

**DEPARTMENT OF PARKS
AND COMMUNITY SERVICES**

ROBERT P. THOMAS
DIRECTOR

G. ERLING LINGGI
ASSISTANT DIRECTOR

WALTER S. UEDA
DEPUTY DIRECTOR

CITY OF SACRAMENTO
CALIFORNIA

January 29, 1991

1231 I STREET
SUITE 400
SACRAMENTO, CA
95814-2977

916-449-5200
FAX 916-449-8584

DIVISIONS:
GOLF
CROCKER ART MUSEUM
HISTORY AND SCIENCE
METROPOLITAN ARTS
SACRAMENTO ZOO
PARKS AND RECREATION
• NORTH
• SOUTH
• CITY-WIDE

**Budget and Finance/Transportation and Community Development Committee
Sacramento, California**

Honorable Members in Session:

SUBJECT: Development Timelines - South City Golf Course and Hansen Ranch Regional Park and Golf Course

SUMMARY

This report provides information relating to the development timelines for both the South City Golf Course and the Hansen Ranch Regional Park and Golf Course and requests authorization to call for proposals from qualified golf course architect design teams for construction drawings, including specifications and cost estimates for the development of the golf course portion of the South City Golf Course project.

BACKGROUND

In fall 1990, the City Council requested a report on the development status for both the South City Golf Course and the Hansen Ranch Regional Park and Golf Course. This request provided the impetus for this report.

South City Golf Course

In May 1988 the City Council authorized the lease purchase of approximately 93 acres of Sacramento Regional County Sanitation District property near the town of Freeport (see Exhibit A). This agreement called for the District to lease ten contiguous parcels of land to the City for a period of ten years at a nominal rent, to be used exclusively for a golf course. The City has the option to purchase at least one parcel per year at \$60,000. To date, the City has exercised this option by purchasing two parcels. In November 1989 the City Council authorized the First Amendment to Lease, which modified the original agreement by extending the construction deadline to July 1, 1993.

Staff has developed a preliminary timeline for the development of this project (see Exhibit B). There are three components to this project: 1) environmental process; 2) golf course design, finance and construction; and 3) facilities design and construction/restoration. Each of these components have parallel phases within the development timeline. The interrelationships of these components creates specific points at which further advancement in the process hinges on having certain requirements met. Each area will be addressed separately.

Environmental Process:

In July 1990 the City's Environmental Services Division issued a Notice of Preparation for the Environmental Impact Report (EIR) for both the golf course site as well as the entire annexation of the town of Freeport, totaling approximately 153 acres. The two projects were included under one umbrella due to the interrelated nature of potential environmental impacts. However, since staff desired to expedite the development of the golf course, the City is proceeding with an environmental assessment exclusively for the golf course. An appropriate environmental assessment will be prepared by the City's Environmental Services Division in accordance with the California Environmental Quality Act (CEQA). This is anticipated to be completed in six months. All other components of this project are dependent upon satisfying this requirement.

Golf Course Design, Finance & Construction:

The development of the actual golf course is the next major component. This process has been broken down into three major phases: 1) development of construction drawings; 2) COP financing or a negotiated build/finance package per the construction drawings; and 3) construction. To proceed with the first phase of developing construction drawings, a Request for Proposals To Provide Design Services For South City Golf Course has been developed and a copy is on file with the City Clerk. This RFP invites experienced golf course architect design teams to prepare comprehensive and detailed construction drawings and specifications for the development of the golf course including a computerized automated irrigation system, a separate potable water supply, full course cart paths, and a construction estimate of the aforementioned. Selection of the best proposer shall be based on the previous experience of the proposer, strength and experience of the proposed project team, the proposed scope of services including the commitment of resources to the project, quality of past performance by the proposer as supported by references, and the consistency of the proposal with City objectives. This phase is estimated to be completed by September 1991.

The second phase involves selecting the best method of financing the project. After researching other municipal golf course operations, two financing options were identified. The first option is to secure traditional financing by obtaining a Certificate Of Participation (COP). If this option is selected, financing decisions would occur simultaneously with the design process. The second option of a build/finance development package involves securing a golf development organization that would construct and finance the golf course construction per the specified construction drawings with a lease back/payment arrangement to the City. Either option requires Council approval and the completion of the environmental review process prior to actual construction.

The last phase of development is construction. Depending on the selected financing option, a Council approved RFP would be prepared to request proposals for a build/finance team or the construction documents would be traditionally bid. Either process would occur in late 1991. It is estimated that construction would commence in spring 1992 with the course open for play late spring 1993.

Facilities Design & Construction/Restoration:

Simultaneous to the golf course design, finance and construction process, the City's Facility Management Division will be managing two different projects - design and construction of the golf course clubhouse and restoration of the historic Hack House. Based on the conceptual plan, the clubhouse will be located in the northwest corner of the site (see Exhibit C). It will be a two story structure designed to

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reflects the historical heritage of the surrounding area. It is anticipated that its construction will occur at the same time as the golf course construction.

At present, the only facility on the site is the historic residence commonly known as the Hack House. It is a two story wooden structure which will be converted into office space to house the City's Golf Division administrative staff. Adjacent to the house and included in this planned restoration are several smaller structures such as a barn and a garage which will be used for the golf course maintenance yard. The historical integrity of these structures will be preserved during this remodeling project. Restoration of the Hack House is estimated to begin upon completion of the environmental review process.

Hansen Ranch Regional Park and Golf Course

The Carl F. Hansen Regional Park and Golf Course site, which comprises 268 acres, was donated to the City of Sacramento by the Hansen family. The Deed of Gift stipulates that the donated land be used for public recreational and or cultural purposes. The site is located in an undeveloped flood plain in the northwest section of Sacramento (see Exhibit D). After an extensive master planning and environmental review process, the City Council adopted the Final EIR in May 1987. Further extensive study was conducted with regard to wetlands and hydrological issues. In August 1990, staff reported to Council the specifics of the study.

The preliminary timeline for the development of the golf course portion of the site has been developed (see Exhibit E). Staff is currently developing a RFP for golf course architect design teams for construction drawings. It is anticipated that staff will return to Council in ninety days to request authorization to issue this RFP. The design process will closely follow the extensive work already completed and is represented in the conceptual plan (see Exhibit F). Construction drawings should be completed in late 1991. Once these drawings are complete, staff will then submit them with appropriate applications to the United States Army Corps of Engineers for a Section 404 permit. This permit is necessary when wetland alteration activities are planned. The permit process entails a public noticing and comment period and if necessary a public hearing. Once approval is obtained, a permit is issued. Staff anticipates the permit process will be successfully concluded by spring 1992. The site would then be rough graded during the summer/fall of 1992. Staff will then evaluate the fiscal requirements of developing this site.

FINANCIAL DATA

Construction drawings for the South City Golf Course are estimated to cost \$100,000, with funding available in Capital Improvement Project OA46 - South Area Golf Course Acquisition and Development. Construction drawings for the Hansen Ranch Regional Park and Golf Course are estimated to cost \$175,000 with funding available in Capital Improvement Project OA16 - Hansen Golf Course Development. No General Fund monies are requested.

POLICY CONSIDERATIONS

Review and management of these projects is consistent with policies set by the City Council and California State Law. Issuance of Request for Proposals To Provide Design Services For South City Golf Course is in accordance with Section 12.31 of the Sacramento City Code.

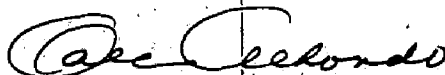
MBE/WBE

Efforts will be made to support the City's MBE/WBE goals by broadly advertising for proposals including advertising in representative minority publications.

RECOMMENDATION

It is recommended that the Budget and Finance/Transportation and Community Development Committee approve this report and forward it to the full City Council for action. Further, it is recommended that City Council, by resolution, authorize issuance of the Request for Proposals To Provide Design Services For South City Golf Course.

Respectfully submitted,



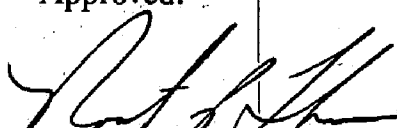
DALE ACHONDO, Golf Manager

Recommendation Approved:

Approved:



JACK R. CRIST,
Deputy City Manager



ROBERT P. THOMAS, Director
Parks and Community Services

January 29, 1991
All Districts

BT:bt

Attachments

Contact Person: Dale Achondo, Golf Manager, 449-5329

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

**RESOLUTION AUTHORIZING ISSUANCE OF REQUEST FOR PROPOSALS
TO PROVIDE DESIGN SERVICES FOR SOUTH CITY GOLF COURSE**

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

That the City Council authorize issuance of Request for Proposals To Provide Design Services
For South City Golf Course.

MAYOR

ATTEST:

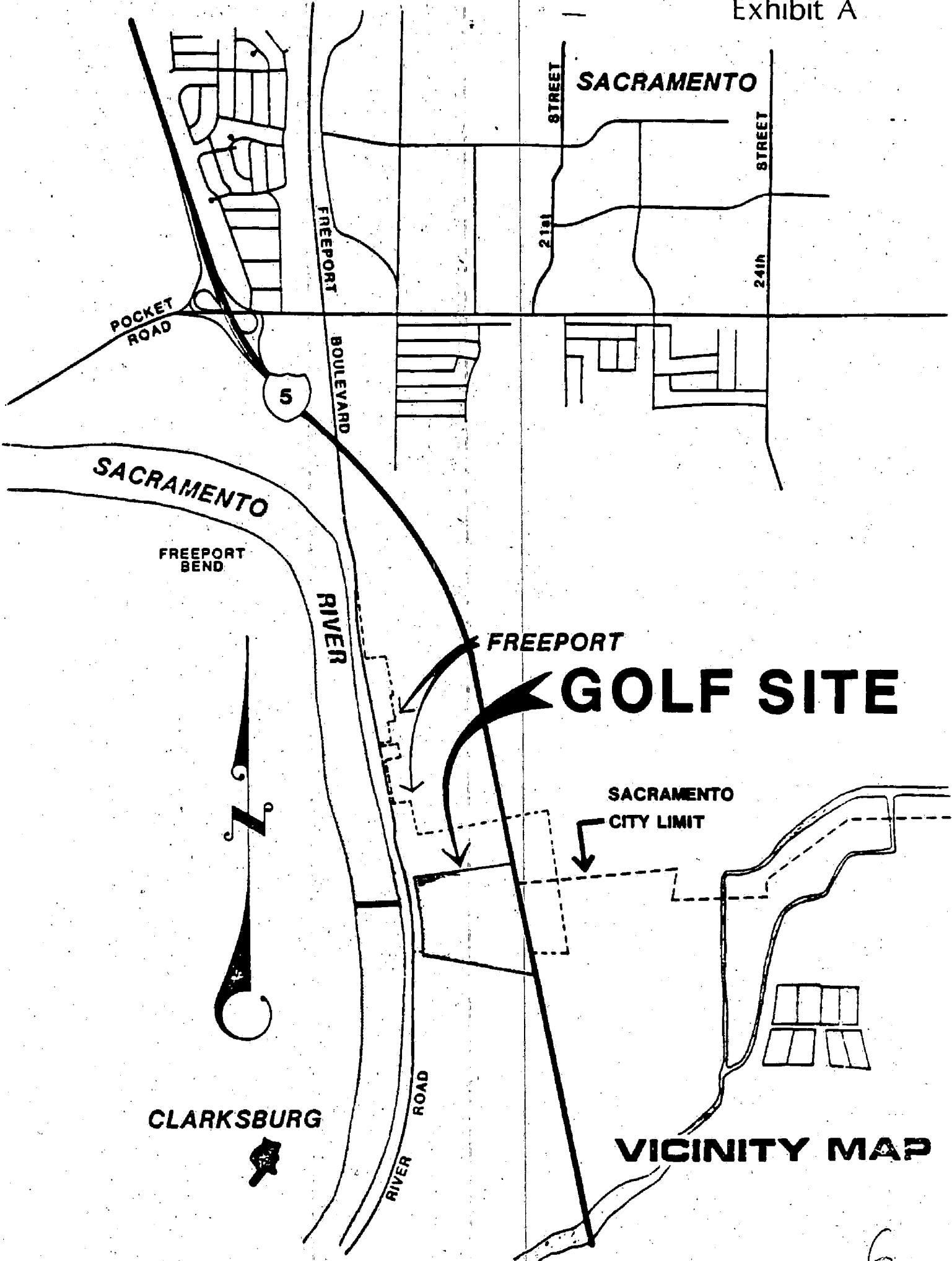
CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

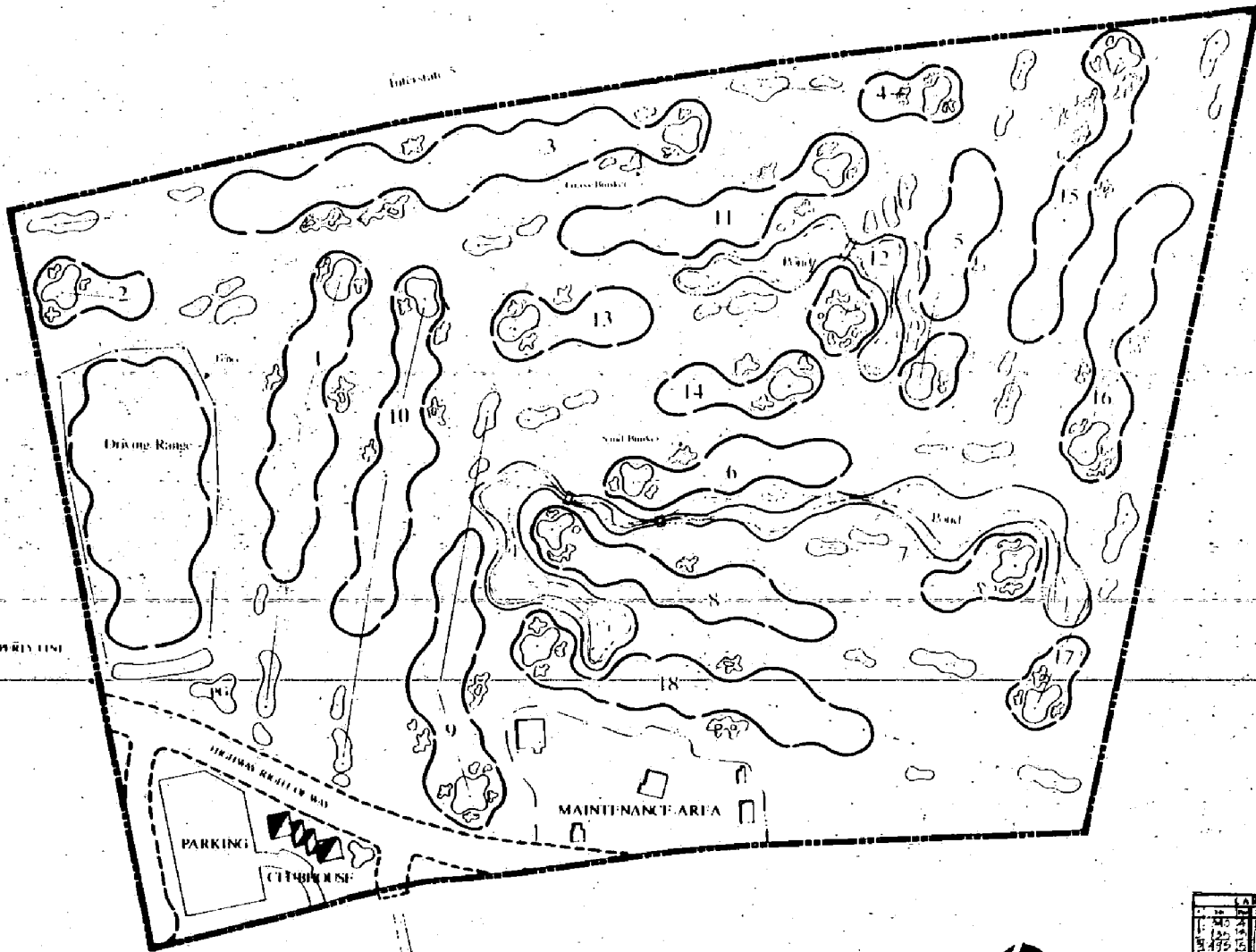
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SOUTH CITY GOLF COURSE**Preliminary Schedule**

Design/RFP - Finance and Development - Construction

<u>Date</u>	<u>Event</u>
Winter/Spring 1991	Issue RFP for design team; receive RFP's and evaluate; interview proposers, negotiate contract, obtain Council approval. Prepare appropriate environmental assessment for project.
Summer 1991	Develop construction drawings.
Fall 1991	Determine best method of financing project. Issue RFP for finance and development or bid construction documents.
Spring 1992	Begin construction of golf course.
Spring 1993	Course open for play.



SOUTH CITY GOLF COURSE CONCEPT

Golf Division, Parks and Community Services
 City of Sacramento, California

November 6, 1980



Scale: 1" = 100'

NO.	AREA	ACRES	PERCENT
1	DRIVING RANGE	1.20	1.20
2	GREENS	1.20	1.20
3	FAIRWAYS	1.20	1.20
4	BUNKERS	1.20	1.20
5	SAND TRAPS	1.20	1.20
6	OBSTACLES	1.20	1.20
7	MAINTENANCE AREA	1.20	1.20
8	CLUBHOUSE	1.20	1.20
9	PARKING	1.20	1.20
10	RESTROOMS	1.20	1.20
11	PROFESSOR	1.20	1.20
12	PROFESSOR	1.20	1.20
13	PROFESSOR	1.20	1.20
14	PROFESSOR	1.20	1.20
15	PROFESSOR	1.20	1.20
16	PROFESSOR	1.20	1.20
17	PROFESSOR	1.20	1.20
18	PROFESSOR	1.20	1.20
TOTAL		100.00	100.00

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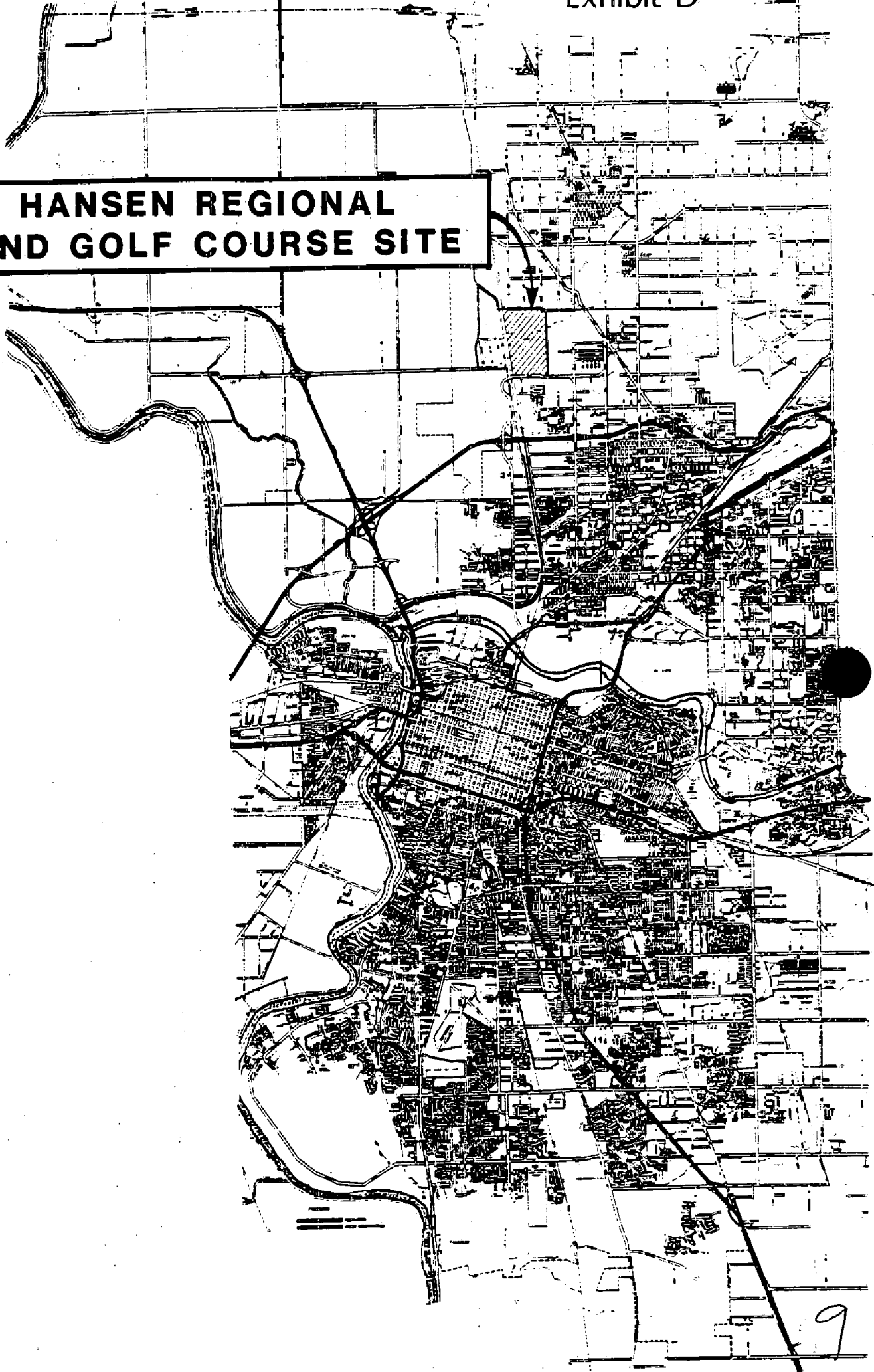
Concept A

Robert Muir Graves, Ltd.
 1000 North 10th Street, Suite 100
 Sacramento, California 95811
 Telephone: (916) 441-1111

Exhibit C

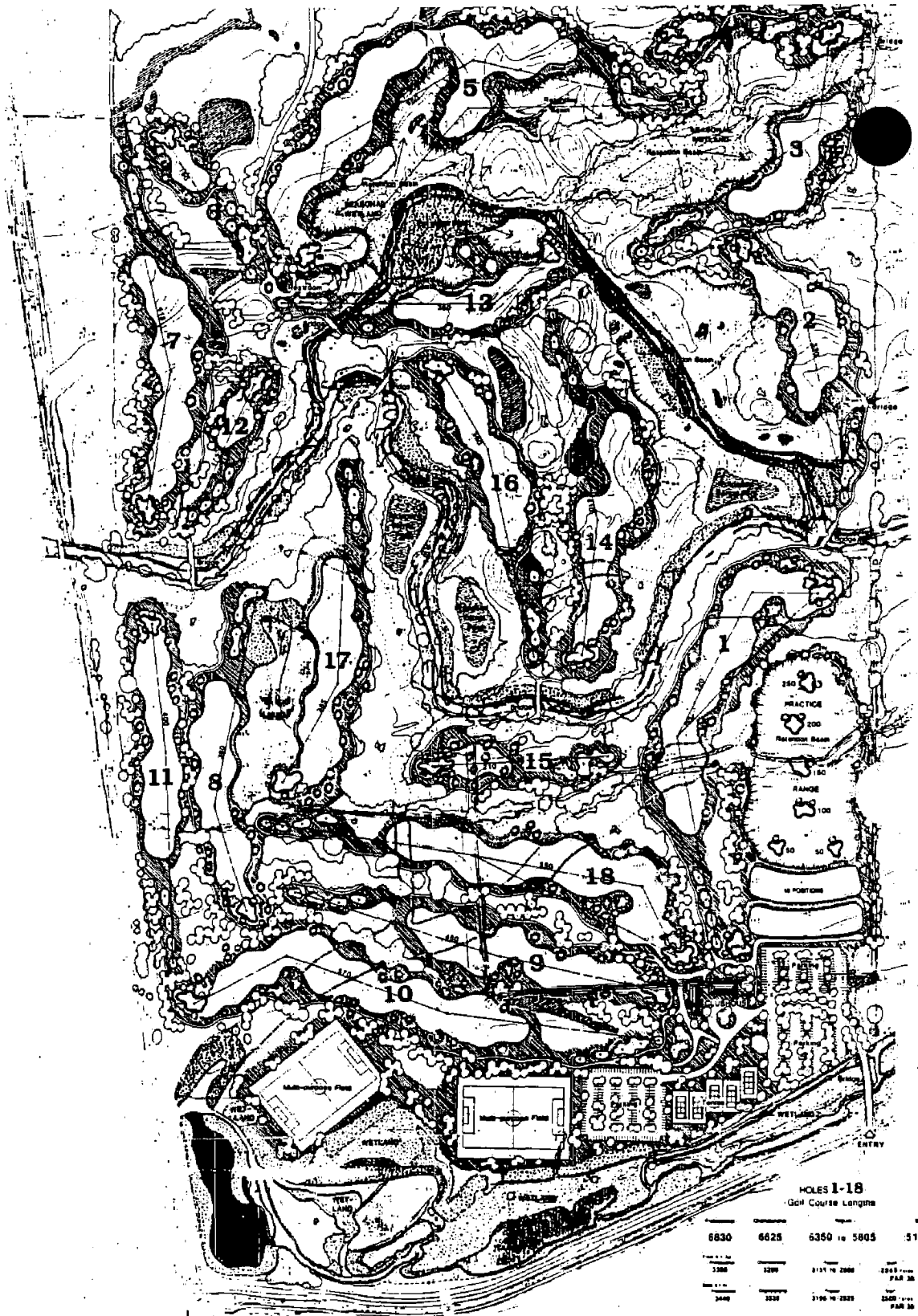
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**CARL F. HANSEN REGIONAL
PARK AND GOLF COURSE SITE**



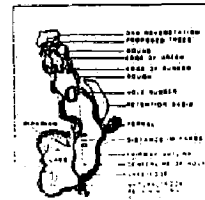
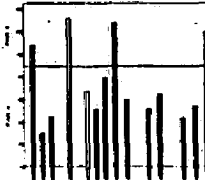
HANSEN RANCH REGIONAL PARK AND GOLF COURSE**Preliminary Schedule**
Design/RFP - Finance and Development - Construction

<u>Date</u>	<u>Event</u>
Winter/Spring 1991	Issue RFP for design team; receive RFP's and evaluate.
Summer 1991	Interview proposers, negotiate contract, obtain Council approval.
Fall 1991	Develop construction documents.
Spring 1992	Army Corps of Engineer 404 permit process.
Summer/Fall 1992	Rough grade site.



**Hansen Ranch
Golf Course**
City of Sacramento

PLAY DIAGRAM



JOB TITLE
Hansen Ranch Golf Course
City of Sacramento

SHEET TITLE
MASTER PLAN

PREPARED FOR
The City of Sa
Department of City
35 23 City
SACRAMENTO, CALIF.

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