



Madison Parks Division

330 E. Lakeside St.
Madison, WI 53715
608-266-4711 • cityofmadison.com/parks

**MADISON
PARKS**

Date: April 6, 2026

To: Board of Public Works

From: Adam Kaniewski, PLA, Parks Planning & Development Manager

Re: Public Works Contract 9712 – Yahara Hills Golf Course Well Transfer Pipe

Greetings Board of Public Works Members,

Parks Division staff are recommending award of Contract 9712 to Parisi Construction, LLC. for construction of a transfer pipe at Yahara Hills Golf Course at total cost of \$382,000.00. Staff recognize the cost is significantly above the provided estimated cost of \$65,000 and are providing this memo to offer justification for the award recommendation. The well transfer pipe is critical infrastructure for supplying the course's irrigation system with sufficient water to maintain healthy turf and quality playing conditions. The project is funded solely by the Golf Enterprise Program Reserves and is extremely time sensitive.

Project Background

In 2021, the City of Madison sold about 230 acres of Yahara Hills Golf Course property to Dane County for the purposes of a new landfill site. Along with the land sale, lease agreements were put in place to allow the Parks Division's Golf Enterprise Program to implement a planned hole reduction from 36 to 18 holes by October 31, 2025. In addition, the lease allows for the Golf Program to continue operating 18 holes of golf through at least October 31, 2042. Since entering in to the lease with Dane County, the golf course has been re-designed to allow for one 18 hole course which requires significant infrastructure investments.

The existing irrigation system for the previous 36 hole operation included pumping water from an existing high-capacity, non-potable well, to pond #1 located on what is now Dane County property. Two pumps then operated with intakes from pond #1, one pumping irrigation to half of the course, the other pumping to pond #2. A second pump station is located at pond #2 which pumps irrigation to the remaining half of the course which is the remaining half still in use today. The pump station for pond #2 has been replaced as part of Contract 9550.

Dane County is expected to begin landfill construction in May or June of 2026. At that time the irrigation infrastructure for pond #1 will no longer be usable and no connection will remain between the irrigation supply well and pond #2. This project has proceeded behind the schedule of the pump station project due to the fact that the staff needed additional time to evaluate installing a new well or using the existing well. This was not anticipated in the original lease, as such, in 2025, the Golf Program was required to obtain an amendment to the lease that would allow the well transfer pipe to be routed over lands owned by Dane County.

Award Justification

In 2024, the Parks Division retained a consultant to assist with the design of necessary irrigation infrastructure improvements and to provide cost estimates for the work. Given the unique nature of the golf course irrigation work, Parks Division staff considered the initial estimate viable. It has since become evident that the estimated costs were likely low due to a majority of golf course irrigation projects in the Midwest being completed for private entities that do not have public bidding requirements.

Prior to letting Contract 9712, Parks Division staff explored options to add the work to Contract 9550 as a change order. However, the contractor for Contract 9550 was not able to provide a project cost estimate within the time required, resulting in the need to take the project out to bid to ensure the project is completed prior entering into the high temperatures of summer.

Upon receiving a single bid, Parks Division staff discussed the bid results with staff from Madison Water Utility and City Engineering – Sanitary Sewer section. These City agencies have completed projects with somewhat similar pressurized HDPE pipe items. Staff from both agencies indicated that the bid received appeared reasonable or lower than they would expect.

Parks staff contacted Dane County staff to explore the possibilities of allowing the existing system to remain in place through 2026 so parks could re-bid the project. That option is not feasible given the necessary landfill construction timeline.

Failing to award the contract will result in significant risks to the Golf Enterprise program, including:

- Significant reduction in golf program revenue due to poor playing conditions, turf loss and potential course closures.
- Increased operational costs to address damage to turf grass caused due to drought and pests.
- Significant additional costs to temporarily supply the irrigation system with City water, an option only possible if viable and deemed acceptable by Madison Water Utility.

Parks Division Recommendations:

The golf course requires a fully functioning irrigation system, including adequate water supply to successfully operate. Parks Division staff recommend accepting Contract 9712 in order to complete the project necessary to supply water for the irrigation system in as timely of a manner as possible.