract for two years; which allowed time for PP&R to complete a public procurement process for a new contract at Colwood.

The management services for Colwood through Contract No. 53062 expired at the end of May 2016. In March 2016, the City issued Request for Proposals (RFP) for Management of Colwood Golf Center. Three proposals were received and deemed responsive. A selection advisory committee appointed by the PP&R Director determined the proposal submitted by Kemper Sports Management, Inc. to be the most advantageous for the City and made the recommendation to the PP&R Director and the Commissioner in Charge to award the contract to Kemper Sports. Kemper Sports Management, Inc. was awarded Management Agreement C30005532 on June 1, 2016.

On March 4, 2020, Council adopted changes to City Code 5.68.020, whereby Golf Course Management Agreements (including concessions and club house operations) may only be in place for a duration not to exceed five years for the parks under the jurisdiction of the City of Portland Bureau of Parks and Recreation.

PP&R anticipated an RFP for Heron Lakes, Colwood, Eastmoreland, and Rose City golf courses in 2019. However, PP&R determined that more time was needed, and an RFP was planned for 2021, with contract(s) in place, by November 1, 2021. Unfortunately, the COVID-19 pandemic further delayed the timing for this assessment. In the meantime, an RFP for a golf consultant has been completed, a consultant selected, and the assessment is currently underway. The deliverable timeline for the golf consultant has been delayed due to the pandemic.

While awaiting the outcome and recommendations from the consultant's assessment, and uncertainty with how golf recreation will be impacted post pandemic in 2021 and beyond, PP&R finds it necessary to extend golf course management services through the 2022

season. This will enable a smooth transition of golf course management services, regardless of the recommendation from the consultant. The assessment is anticipated to be completed in June 2021.

Therefore, PP&R is requesting an amendment to the existing golf course Management Agreement (30005532) with Kemper Sports Management, Inc.'s, through October 31, 2022, and additional funding, in the amount of \$2,500,000, for continuation of services.

This is the 1st amendment to C30005532.

Financial and budgetary impacts:

This amendment does not have long-term financial impacts for the City, and does not have additional budget impacts, as ongoing management costs are included in PP&R's budget. Funds associated with a new Management Agreement are in line with continuation of services, not new or additional services and costs. Funds are accounted for in the Golf Operating Budget and the Five-Year Forecast for the Golf Fund.

Community impacts and community involvement:

The Golf Advisory Committee reviewed and approved the recommendation to extend the current operating contracts for 12 months and to delay the golf clubhouse RFP by 12 months. This support was based upon having time to receive assessment and recommendations by a golf consultant for the upcoming golf operating RFP.

100% Renewable Goal:

This action has no impact on the City's 100% renewable goal

Budgetary Impact Worksheet

Does this action change appropriations?

☐ YES: Please complete the information below.

☒ NO: Skip this section

Fund	Fund Center	Commitment Item	Functional Area	Funded Program	Grant	Sponsored Program	Amount

Claudio Campuzano