

TCMOA

Turkey Creek Master Owners Association

Mailing Address: 1000 Turkey Creek, Alachua, Florida 32615

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INVITATION TO LEASE

GOLF COURSE PROPERTY AND AMENITIES

DESCRIPTION:

The TCMOA is accepting offers from interested and qualified persons/companies for leasing the Golf Course Property and other Amenities located at 11400 Turkey Creek Boulevard, Alachua, FL 32615.

Through this invitation the TCMOA is seeking proposals to lease the golf course and amenities. The proposals could include golf operations and management services such as grounds management, marketing/promotions, food and beverage, banquet facility, clubhouse, and merchandise management for all said property.

BACKGROUND

The TCMOA is a “not for profit” corporation governed by the Florida Statutes 720 of the State of Florida. The Turkey Creek community of approximately 1200 single and multi-family homes is situated in the Gainesville/Alachua region of North Florida, midway between the two cities, alongside US Route 441. The community has grown up around the Turkey Creek Golf and Country Club and other green space areas. Turkey Creek is characterized as a community of open spaces, wide vistas, estate and villa lots located along the banks of Turkey Creek, in the shadow of the San Felasco Forest Preserve, with several distinctive homes and condominium residences located throughout the community. Turkey Creek combines the best of a long-established community with the vigor of continuing growth. Turkey Creek continues its growth within the City of Alachua which has a unique commitment of bringing highly attractive businesses in the Progress Park area and other locations north and south on US 441 between the City of Alachua and Gainesville.

Currently the Golf Course Property is closed. The previous course was a par seventy-two (maximum yardage 6,688), eighteen-hole golf course which was originally constructed in 1977. The golf course design architect was Ward Northrup. Practice facilities included a driving range with target flags, putting green and short game area with bunkers. In addition to the golf course, the facility includes a semi-renovated multilevel clubhouse with multi use capabilities. Previous usages included: a snack bar and grill, formal dining area with full food/beverage capability connected to a full kitchen with a capacity capable of accommodating up to 252 patrons, pro-shop, patio seating overlooking a large leader board and the eighteenth green, on-course beverage cart, four separate restroom facilities to serve each area of the clubhouse (as well as the appropriate on-course restrooms), back office and storage space, men’s and women’s locker rooms, and golf cart storage. There is also a separate maintenance facility.

The clubhouse has recently undergone extensive renovations of more than half a million dollars. TCMOA is currently renting out portions for events accommodating up to 500. See info@turkeycreekevents.com for more information.

Additional details can be obtained by visiting the TCMOA website (www.tcmoa.com) which provides several community purchased analysis studies and a recent appraisal.

SCOPE OF SERVICES

The TCMOA is seeking proposals from responsible firms or persons to provide for the management and operation/maintenance of all facets of the Golf Course on behalf of the TCMOA. This proposal should include a plan for maintaining the golf course, managing a pro-shop, food services and related services. The initial term of this agreement shall be for a minimum 5 to 10-year term with renewal options upon mutual agreement of both the TCMOA and the successful lessee.

The goal of the TCMOA is to have the Golf Course in excellent playing condition and providing exceptional customer service, while keeping the cost per round of golf reasonable enough for the general public so they may have a quality recreational experience at a reasonable cost.

CONTENTS OF SUBMITTALS

Each submittal package shall include:

1. A cover sheet indicating the services the proposer will provide.
2. Name and Contact information regarding past experiences with the management and operation of golf course facilities including pertinent financial information in past management relationships. Provide detailed information of the financial structure of the company or corporation including a complete listing of all board members, parent companies, subsidiaries, investors associated with TCMOA as property owners, and a history of bankruptcy filings associated with golf management operations.
3. Additional information which will be helpful to the committee in evaluating the proposer's credentials which may strengthen the proposal.
4. A description of any unique features within the proposer's service capabilities which sets it apart from other firms.
5. Names of golf courses under the company's management in the past five years including whether those courses are still under the company's management and number of years. Provide course contact name, phone number and email address.
6. A financial business plan in growing the Turkey Creek golf course in terms of profit making.
7. Additional information not specifically requested that the proposer believes to be relevant to the TCMOA's governing documents in regard to Golf Course Property and Amenities.

SUBMITTAL

Those wishing to be considered shall submit as soon as possible a copy of their proposal addressed to:

Golf Course Marketing Committee, Attn. Dr. Max Gerling
1000 Turkey Creek
Alachua, FL 32615

Submittals shall be considered at the time they arrive.

TCMOA reserves the right to reject any or all proposals. The TCMOA will, and will cause its contractors and subcontractors to take good faith actions to achieve the W/MBE (Women/Minority Business Enterprises) contract participation. The TCMOA will not discriminate against any employee or applicant because of race, creed(religion), color, sex, national origin, sexual orientation, military status, age, disability, predisposing genetic characteristic or marital status.