

May 11, 2026

Mr. Michael Skiba, PGA  
Head Golf Professional  
City of Texas City  
2800 Ted Dudley Drive  
Texas City, TX 77591

RE: Proposal for Redevelopment at Bayou Golf Course

Tetra Tech appreciates the opportunity to provide the City of Texas City (Client) with this proposal for professional engineering services for above project. The Bayou Golf Course is an existing 18-hole golf course with clubhouse, driving range, chipping area, parking and maintenance facilities. Several fairways on the front 9 are in disrepair due to tidal waters and flooding that brings brackish water onto the course. The proposed improvements included in this scope of work are as follows:

- Replace majority of the fairway on Hole #1.
- Replace the damaged fairway along the cart path on Hole #2.
- Replace majority of the fairway on Hole #3.
- Replace the damaged fairway near the tee box and near the green on Hole #4.
- Replace the damaged fairway on both sides of the lake at Hole #6
- Replace the drainage culvert on Hole #6.
- Replace the damaged fairway along the cart path on Hole #8.
- Replace the damaged fairway along Moses Bayou on Hole #18.
- Provide improvements to drainage infrastructure as needed.

The following sections detail the anticipated scope of services for Phase 2A at Eagle Pointe:

#### **I. Preliminary Design Phase**

1. Project Management - Tetra Tech will provide professional management of the project. The Project Manager will schedule resources, assign tasks, develop schedules, set deadlines, monitor costs and prepare invoices for the project. This task also includes coordination between the City of Texas City, Parks & Recreation, review agencies and our design team to provide updates and solicit input throughout the design phase.
  - A. Attend review meetings as needed to coordinate throughout design. We will anticipate no more than two (2) review meetings during the preliminary design phase.
2. Gather and Analyze Existing Data:
  - A. Obtain and review any existing drawings and GIS data.
  - B. Acquire and process 2014 HGAC LiDAR for project site.

- C. Topographic survey information within the proposed project limits. Ellis Surveying will complete this task under subcontract to Tetra Tech.
  - D. Field Reconnaissance and Data Collection. Tetra Tech will make a field visit to verify existing field conditions and check topographic information.
  - E. Acquire and evaluate existing FEMA effective flood maps and available H&H models.
3. Civil Site Design - Tetra Tech will provide civil site design that will include the following:
- A. Demolition plan, if needed.
  - B. Site Drainage
    - i. Coordinate with GCDD#2 and Texas City regarding floodplain fill mitigation.
    - ii. Submit and process floodplain fill variance request.
  - C. Assist with construction cost estimate
  - D. Assist FDS with AutoCAD production, as needed.
4. Golf Course Design – Baxter Spann with FDS will provide the following scope:
- A. Develop detailed conceptual plan for all proposed improvements including slope analysis, cut/fill balancing, drainage concepts, grassing options, and preliminary cost estimate.
  - B. Preliminary Grading Plan
  - C. Preliminary Drainage Plan
  - D. Preliminary Grassing Plan
  - E. Preliminary Irrigation Plan and System Audit
  - F. Quantities and Cost Estimates
5. Submittals
- A. The design team will prepare submittals for review at the 30% milestone for this proposal. We will prepare a schematic layout and 30% plans for review and approval by the Client.
  - B. Deliverables will include plans, specifications, and bid items including cost estimates.

- C. We will work closely with the City for constructability reviews and scheduling updates.
- D. Address comments from the City and GCDD#2 as required for plan and permit approval will occur at future milestones.

**Fee Breakdown**

<b>Task</b>	<b>Cost</b>
Topographic Survey (Ellis Surveying)	\$ 22,000.00
Project Management	\$ 7,200.00
Gather Existing Data	\$ 7,500.00
Civil Site Design	\$ 19,000.00
Golf Course Design (FDS, Inc.)	\$ 69,850.00
Reimbursable Expenses	\$ 1,500.00
<b>TOTAL FEE</b>	<b>\$ 127,050.00</b>

We propose to perform the services listed for a lump sum fee of **\$127,050.00**

**Schedule**

We proposed to complete the preliminary design phase within **three (3) months** from Notice to Proceed. Major milestones completed during this phase will be the topographic survey, conceptual golf course design, and 30% plans, specifications, and cost estimates.

Thank you for considering Tetra Tech for this important project for the City of Texas City. Please contact Mike McClung at 281.589.7257 or [mike.mcclung@tetrattech.com](mailto:mike.mcclung@tetrattech.com) or Bart Standley at 281.732.5977 or [bart.standley@tetrattech.com](mailto:bart.standley@tetrattech.com) with comments and/or questions.

Sincerely,



Mike McClung, P.E., C.F.M., ENV SP  
Southeast Municipal Leader

MM:ng

Attachment