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Capital City Golf

"The Exceptional Public Golf Experience"

APPROVED
NOV 30 1999
OFFICE OF THE
CITY CLERK

ANN WEAVER
GOLF MANAGER

CITY OF SACRAMENTO
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November 16, 1999



City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: HAGGIN OAKS DRAINAGE & IRRIGATION PROJECT - THE ALISTER MACKENZIE GOLF COURSE AT HAGGIN OAKS

LOCATION AND COUNCIL DISTRICT: Council District 2

RECOMMENDATION:

Capital City Golf division staff recommend that the City Council: 1) approve the implementation of Phase One of the Haggin Oaks Drainage/Irrigation Project at the Alister MacKenzie Golf Course at Haggin Oaks; 2) suspend the competitive bid process and authorize pre-qualifying contractors; 3) establish a CIP as the Haggin Oaks Drainage/Irrigation Project in the amount of \$3.4 million; and 4) authorize an inter-fund loan from the Risk Management Fund in the amount of \$3.4 million to be paid back by the Golf Enterprise Fund within 30 years at Pool A interest.

CONTACT PERSON: ANN WEAVER, GOLF MANAGER (916) 433-6315
GARY REENTS, UTILITIES DEPT. (916) 264-1433

FOR COUNCIL MEETING OF: November 23, 1999

SUMMARY:

The City's Capital City Golf division and Utilities Department have spent the last four years studying and developing a plan to create water detention on the Alister MacKenzie Golf Course at Haggin Oaks to resolve drainage/flooding concerns in the Hagginwood residential area. Phase One of this project will: 1) improve drainage/flooding impacts through design of a water detention area and course re-routing; and 2) improve the

CAPITAL CITY GOLF AFFILIATES:

ALISTER MACKENZIE GOLF COURSE AT HAGGIN OAKS • ARCADE CREEK GOLF COURSE AT HAGGIN OAKS • BARTLEY CAVANAUGH GOLF COURSE
BING MALONEY 18-HOLE GOLF COURSE • BING MALONEY EXECUTIVE 9 GOLF COURSE • WILLIAM LAND 9-HOLE GOLF COURSE
TEE TIME RESERVATIONS 916.264.TIME(8463)

competitive and financial stability of the Capital City Golf division through automating irrigation systems, installing continuous cart paths and support facilities, and enhancing the historical significance of the golf course. The total cost for Phase One of the project is \$4.7 million. The Utilities Department portion of this project has been included as part of the storm drainage fund capital improvement program for Fiscal Year 1999-00. The Golf Enterprise Fund will borrow \$3.4 million through an inter-fund loan from the Risk Management Fund to be paid back within 30 years at Pool A interest. City Council has already approved a golf irrigation surcharge, which will be used to fund the irrigation system portions of the project. Staff is recommending that Council suspend the competitive bid process to allow the Capital City Golf Division to use a pre-qualification procedure to select contractors who will then be eligible to bid on the project. This project is an integral part of the Capital City Golf division's plan to ensure financial stability as a self-supporting enterprise fund operation.

COMMITTEE/COMMISSION ACTION: None.

BACKGROUND INFORMATION:

A master plan study on the Hagginwood drainage area was conducted in 1994. This study identified five interdependent projects which will alleviate flooding in Upper (East) Hagginwood Creek and the downstream (Lower) Hagginwood floodplain neighborhoods. The five projects will alleviate flooding by controlling the overflow from the Arcade Creek to Hagginwood Creek, and mitigating high flows in Hagginwood Creek.

Three projects were identified to alleviate the overflow: 1) provide flapgates at the two 72" pipe outfalls at Del Paso Boulevard bridge; 2) provide levees on a portion of Arcade Creek; and 3) provide a berm across the Alister MacKenzie Golf Course at Haggin Oaks. Two additional projects were identified to mitigate high flows in Hagginwood Creek: 1) provide stream restoration in Haggin Oaks Golf Course by converting a 96" pipe to an open stream (with detention) and; 2) provide a detention facility at Marconi Park. These five projects are interdependent in that none will solve the flooding problem by itself.

In 1995, flapgates were installed at Del Paso Boulevard bridge and the detention basin was constructed at Marconi Park. The current Haggin Oaks Drainage Improvement Project will provide stream restoration (with detention) at the 10th hole on the Alister MacKenzie Golf Course where the 96" pipe crosses the existing fairway. Alternatives are currently being studied which may reduce the requirement for new levees on Arcade Creek and eliminate the need for a berm across the golf course. The current stream restoration project will reduce the East Hagginwood drainage system 100-year peak discharge and improve water quality.

Capital City Golf division and the City's Utilities Department have spent the past four years developing a two-phased plan that will help solve drainage and flooding problems in the Hagginwood drainage system.

Phase One - Utility Department

Phase One of the project would include completion of all of the work attributable to storm water management for the Hagginwood drainage basin that traverses the western end of the golf course. The 10th golf hole is being reconstructed in a new location, shifted to the east by approximately 100 yards, thus freeing up a large area for a 5-acre detention basin capable of retaining 30 acre feet of storm water. Also associated with this work, is the construction of perimeter berms along both the north and south boundaries of the golf course to mitigate traffic impacts, utilizing both excess excavated soils and the present soil stockpile along golf hole #12. In addition, practice and golf instruction holes will be constructed to replace the ones lost due to the detention basin and course re-routing.

Phase One – Capital City Golf division

This work includes: 1) the re-routing of the golf course to eventually resolve the flood impacts along Arcade Creek and the Hagginwood area (Phase Two); 2) enhancing the historical significance of the Alister MacKenzie Golf Course design; 3) drainage improvements to minimize financial impacts to the golf course; 4) continuous cart paths to enhance revenues and improve course conditions; 5) installation of automated irrigation on 80% of the golf course, with the remaining irrigation installation occurring in Phase Two of the construction project; and 6) tree care for the various specimen and oak trees.

Phase Two of the construction project involves work around the golf holes adjacent to Arcade Creek. Phase Two of the project will be brought before City Council for approval after the environmental review and approval process is completed, and once Phase One work is operational.

The City Council has already acknowledged the urgent need to replace golf course irrigation systems by having approved an irrigation surcharge in June 1999. At that time, the Alister MacKenzie Golf Course was identified as having the most urgent need for irrigation system replacement, with parts of the current system dating back to 1932. It is the belief of staff that the current irrigation system may not withstand another summer season and could place the Golf Fund in financial risk with the loss of turfgrass on golf greens, tees and fairways. In order to avoid risk and meet the construction schedule for planting and establishing turfgrass, the project needs to go out to bid in the Winter of 1999 and begin in the Spring of 2000. The project will be accomplished without closing the golf course to play, so as to minimize financial impacts to the Golf Fund. The Haggin Oaks facility is the most popular of the City's golf operations, and it is therefore critical that we minimize the financial risk and disruption to golf revenues at this facility.

Staff held meetings with the following stakeholders regarding this project:

1. Home Golf Club Captains May 20, 26 and 27, 1999
2. Sacramento Golf Council June 7, 1999 and October 4, 1999
3. Rancho Del Paso Historical Society October 6, 1999

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| 4. Capital City Golf Historians | October 8, 1999 |
| 5. Sacramento Golf Club | October 10, 1999 |
| 6. Sacramento Tree Foundation | November 4, 1999 |

Due to the size, complexity and timing of the Haggin Oaks Drainage/Irrigation Project, the successful low bidder must be able to complete the work in time with minimal risk to the City and as little disturbance as possible to golf play. To ensure that the successful contractor has the necessary experience and financial capability to complete such a challenging project, staff believes that it is in the City's best interest to use a pre-qualification process. A Request for Qualifications (RFQ), detailing the process and the qualification criteria will be issued. Criteria will include a contractor's capabilities and experience with similar golf course construction projects, timely project completion record, change order request record, qualified superintendent availability, bonding capacity, and insurance coverage. All properly licensed contractors will be allowed to submit their qualifications for consideration. In order to use this process to identify pre-qualified contractors who will then be invited to submit bids for the project it is necessary for the City Council to suspend competitive bidding. The contract will be awarded to the lowest responsible pre-qualified bidder.

FINANCIAL CONSIDERATIONS:

Phase One of the Haggin Oaks Drainage/Irrigation Project is estimated to cost \$4,738,202. The Utilities Department will contribute approximately \$1,356,321 for the portions of the project related to flood control and drainage improvements. The Utilities Department portion of this project has been included as part of the storm drainage fund capital improvement program for Fiscal Year 1999-00.

The Capital City Golf division's portion of the project is \$3,381,881 and will be funded by the golf irrigation surcharge account and a loan from the Risk Management Fund, paid back by the Golf Enterprise Fund within 30 years at Pool A interest.

Capital City Golf is an enterprise fund operation within the Downtown and Regional Enterprise Department. This project is an integral part of the long-range plan to ensure that City golf courses be self-supporting, as directed by City Council.

ENVIRONMENTAL CONSIDERATIONS:

A Negative Declaration has been prepared for the Haggin Oaks Drainage/Irrigation Project. The environmental document concludes that the project will result in less than significant impacts to the environment. The Negative Declaration includes mitigation measures to reduce impacts to trees and cultural resources to less than significant levels.

The Negative Declaration was circulated for public review from November 2 to November 22, 1999. At the time this report was written, no written comments on the environmental document had been received.

The Planning Division recommends that the City Council ratify the Negative Declaration and adopt the Mitigation Reporting Plan.

The City Council must consider any written comments received during the public review period. If any written comments are received by 5:00pm on November 22, 1999, they will be brought forward to City Council for their consideration.

POLICY CONSIDERATIONS:

This project is consistent with the City policy directing enterprise fund operations to be self-supporting. The drainage aspect of this project, which was approved by the City Council as part of the 1999 Fiscal Year CIP Program, is consistent with the approved Council policy to raise the level of flood protection for 100-year events for the protection of structures and for the prevention of street flooding.

ESBD CONSIDERATIONS:

All purchases and contracts will be subject to the City's ESBD requirements.

Respectfully submitted,



Ann Weaver, Golf Manager

APPROVED:



Barbara E. Bonebrake, Downtown
Department Manager

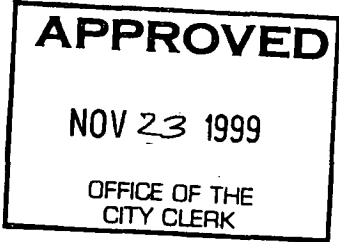
RECOMMENDATION APPROVED:



Robert P. Thomas, City Manager



Thomas V. Lee, Deputy City Manager
Economic Development & Regional
Enterprise Agency



RESOLUTION NO. 99.682

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

HAGGIN OAKS DRAINAGE & IRRIGATION PROJECT ON THE ALISTER MACKENZIE GOLF COURSE AT HAGGIN OAKS

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

1. Phase One of the Haggin Oaks Drainage/Irrigation Project for the Alister MacKenzie Golf Course at Haggin Oaks is approved.
2. Ratify the Negative Declaration and adopt the Mitigation Reporting Plan for the Haggin Oaks Drainage/Irrigation Project.
3. In the best interest of the City of Sacramento, competitive bidding is hereby suspended for Haggin Oaks Drainage/Irrigation Project, and the Capital City Golf division is authorized to use a pre-qualification procedure to select contractors that will be eligible to bid on the Haggin Oaks Drainage/Irrigation Project.
4. CIP No.XXXX is established as the Haggin Oaks Drainage/Irrigation Project in the amount of \$3.4 million.
5. An inter-fund loan is authorized from the Risk Management Fund, in the amount of \$3.4 million, to the Capital City Golf Division Enterprise Fund to be paid back within 30 years at Pool A interest.

MAYOR

ATTEST:

CITY CLERK

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RESOLUTION NO: _____

DATE ADOPTED: _____

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