



County of Los Alamos

Council Meeting Staff Report

August 11, 2022

Agenda No.: C.
Indexes (Council Goals):
Presenters: Anthony Strain
Legislative File: 16248-22

Title

Golf Course Site Improvements - Phase 2 Design Concept Options for Consideration and Recommendation to County Council

Recommended Action

I move that the Board recommend design concept option _____ (A, B, C or D) and a tree mitigation strategy to County Council for consideration and approval.

I further move that the Board recommend County Council consider the Diamond Drive mitigation measures and cart path improvements be made part of the overall golf course improvement plan.

Body

On January 4, 2022, Council directed the County Manager to maximize the use of \$2.5 million to develop bid ready documents to make improvements to Holes 4 through 18 and install two new restrooms. In parallel with development of improvements to Holes 4 through 18, Council further supported development of design concept options including cost estimates and to seek public input for improving Holes 1 through 3 along with the driving range/practice tee areas. Council further moved that these design concept options consider permanent improvements for addressing safety, without impacting the teaching and learning qualities of the facility, to include evaluation of the following:

- Expanding the course to accommodate one or two new holes so not to shorten the overall course length while minimizing impacts to existing trails and open space to the greatest extent possible;
- Expanding the driving range to minimize or eliminate safety netting and including driving and short game practice improvements; and
- Practice area improvements, cart path upgrades, and any other course improvements identified during the design process.

As a result of the aforementioned Council action, the County advertised a formal competitive solicitation on January 23, 2022 for Golf Course Design and Construction Administration Services through Request for Proposals (RFP) No. 22-70. On May 3, 2022, Council approved a contract with iConsult LLC (dba iCon Golf Studio and Grass Roots Golf Design) for golf course design services. In accordance with Council's direction, the scope of work for the project was separated into two parts, or phases and is summarized as follows:

Phase 1 provides for maximizing the use of \$2.5 million to develop bid ready documents as soon as possible using existing documentation (technical drawings and specifications) for improvements to Holes 4 through 18 which shall include:

- Upon completion of an agronomic evaluation, provide design drawings for cost-effective and budget-friendly rehabilitation methods of existing greens, which may include but are not limited to drill and fill or similar rehabilitation methods.
- Evaluate existing tee boxes and provide design drawings for cost effective and budget-friendly reconstruction or rehabilitation methods of existing tee boxes. Design Drawings shall include

either a 4-tee or 5-tee system designed within the existing irrigation system, and shall include size location, geometry, elevation, grading and slope in accordance with United States Golf Association (“USGA”) and Americans with Disabilities Act (“ADA”) standards.

- Design drawings for the reconstruction of existing bunkers with a new drainage system, to include a new liners and new sand.
- Design drawings for the installation of two (2) new pre-manufactured restrooms to replace the existing restroom on the back nine and add a new restroom on the front nine.

Phase 2, the subject of the attached presentation included as Attachment A, includes development of design concepts for improvements to Holes 1 through 3, safety improvements to the driving range, and other improvements such as practice area and cart path upgrades which have been developed concurrently with design development of Phase 1. Design concept options were developed in accordance with Council’s direction described above. Work also includes a robust public involvement effort to seek public comment in coordination with the Parks and Recreation Board and returning to Council with recommendations for a phased implementation of golf course improvements. The following summarizes the public involvement effort to date:

- First Public Meeting, Phase 1 and Phase 2 Kick-off Discussion & Public Input: May 26, 2022, 6 PM, Golf Course Clubhouse Community Room and Virtually via Zoom. A combined meeting was held to introduce the design team and have an open discussion on the scope of work and objectives for Phase 1 including renovations and improvements to tee boxes, bunkers, and greens for Holes 4 through 18. The second part of this meeting was an open forum to discuss and seek initial public input on safety improvements to the driving range and practice area which would also require renovating Holes 1 through 3 to accommodate such improvements.
- Second Public Meeting, Phase 2 Public Input Workshop: June 22, 2022, 6 PM, Golf Course Clubhouse Community Room and Virtually via Zoom. The design team discussed several project goals and presented four schematic options to acquire comments and input from the community. The input and comments received were utilized to help refine these design concept options for the next public presentation during the regular monthly Parks and Recreation Board meeting in July.
- Third Public Meeting, Phase 2 Presentation to the Parks & Recreation Board: July 14, 2022, 5:30 PM, County Council Chambers and Virtually via Zoom. The county’s design team and staff provided an overview of the project history, existing conditions and reported on four scenarios developed including costs for consideration by the Parks and Recreation Board. The Board voted to recommend Option A (See Attachment A, Slides 33 and 50) to County Council and recommended a tree mitigation plan be developed.

County staff acquired public input in a variety of ways including the use comment cards distributed at meetings, emails received and through direct emails to the public utilizing the Community Services Department community email distribution list compiled from their recent trails and integrated master planning efforts. Comments received are included as Attachment B. Alerts were also sent out on the County’s Facebook pages and YouTube postings as well as traditional print and online advertising and press releases in the local papers, and the posting of flyers at the Golf Course Clubhouse.

To address concerns voiced by several members of the community regarding the opportunity to provide feedback on the proposed design concept options, staff and design team are presenting these options to the Board once again. Please note the presentation has been updated to include more information to address the input received at the July 14 Board meeting including tree mitigation recommendations and costs.

The design team developed four design concept options for consideration described as Options A, B, C, and D (See Attachment A, Slides 32 thru 51). Each differ in terms of what adjoining land is used to

accommodate each option. The options vary by increasing the golf footprint from approximately 1.4 to 4.5 acres depending on the option. A matrix showing how each option compares regarding tree removal, trail relocation, cost, and other factors is part of the presentation. Public comment on the options includes the Los Alamos Golf Association favoring “Option A,” with many trail users commenting that options with less or no expansion acreage would be preferred. Option A impacts the most trees and land, at approximately 4.5 total areas of new area. The Golf Course Architects (GCAs) ranked “Option C” the highest, citing its “wow factor” in creating a new par-3 hole, and it’s more efficient expansion area of approximately 2.8 acres. Options “A” and “C” have been identified as the most preferred options, yet all options remain viable for further public comment, Parks and Recreation Board consideration and recommendation for Council approval.

The design team has also provided additional information and considerations in the presentation regarding mitigation measures along Diamond Drive and cart path improvements. Mitigation of the golf hole along Diamond Drive (existing No. 7) would address errant balls interfering with traffic and the trails along Diamond Drive. The design team recommends this hole be reversed and shifted away from Diamond Drive to conform to “best practices” and create a safer golf asset relative to the road and trail users. This optional improvement work, along with public comments received about needed cart path improvements, have been separately designed in concept form with cost estimates. This optional work would increase the County’s investment by approximately \$1.5 million if completed simultaneously with the overall golf improvement project.

The design concept options and recommendations support and addresses goals and direction established by Council for this effort.

Attachments

A - August 11, 2022 - Golf Course PRB Presentation

B - Public Comments - Golf Course Improvements