

Option E Briefing

Los Alamos Golf Association

Presented by Kurt Anast
October 18, 2022

What We Want

- All deferred maintenance improvements addressed throughout the golf course
- If the range is extended, adjust only holes 1-3

What We Don't Want

- To come back again to ask for deferred maintenance improvement items that went unfunded
- If the range is extended, don't impact holes 4-9 and don't shorten the course

Option E Presentation

- Least # of trees removed
- Least expensive option (saves \$1M -\$1.5M)
- Least Impact on the front 9 holes
- Small off-course foot print
- Little to no impact on trails
- Saves hole #3
- Minimizes future maintenance requirements
- Meets the intent of Council's Jan 4th motion
- Could reduce course down time for installation
- Addresses various community concerns (via compromise)

Who “We” are

- Los Alamos Golf Association (LAGA)
- 400+ golfers (270 non-LAGA) signed survey preferring an Option A “approach” over Option B,C or D.
 - Minimize impacts to the front 9 holes
 - Adjust just holes 1-3
- Hopefully other impacted citizens – hikers, bikers and open space

“Why” are We here

- Brief Council & the community on Option E
- Best forum prior to architect Nov presentation
- Option E will likely not be presented in Nov
- Want the community to hear directly from the LAGA
- Convince Council Option E is the best choice and include it as a candidate for Phase II

Golf Course Improvement Effort

- Phase I : address deferred maintenance, 4-18
- Phase II: extend range & reroute holes 1-3
- Our message has been consistent from start:
 1. Focus on deferred maintenance (Phase I)
 2. If range has to be expanded: (Phase II)
 - Allocate additional funds
 - Minimize impact to the front 9 holes
 - Reroute only holes 1-3 (no shorter course)

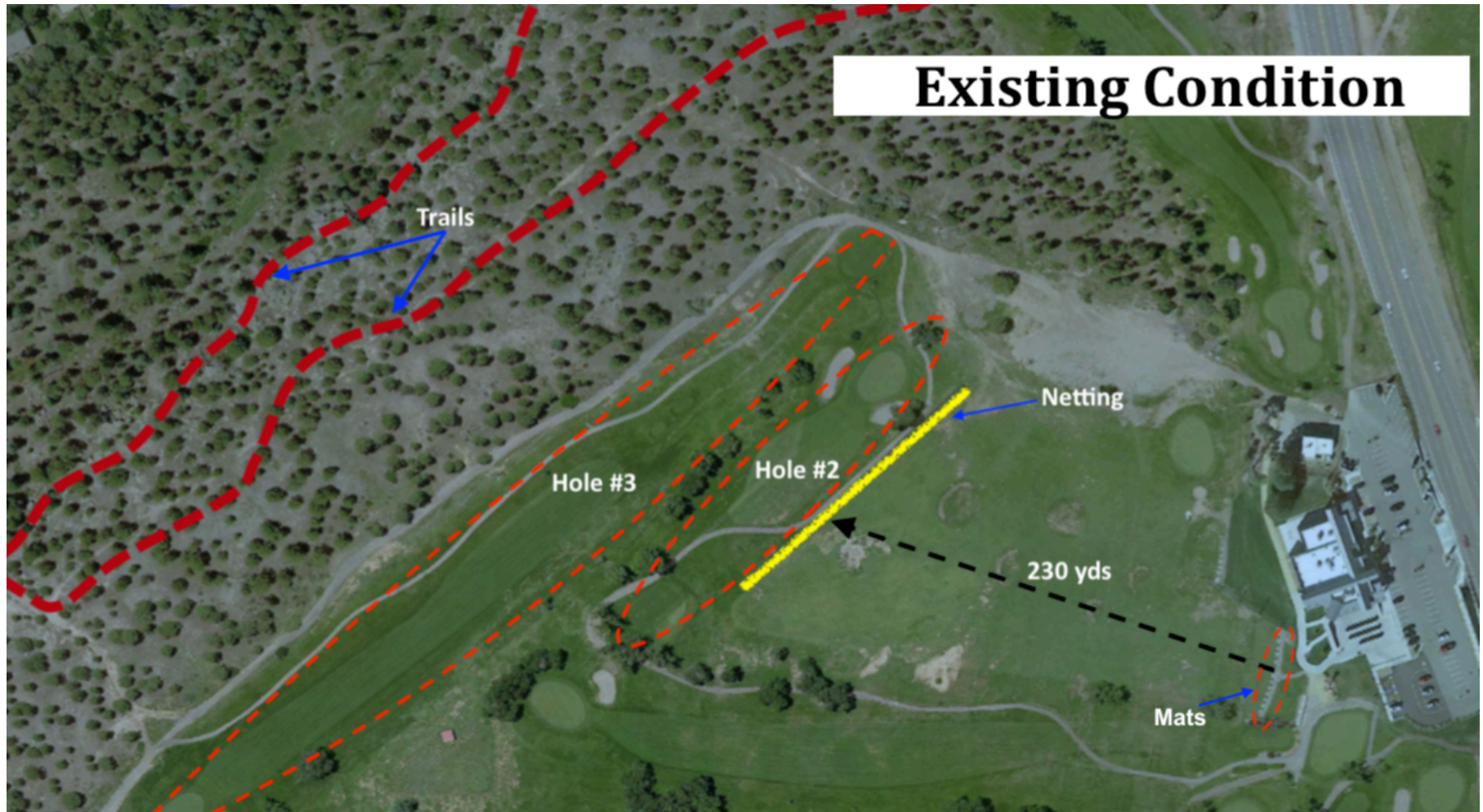
Council Motion Regarding Phase II

- *“develop bid ready documents ASAP to make improvements to holes 4-18”*
- *“develop options for improving holes 1-3 and the driving range”*
- *“expand the course to include 1 or 2 new holes”*
- *“minimize impacts to trails and open space to the greatest extent possible”*
- *“minimize or eliminate safety netting”*

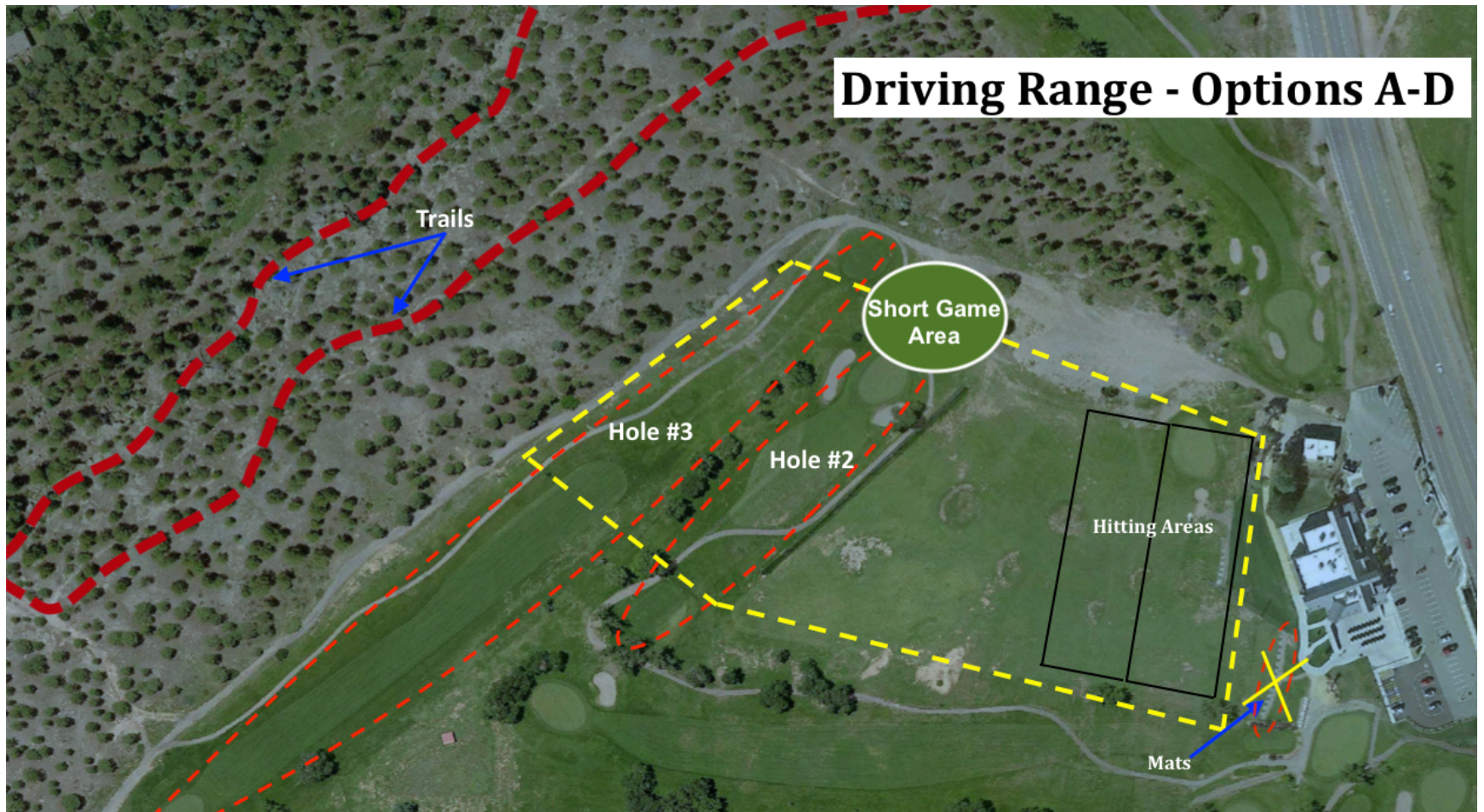
Why Option E and Not Option A

- We prefer Option A over B,C & D
- P&RB prefer Option A (July and Aug mtgs)
- Challenged to find another alternative
- LAGA developed Option E
- Option E goals:
 - Reduce impact on trees, forest area and trails
 - Minimize Phase II costs
 - Minimize future maintenance rqmnts/costs

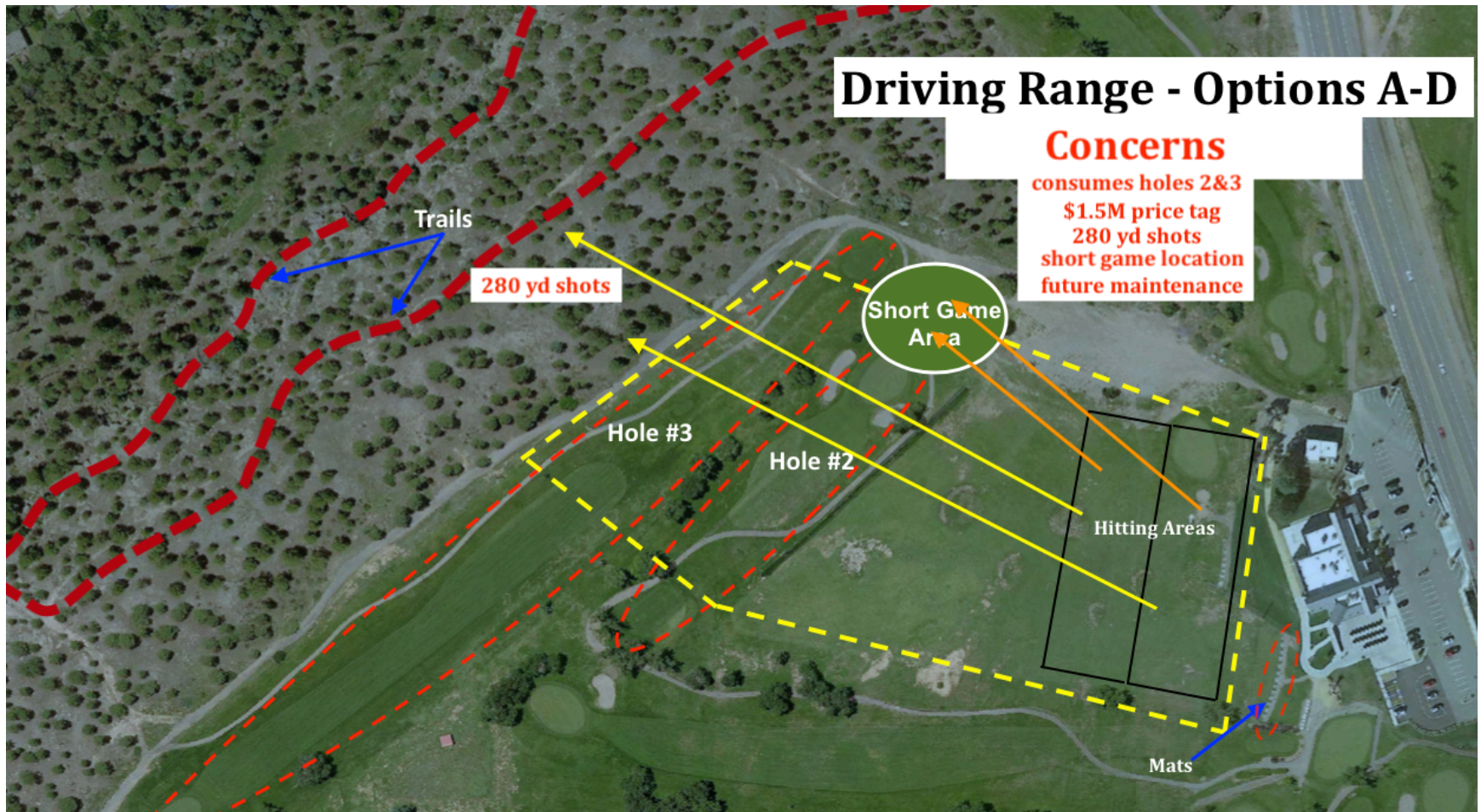
Driving Range Current Configuration



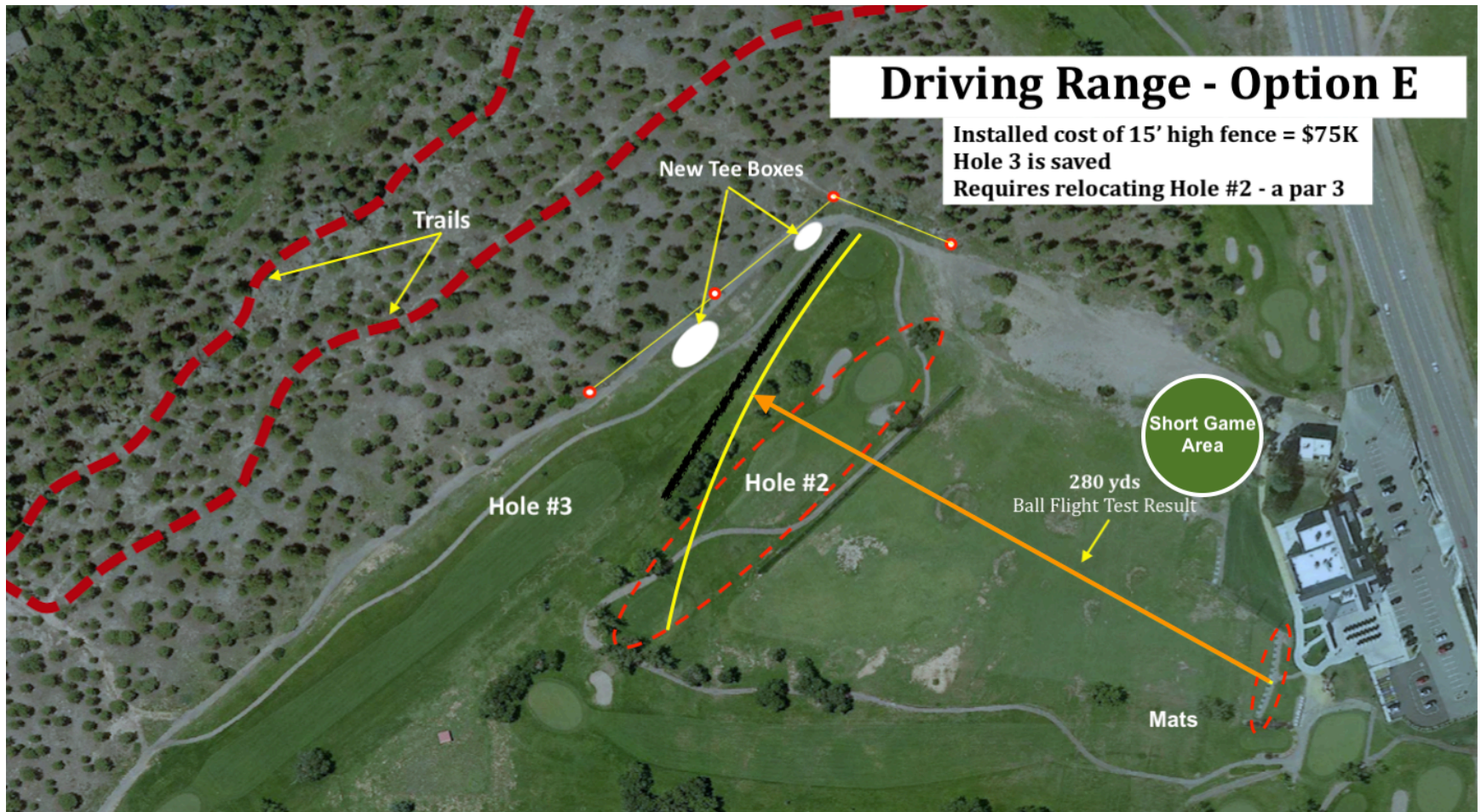
Driving Range – Options A-D



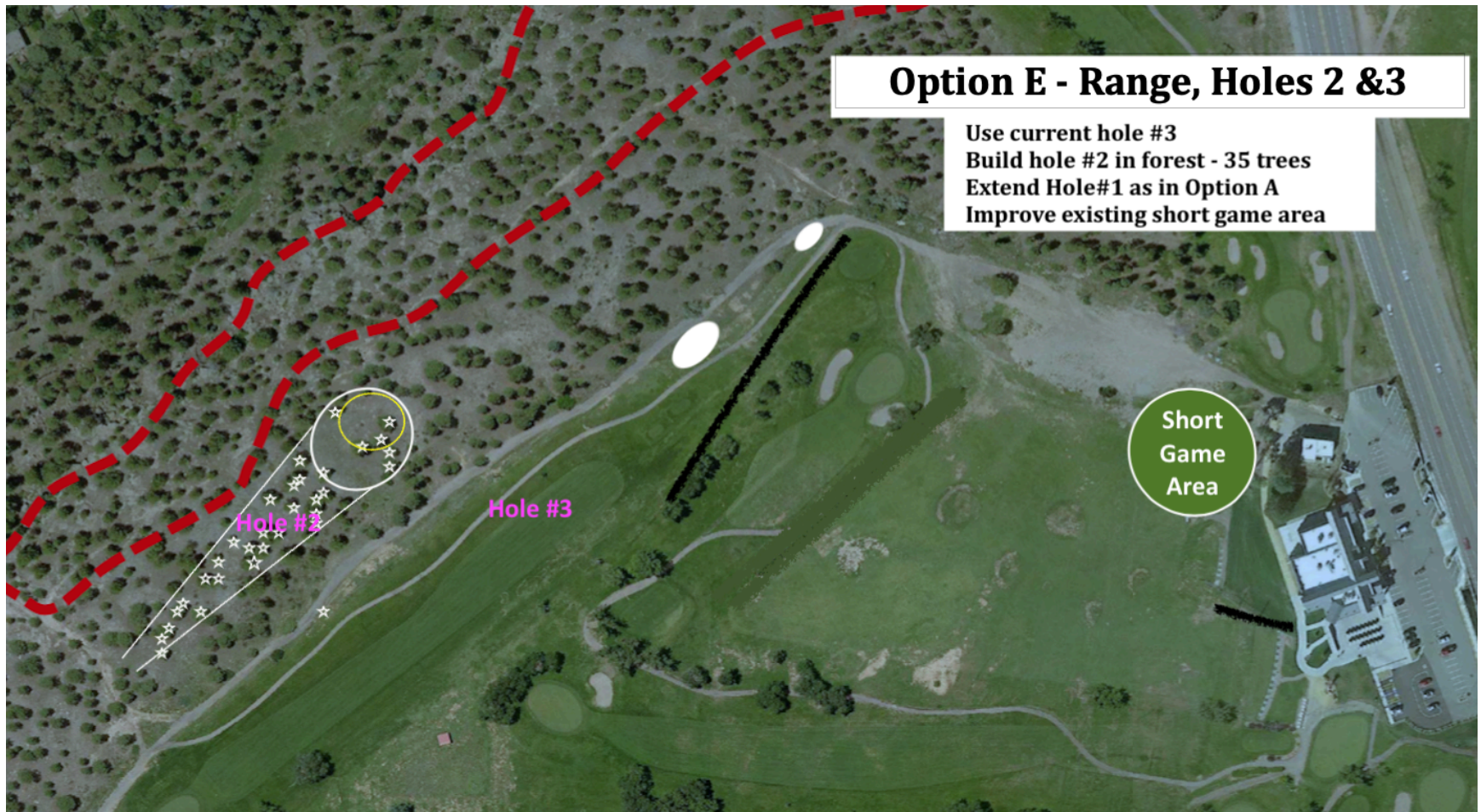
Option A-D, Driving Range Concerns



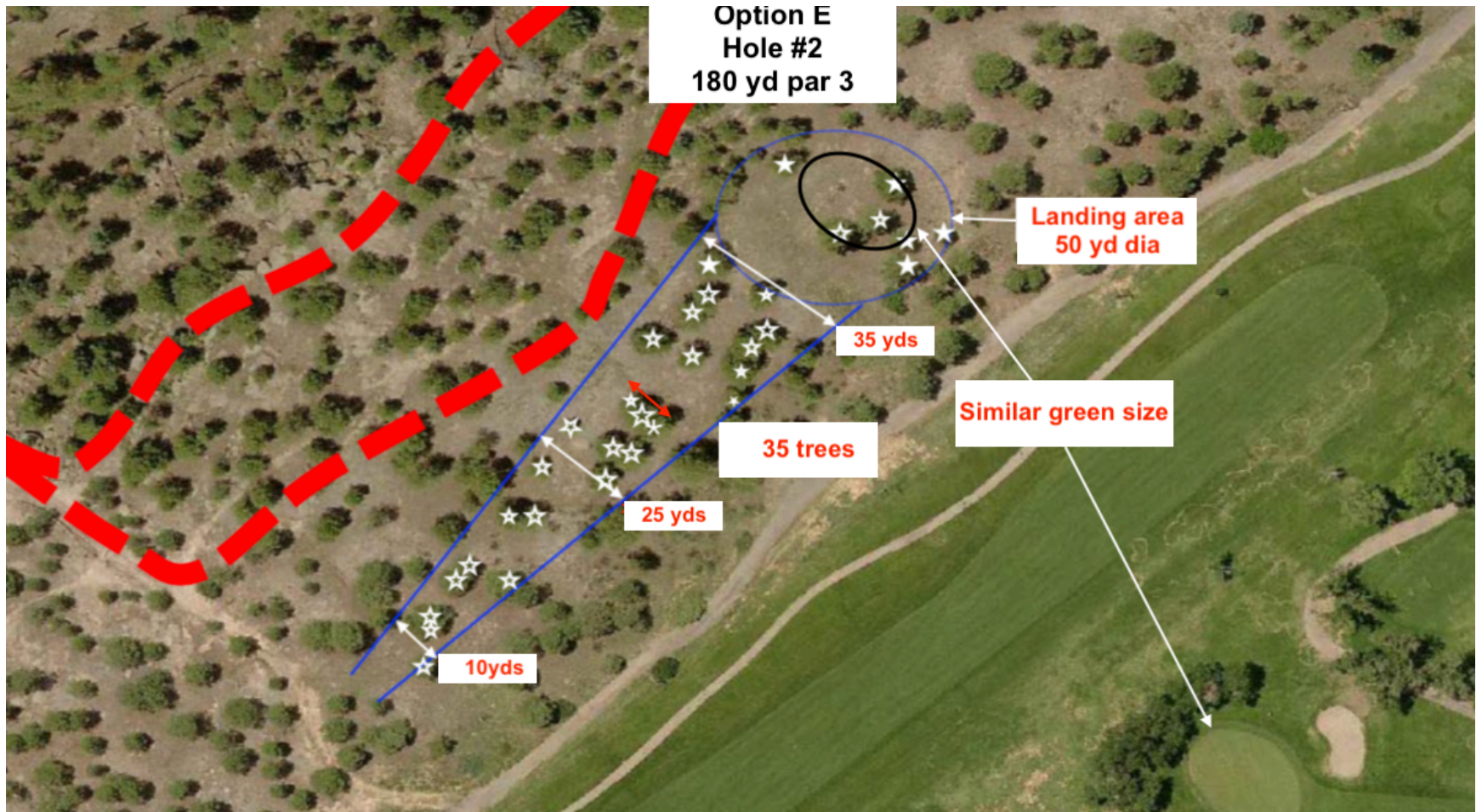
Option E Driving Range



Option E



Option E – New Hole #2



PROBABLE COST COMPARISON (Phase 2, Adjusted 7-28-22)

	(A)	(B)	(C)	(D)	(E)
Golf Holes	\$1,450,000	\$1,950,000	\$2,050,000	\$2,100,000	\$1,250,000
Range	1,100,000	1,100,000	1,100,000	1,100,000	400,000
Short Game Area	<u>400,000</u>	<u>400,000</u>	<u>400,000</u>	<u>400,000</u>	<u>400,000</u>
Subtotal	\$2,950,000	\$3,450,000	\$3,550,000	\$3,600,000	\$2,050,000
Tree Mitigation (2:1)	270,000	168,000	168,000	84,000	70,000
Soft Costs/Eng.	<u>375,000</u>	<u>375,000</u>	<u>375,000</u>	<u>375,000</u>	<u>375,000</u>
Total Est. (Phase 2)	\$3,595,000	\$3,993,000	\$4,093,000	\$4,059,000	\$2,495,000

Option E

- ~ \$1 million less than Option A
- ~ \$1.5 million less than Options B,C & D
- Savings can be put towards additional Phase I improvements
- Saves ~ 100 trees compared to Option A (least # of trees removed of all options)
- Requires only two new greens & minimal grass area for new par 3 in forest
- Minimizes range grass area and reduces annual maintenance demand and cost

Option E Advantages

- Least # of trees removed
- Least expensive option (saves \$1M -\$1.5M)
- Least Impact on the front 9 holes
- Small off-course foot print
- Little to no impact on trails
- Saves hole #3
- Minimizes future maintenance requirements
- Rezones forested land from Residential to Public
- “Compromise” factor vs “Wow” factor

We ask Council

- Complete all of the deferred maintenance improvements in Phase I
- Include Option E as a candidate for Phase II
- Ensure the maintenance staff has requisite funding to maintain the golf course properly once the course is improved