

MINUTES

City of San Diego
Municipal Golf Committee (MGC)
May 6, 2015

Meeting held at:

Carmel Valley Recreation Center
3777 Townsgate Drive
San Diego, CA 92130

Mailing address is:

Torrey Pines Administration Building
11480 N. Torrey Pines Road
La Jolla, CA 92037

ATTENDANCE:

Members Present

Kurt Carlson
Susan Casagrande
Doris Cronkhite
Ann Dynes
Marc Sorensen
Paul Spiegelman
Michael Zucchet

Members Absent

Albert Bruton
Christian Clews
David Korty
Megan Mahoney

Staff Present

Scott Bentley
Mark Marney
Mark Nassar
Ken Oliver
Todd Schmit

CALL TO ORDER

Michael Zucchet called meeting to order at 6:15 p.m.

CHAIRPERSON'S REPORT

None

COMMITTEE COMMENT

None

NON-AGENDA PUBLIC COMMENT

None

ACTION ITEM

None

INFORMATION ITEM

201. North Course Bid Process Workshop

Scott Bentley stated that this is an information item and no action can be taken by the committee on this item. Mr. Zucchet questioned the committee's ability to act on an information item. Mr. Zucchet was disappointed in the Committees inability to take action tonight. Mark Marney added additional information and expressed his desire to get the Committee's opinions on the priorities for the North Course Project.

Mark Nassar, Deputy Director Public Works, opened the discussion by reporting that the past bids were significantly over budget and after meeting with the builders, his Department developed the current strategy. That strategy consists of four measures to close the gap between the bids received and the budget. The City Council is being asked to add \$2 million to the project. The bid process will be changed to allow more flexibility on the part of the bidding builders. The bid period will be extended to allow more time for the builders to get better pricing from their sub-contractors. Also, builders will have the opportunity to take advantage of the turf reduction rebate being offered by ??.

Kevin Oliver, Project Officer II Public Works, discussed changes to the specifications that would help lower the price and explained the "Fixed Price / Best Value Bid" process. The Base package will be the required work that will need to be done. The bidder that will be selected will be the one whose Fixed Price which can deliver and complete the base items in addition to some of the elements envisioned in the original vision.

Janet Stewart, public citizen, spoke about the Torrey Pines North Course Project. Ms. Stewart emphasized that she does not want to see any money take away from any Mission Bay projects. She expressed the view that Mission Bay could truly be an amazing place if resources could be put into the facility.

Scott Bentley highlighted that \$3 million has already been taken out of the golf enterprise fund for Mission Bay. This will be for course improvements, irrigation, and lighting. Then an additional \$2 million is being spent for clubhouse improvements. Mr. Bentley also mentioned that 30 new golf carts would be at Mission Bay soon.

Paul Spiegelman asked if there was any minimum turf removal in the Base package. Kevin Oliver responded that there is no minimum requirement. Mr. Spiegleman commented that in the original vision it was incorporated in order to keep water usage down and make the course sustainable for the future.

Susan Casagrande asked about the timeline. Todd Schmit, Park Designer Public Works, replied that the RFP would go out in May, the project would be awarded in September, the design phase would begin in October, construction would start in February or March 2016 and the course would be returned to the Golf Division in September 2016.

Marc Sorenson questioned the savings related to the removal of sod and topsoil taking place on the property rather than taking it off property. He stated that the common belief about the project is that the Golf Division is just redoing the greens and bunkers and that the fairways will stay the same. However, this has become a much bigger project. Also, he thought that it is a very tight schedule for a City project. Mr. Marney added that the Golf Division expects to reopen the course after over-seeding in the fall depending on turf maturity. Mr. Sorenson also questioned the loss of revenue to the Golf Enterprise while the North Course is closed. He asked about the pipeline of money looking for the other CIP projects for the Golf Division. Mr. Marney stated that the Financial Forecast that just went to Council accounts for the other projects.

Mr. Sorenson questioned how the same companies that provided the \$17-18 million dollar bids could come up with a \$3-4 dollar million de-scope reduction in the bids without de-scoping the project. Mr. Oliver replied that he thought that his Department had done so by separating the base requirements from the "best value" items. Mr. Marney also pointed out some of the savings results from what he has since learned about project cost savings opportunities such as the removal/return of soil aspect.

Kurt Carlson spoke about turf reduction and would like to see Torrey Pines take out as much as 80 acres of turf to set the example for water savings.

Michael Zucchet summarized the discussion with regards to the scope of work done for the project. He stated that the bidders will descope the project with their bids, but questioned who will be deciding which bidder provides the best components or best value for the project.

Mr. Marney asked the Committee to agree on the base items that must be included in the winning bid and establish priorities for other items.

The discussion continued with numerous questions about possible changes in the scope and specifications.

Mr. Oliver advised that the base project would include the new irrigation system, redoing all the green complexes in their place, completing a cart path system, rebuilding bunkers, rebuilding tee complexes with new forward tees and completing South Course irrigation improvements.

Ann Dynes stated that she feels that the new forward tees are important, but redoing/leveling all the tees is not important. She added that cart paths and turf reduction would not be a priority to her.

Ms. Dynes expressed her concern that some decisions might be made by non-golfers, in which case the priorities might be significantly different than what work the Golf Division might want to have done or taken out of the project in the interest of cost management. Marc Sorenson mentioned that maybe the existing golf maintenance staff could do some of the work since the North course will be closed during the renovation.

Mr. Marney wanted to clarify the objective of the meeting. The objective to him was that the Golf Division has spent more than \$1 million in the past three years to get to where it is now. If a decision is made not to add more funds to this project, it will more likely not make calendar year project 2016. There are certain pieces of this project that need to happen. The irrigation system component definitely needs to be done. Mr. Marney conveyed if the Golf Division decided to change and not add this money to the project, then the North Course renovation would not be a viable project for next year. The City will have lost time, money, and permits that have already been acquired. He stated that he did not have all the answers to the questions tonight, but urged that the MGC have a discussion and not miss this opportunity.

Mr. Zucchet questioned the base bid. In the base bid, he asked if the greens, tees and bunkers would be rebuilt in place or moved as laid out in the GDP. Mr. Oliver replied that in the base bid the greens and tees would be rebuilt in place as they are now, with the exception of the new forward tees. Mr. Oliver also stated it would be the intent to rebuild all bunkers consistent with the GDP where possible, but if greens, fairways or tees are not moved as in the GDP, then they would not move. Mr. Zucchet asked who will make the decision on what is done or not done.

Mr. Zucchet asked the Committee if members wanted to present anything as a Committee to the City Council. He stated this was their opportunity, but does not think there is a consensus within the Committee.

Mr. Spiegelman expressed his desire to keep the Committee involved in the process going forward.

Mr. Sorenson asked if the Committee could get a copy of the RFP. Mr. Zucchet asked Mr. Bentley to send a copy to the Committee.

ADJOURNMENT

The meeting adjourned at 8:00 P.M.

Next Regular Meeting: **May 21, 2015, 6:00 P.M.**
 Public Utilities Metropolitan Operations Complex
 (MOC II Building)
 9192 Topaz Way, San Diego, CA 92123

Future meetings are scheduled for July 16, 2015 and September 17, 2015