

M E M O R A N D U M

TO: Board of Trustees

THROUGH: Indra Winquest
General Manager

Darren Howard
Director of Golf/Cummmunity Services

Brad Underwood
Director of Public Works

FROM: Richard Allen
Fleet Superintendent

SUBJECT: Award of Purchase Order for the purchase of One Toro Reelmaster 5010 Fairway Mower – CIP Project # 3142LE1760; One Toro Reelmaster 5010 Fairway Mower – CIP Project # 3142LE1746; One Toro Groundsmaster 4000 Rough Mower – CIP Project # 3142LE1747; 2021/2022 Capital Improvement Budget: Fund: Community Services Fund; Cost Center: Golf; Vendor: Turf Star Inc.; GSA Contract Pricing

DATE: November 10, 2021

I. RECOMMENDATIONS

1. That the Board of Trustees approves the purchase of two Fairway Mowers and one Rough Mower for use by the Golf Ground Maintenance Department. Funding for these scheduled equipment replacement items are included in Board-approved FY2021/22 Capital Improvement Budget.
2. That the Board of Trustees awards a purchase order to Turf Star Inc. through GSA Contract Pricing, for the total amount of \$253,183.38 for the two Reelmaster 5010 Fairway mowers and one Groundsmaster 4000D Rough Mower. The individual vehicle price breakdown is shown in the bid results portion of this memorandum.

II. BACKGROUND

The golf grounds maintenance equipment purchases are part of a comprehensive program to replace the maintenance equipment for use at the Championship and

Mountain golf courses. This ongoing program replaces daily use equipment on a scheduled cycle identified by maintenance cost records, oil analysis, visual inspection and overall condition. This is a vital link in assuring quality turf and grounds condition at the District golf courses and allow current Fleet Mechanic staffing levels to provide the service and support needed for operations

Replace Fairway Mower #1: The Toro Fairway Mower to be purchased from Turf Star Inc. is the replacement for #641 (2010 John Deere fairway mower). The unit is 11-years old, having been moved back in the CIP replacement program several times. Our extensive maintenance tracking and history has shown elevated wear in hydraulic oil samples and the decreased reliability of this equipment. Advanced technology of the new mowers cut more acreage per hour while providing a superior cut. This unit will be replaced with a new model Toro 5010 unit. Over the years, we have seen a decline in parts availability and service with John Deere products along with new new models requiring proprietary software to troubleshoot and repair machines with new emissions standards. Parts and service availability has been much better from Turf Star Inc. with no special software requirements for troubleshooting and service support dedicated to our area.

Replace Fairway Mower #2: The Toro Fairway Mower to be purchased from Turf Star Inc. is the replacement for #670 (2012 John Deere fairway mower). The unit is 10-years old and no longer provides the level reliability and product that our customers require. Advanced technology of the new mowers cut more acreage per hour while providing a superior cut. This unit will be replaced with a new model Toro 5010 unit. Over the years, we have seen a decline in parts availability and service with John Deere products along with new new models requiring proprietary software to troubleshoot and repair machines with new emissions standards. Parts and service availability has been much better from Turf Star Inc. with no special software requirements for troubleshooting and service support dedicated to our area.

Replace Rough Mower: The Toro Rough Mower to be purchased from Turf Star Inc. is the replacement for #650 (2011 Toro 4000D Rough mower). The unit is 10-years old, and no longer provides the level of reliability our customers require. It has accumulated over 3300 hours usage and our extensive maintenance tracking and history has shown the reliability goes down and repair cost increase on similar equipment after 3000 hours of operation. This unit will be replaced with a new model Toro 4000D Teir 4 emissions compliant unit.

III. BID RESULTS

Government Services Administration (GSA), in partnership with the Department of Treasury, launched Federal Strategic Sourcing Initiative (FSSI) in November 2005 requiring agencies to identify commodities that could be purchased more efficiently through strategic sourcing.

FSSI encourages cross-government collaboration and adoption of industry best practices. This allows the government to aggregate requirements; streamline processes; and leverage its buying power. As a result, best value and repeatable processes are created that can be used in any acquisition environment to drive down the cost of commonly purchased commodities.

The Federal Strategic Sourcing Initiative webpage provides a centralized source for many government-wide and agency specific Blanket Purchase Agreements (BPAs). GSA establishes long-term government wide contracts with commercial firms to provide access to millions of commercial products and services at volume discount pricing. These can be ordered directly from GSA Schedule contractors. Multiple authorized programs also allow state and local governments the eligibility to use GSA Schedules for select purchases, saving taxpayers money.

Turf Star Inc. has exclusive GSA contract sales rights for equipment brand and model therefore Staff did not seek competitive bids.

Description	Turf Star Inc.	Budget
Reelmaster 5010 Fairway Mower	\$ 93,486.17	\$ 92,000
Reelmaster 5010 Fairway Mower	\$ 93,486.17	\$ 93,500
Groundsmaster 4000D	<u>\$ 66,211.04</u>	<u>\$ 68,400</u>
Totals	\$253,183.38	\$253,900

IV. FINANCIAL IMPACT AND BUDGET

Approval of the recommendation contained in this memo would result in a combined expenditure of \$253,183.38. Funding in support of these purchases, totaling \$253,900, is included in the amended FY2021/22 Capital Improvement Budget, through appropriations in the Community Services Enterprise/Golf fund.

Award of Purchase Order for the
Purchase of one Toro Fairway Mower –
CIP Project #3142LE1760; Purchase of
one Toro Fairway Mower – CIP Project
#3142LE1746; Purchase of one Toro
Rough Mower – CIP Project #3142LE1747
Vendor: Turf Star Inc. GSA Contract Pricing

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November 1, 2021

One of the pieces of equipment (CIP Project #3142LE1760, Replacement of 2010 John Deere 8500 #641) has a bid price which is \$1,486 over the current budget of \$92,000 (carried-over from the FY2019/20 budget and again from FY2020/21). Conversely, CIP Project #3142LE1747, 2011 Toro Groundsmaster 4000D #650 has a bid price which is \$2,189 under the current budget of \$68,400.

V. ALTERNATIVES

Defer or eliminate replacing this equipment and risk higher maintenance cost and increased down time.

VI. COMMENTS

Replaced equipment will be disposed of through equipment auction this year. Although it is impossible to determine the exact revenue that will be generated from the sale, we estimate the value of the John Deere Fairway mowers at \$3,500 and the Toro Rough Mower at \$3,000. Revenues from equipment sales are credited to the operating area where the funds were appropriated for the original equipment purchase.

VII. BUSINESS IMPACT

This item is not a “rule” within the meaning of Nevada Revised Statutes, Chapter 237, and does not require a Business Impact Statement.



Project Summary

Project Number:	3142LE1746
Title:	2012 JD 8500 Fairway Mower #670
Project Type:	F - Rolling Stock
Division:	42 - Championship Maintenance
Budget Year:	2021
Finance Option:	
Asset Type:	LE - Light Duty Service Equipment
Active:	Yes

Project Description			
This is a comprehensive program to purchase replacement equipment for both Golf courses. The CIP equipment replacement program is a scheduled cycle ranging from five (5) to fifteen (15) years. This program is a vital link in meeting turf maintenances standards, assuring top quality playing conditions and keeping up with the latest in maintenance practices and equipment technology. This fairway mower is on a 8-year replacement schedule, subject to accumulated mileage, accrued maintenance cost, oil analysis reports, visual inspection and overall condition.			
Project Internal Staff			
Fleet Maintenance Staff will manage this project			
Project Justification			
This equipment is a vital link in meeting turf maintenances standards, assuring top quality playing conditions and keeping up with the latest in maintenance practices and equipment technology. This mower will be replaced with a Toro Fairway mower. the move to Toro Mowers will increase Vender parts and service support and standardize our equipment spare parts inventory already owned by golf.			
Forecast			
Budget Year	Total Expense	Total Revenue	Difference
2022			
Fairway Mower	92,000	0	92,000
Year Total	92,000	0	92,000
2030			
Fairway Mower	95,500	0	95,500
Year Total	95,500	0	95,500
2038			
Fairway Mower	98,500	0	98,500
Year Total	98,500	0	98,500
	286,000	0	286,000
Year Identified	Start Date	Est. Completion Date	Manager
2013			Fleet Superintendent
			Project Partner



Project Summary

Project Number:	3142LE1747
Title:	2011 Toro Groundskeeper 4000D #650
Project Type:	F - Rolling Stock
Division:	42 - Championship Maintenance
Budget Year:	2021
Finance Option:	
Asset Type:	LE - Light Duty Service Equipment
Active:	Yes

Project Description				
This is a comprehensive program to purchase replacement equipment for both Golf courses. The CIP equipment replacement program is a scheduled cycle ranging from five (5) to fifteen (15) years. This program is a vital link in meeting turf maintenance standards, assuring top quality playing conditions and keeping up with the latest in maintenance practices and equipment technology. This rough mower is on a 6-year replacement schedule, subject to accumulated mileage, accrued maintenance cost, oil analysis reports, visual inspection and overall condition.				
Project Internal Staff				
Fleet Maintenance Staff will manage this project				
Project Justification				
History tells us that after this equipment type reaches 3000 hours of usage we may expect increased maintenance cost, elevated down time and a high probability of component failure. This equipment is a vital link in meeting turf maintenance standards, assuring top quality playing conditions and keeping up with the latest in maintenance practices and equipment technology. The final replacement date is subject to accumulated usage (hours), accrued maintenance cost, oil analysis reports, visual inspection and overall condition. Replacement will be moved back in the CIP if indicators reveal that increased maintenance cost or elevated down time will not result by deferring the replacement date.				
Forecast				
Budget Year	Total Expense	Total Revenue	Difference	
2022				
Toro Groundskeeper Mower	69,000	0	69,000	
Year Total	69,000	0	69,000	
2028				
Toro Groundskeeper Mower	71,000	0	71,000	
Year Total	71,000	0	71,000	
2034				
Toro Groundskeeper Mower	73,000	0	73,000	
Year Total	73,000	0	73,000	
2040				
Toro Groundskeeper Mower	75,500	0	75,500	
Year Total	75,500	0	75,500	
	288,500	0	288,500	
Year Identified	Start Date	Est. Completion Date	Manager	Project Partner
2013	Feb 1, 2021	Apr 1, 2021	Fleet Superintendent	



Project Summary

Project Number:	3142LE1760
Title:	Replacement of 2010 John Deere 8500 #641
Project Type:	F - Rolling Stock
Division:	42 - Championship Maintenance
Budget Year:	2020
Finance Option:	Lease Eligible
Asset Type:	LE - Light Duty Service Equipment
Active:	Yes

Project Description			
<p>This is a comprehensive program to purchase replacement equipment for both courses. The CIP equipment replacement program is a scheduled cycle ranging from five (5) to fifteen (15) years. This program is a vital link in meeting turf maintenances standards, assuring top quality playing conditions and keeping up with the latest in maintenance practices and equipment technology. This fairway mower is on a 8-year replacement schedule, subject to accumulated mileage, accrued maintenance cost, oil analysis reports, visual inspection and overall condition.</p> <p>This new mower will be used at the Championship Course, and the oldest current Championship Course fairway mower will become the new Mountain Course fairway mower.</p>			
Project Internal Staff			
Fleet Maintenance Staff will manage this project			
Project Justification			
The final replacement date is subject to accumulated usage (hours), accrued maintenance cost, oil analysis reports, visual inspection and overall condition. Replacement will be moved back in the CIP if indicators reveal that increased maintenance cost or elevated down time will not result by deferring the replacement date.			
Forecast			
Budget Year	Total Expense	Total Revenue	Difference
2020			
John Deere 8500	92,000	0	92,000
Year Total	92,000	0	92,000
2030			
John Deere 8500	100,000	0	100,000
Year Total	100,000	0	100,000
	192,000	0	192,000
Year Identified	Start Date	Est. Completion Date	Manager
2012			Fleet Superintendent
			Project Partner