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FOR IMMEDIATE RELEASE: November 14, 2016

## **MEDIA ADVISORY**

### **South Jordan City Council Press Conference Announcing Phased Improvements to Mulligans Golf and Games**

**SOUTH JORDAN, UT** – On Nov. 15, 2016 the City Council will vote on a resolution to implement the Mulligans Revitalization Plan, also known as Plan B.

**WHAT:** Press Conference to announce phased improvements to Mulligans Golf and Games

**WHO:** South Jordan City Mayor David Alvord, City Council, media, public

**WHEN:** Wednesday, Nov. 16, 2016  
12:45 p.m.

**WHERE:** Mulligans Golf and Games  
692 West 10600 South  
South Jordan

**Background:** In 2015 the South Jordan City Council voted to keep Mulligans as open space and paid the bond in full. In addition, the City Council created the Mulligans Commission to review the state of Mulligans, receive public input and make recommendations to the council for business decisions including any improvements. The City Council hired Staples Golf Resources, LLC to conduct an analysis of the current conditions of Mulligans Golf and Games and recommendations for steps to improve the golf course and amenities.

In August 2016, Staples Golf presented the Mulligans Master Plan Report during a City Council meeting. The report included six alternative plans with options to improve Mulligans. The City Council will vote on Tuesday, Nov. 15, on the Mulligans Revitalization Plan, also known as Plan B from the Mulligans Master Plan Report. (Complete Mulligans Master Plan Report attached).

\*Media are encouraged to arrive 15 minutes prior to the press conference to set up equipment.

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###

*The City of South Jordan, one of the fastest growing cities in the United States, is located 20 miles southwest of Salt Lake City, and home to more than 69,000 residents. In 2010, 2012, and 2014, South Jordan was named one of the Top 20 “Best Place to Live in America” by Money Magazine.*

Environmental  
Interface

Open Space  
Preservation

Recreational  
Improvement

Public Use  
& Access

Operational  
Sustainability

# MULLIGANS MASTER PLAN COUNCIL WORK SESSION



May 27, 2016 Not to Scale



August 15, 2016



**“We did this to improve the quality of life in the community and create a first-rate amenity for people who live here.”**

**—J.J. Murphy**

# The Process

1. Assessment of existing conditions
2. Determine what the market says
3. Establish the “Vision”
4. Develop ‘Plan A’ and ‘Plan B’
5. Get Community feedback
6. Finalize ONE Plan – “Hybrid Plan ‘B’”

# COMMUNITY FEEDBACK



# Feedback

1. Keep the open space
2. Focus on families, kids
3. Demand for small events
4. Desire for improvements
5. How much will it cost?

# The Vision

Our goal is to be comprehensive and strategic in order to improve the quality of Mulligans, maximize community utilization through diversified offerings, adhere to realistic and achievable financial expectations while continuing to foster and promote the participation of families, kids, seniors, beginner golfers as well as non-golfers through the valuable principles of the game of golf.



Bentgrass

Poa









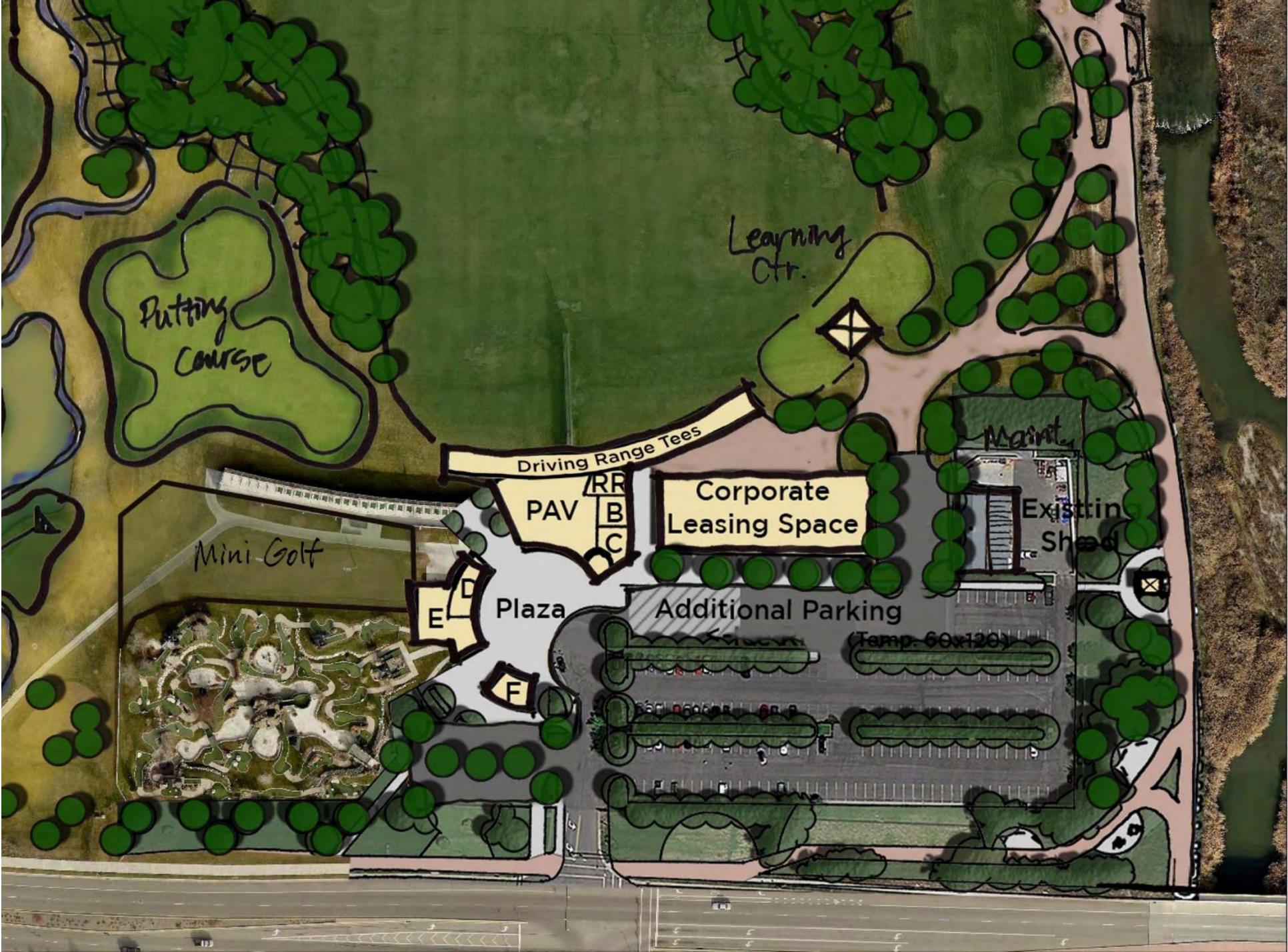


# Focus of our Work

1. Improve quality
2. Expand offerings, expand F&B
3. Connect to the Jordan River trail
4. Improve the sense of arrival
5. Address safety



May 27, 2016 Not to Scale



Putting Course

Learning Ctr.

Driving Range Tees

Mini Golf

PAV

RR

B

C

Corporate Leasing Space

Maint.

Existing Shop

Plaza

Additional Parking

(Temp. 60x120)

D

E

F









October 7, 2015

## Red Ledges starts construction on new Jack Nicklaus Signature 12-hole Golf Park

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December 07, 2015  
Utah Golf Reround Season 1  
Episode 8

October 19, 2015  
Utah Golf Reround Season 1  
Episode 7

September 08, 2015  
Utah Golf Reround Season 1  
Episode 6

August 19, 2015  
Utah Golf Reround Season 1  
Episode 5

## Junior Golf

[MORE INFO](#)



BUCKET #3

BUCKET #2

BUCKET #1

Double Ended Practice Range

Great Lawn

Learning Ctr.

Putting Course

Mini Golf

Driving Range

PAV

Plaza

Corporate Meeting Space

Additional Parking

Temp 60-120

May 27, 2016 Not to Scale



SCENARIO 3/PLAN B		NOTES
		Currently we have 188 parking stalls and that is not sufficient. In Plan B we have additional uses that requires additional parking per County Code. Assume we need an
	New Entry w/ parking	\$ 975,000.00 additional 150 parking spaces at \$6,000 per stall. And \$75,000 for new entry landscaping
	New Drop-off Area	\$ 230,000.00 Includes 7500 SF of pavers @\$20 SF, landscaping \$30,000 and signage/lighting \$50,000
Bucket #1 -	Remove Batting Cages	\$ 25,000.00 Based on ABC Batting Cage estimate for 4 cage system.
	New Clubhouse/Double Decker	\$ 2,500,000.00 Assume 8000 SF Clubhouse @ 200/SF plus double decker tee line like TopGolf
	Expand/Retrofit Mini Golf	\$ 300,000.00 Check with Castle Golf for additional cost estimates.
	New double-ended driving range	\$ 450,000.00 Includes minor adjustments to the existing course
	New Trail Head Connections/Trail System	\$ 750,000.00 Estimated 900 LF of path at \$20 SF including concrete path, sodding, planting, etc.
Bucket #2 -	2 New Viewing points on golf course	\$ 100,000.00 Allowance
	Irrigation/lake upgrades	\$ 850,000.00 Line pond, fill in unecessary ponds, pump station improvements
Bucket #3 -	Golf Course improvements	\$ 1,050,000.00 Rebuild greens, bunkers, new irrigation
	New Maintenance Area/PGA Bld	\$ 1,750,000.00 Larger maintenance bld, seperate small office building
	Design & Engineering (10%)	\$ 898,000.00 Estimated
	Contingency (10%)	\$ 987,800.00 Allowance
	<b>TOTAL</b>	<b>\$ 10,865,800.00</b>

Phased-in Approach

Scenario 3/Plan B Total Cost	\$10,865,800
Implement Bucket #3 at a later date:	(\$3,360,000)
New Total	\$7,505,800
Park Impact Fee/General Fund input	(\$1,500,000)
<b>TOTAL 2016 COMMITMENT</b>	<b>\$6,005,800</b>



**QUESTIONS?**

