

DATE ISSUED: November 10, 2004

REPORT NO. 04-247

ATTENTION: Natural Resources and Culture Committee, Agenda of November 17, 2004

SUBJECT: Torrey Pines Golf Status Report
A. North Course Maintenance and Clubhouse Projects
B. Golf Informational Update

SUMMARY

THIS IS AN INFORMATION ITEM ONLY. NO ACTION IS REQUIRED ON THE PART OF THE COMMITTEE.

BACKGROUND

The purpose of this report is to update the Committee regarding two proposed projects at the Torrey Pines golf course, discuss recent issues and changes at the Torrey Pines, Balboa Park and Mission Bay Golf facilities and to allow the Committee an opportunity to provide comments regarding future golf operations and maintenance improvements within the division.

DISCUSSION

A. North Course Maintenance and Clubhouse Projects

1. North Course Maintenance Project

Maintenance repairs to the North Course at Torrey Pines have been scheduled in the CIP program since FY03. The scope of this work will include reconstructing the greens, greenside bunkers and re-leveling tees. This construction is scheduled to start in February 2005, immediately following the Buick Invitational, and will be complete prior to the Junior World Tournament in July 2005.

In preparation for this project, staff has worked diligently with the golf course architect, Rees Jones, to develop and refine a scope that will address the long term maintenance concerns for the course without changing its current character. As part of this refinement process, staff has solicited and responded to concerns from all interested parties and focused the project on core maintenance issues. This refined scope of work has been discussed and supported by representatives from the Golf Advisory Committee, the Men's and Women's golf clubs, the Women's Nine Hole group, the Lodge, the Hilton and Torrey Pines Club Corp.

The scope of work for this maintenance project is intended to improve overall course conditions and expand pin placement options thereby improving maintainability of the course and increasing the challenge level for professional tournament play.

The specifics of this work include:

1. Rebuilding all of the existing greens. All of the greens will be rebuilt in their current locations with the exception of the 18th green. This green will be relocated approximately 40 yards to the north to accommodate the construction of a new clubhouse. Reconstruction of the greens will not impact any existing trees; all trees will be protected during the construction process.

The reconstruction will include rebuilding the greens to conform to current USGA standards. This work will require construction of a completely new underground profile for each of the greens. The existing greens do not include any of the recommended elements of the USGA green structure nor do they include a much needed drainage system. In addition to conforming to USGA standards, the new greens will provide additional pin placement options, improving the long term maintainability of the greens.

Currently the construction process is scheduled to include stolonizing with material from the existing *Poa annua* greens and over-seeding with Penncross. This process will accelerate the re-establishment of the *Poa annua* as the primary greens turf.

2. Rebuilding all of the existing greenside bunkers on the golf course as well as constructing three new greenside bunkers, one each at holes three, eight and fifteen. The project will also construct a new bunker complex along the 13th fairway. This complex will not come into play for the daily golfer but will improve the challenge level for tournament play.

Each of these new bunkers will be much improved from the existing bunkers because they will include a drainage system. This work will improve the bunker conditions, the challenge level of the course for professional tournament play and the overall course conditions.

3. Re-leveling nearly all of the tee box areas as well as constructing a new tournament tee box at hole number three. This work will expand the tee options for general and tournament use, thereby reducing the impact of play on the course. This will also allow the course to be arranged in a more challenging configuration, consistent with conditions on the South Course.
4. As part of the project, the two existing ponds at the seventeenth hole will be combined and deepened. This work will improve the course aesthetics and maintainability of the water feature.
5. As part of the North Course work there will be some minor upgrades to both courses. These improvements include updating tee markers for the North Course to be consistent with the South Course, providing directional signage for both courses and replacing site furnishings such as benches and ball-washers.
6. With the selection of the South Course for the 2008 U.S. Open, staff has been examining how to proceed with the implementation of a few minor course improvements needed to prepare for the event. Currently we are investigating which of these could be included with the North Course repair work. At this time, the two areas of work that staff is considering including are the addition of two or three new fairway bunkers along the 6th hole and the replacement of the irrigation heads throughout the South Course. Both of these elements can be completed without any impact to play and incorporating them into North Course repairs would reduce contractor mobilization costs. Other elements that are being evaluated include re-leveling the landing area on the 18th fairway and expanding the size of a few of the tournament tees.

In order to maintain consistency between the two golf courses and to assure the delivery of a high quality product in a very short time frame, staff anticipates working with the construction company that performed the construction work on the south course. We are currently in the process of developing a complete construction estimate for the maintenance work. The CIP has been programmed with \$4,000,000 to complete the maintenance repairs. At this time, staff has estimated the project budget at \$2,000,000 for construction, \$500,000 for consultant services and \$150,000 for new site furnishings. Staff is planning to bring a final scope and construction contract to City Council shortly.

In summary, the project will address needed maintenance issues while maintaining the character and high quality experience that is currently available at the North Course, improve the long term conditions and expand the flexibility of the course.

2. Torrey Pines Golf Course Clubhouse

Currently the City is exploring possible locations for a new or reconstructed clubhouse. These improvements will address the needs of the overall golf operation at Torrey Pines and provide the facilities needed at this major golf complex. The clubhouse would include an expanded pro-shop, new administrative areas for Club Corp and the City, improved Americans with Disabilities Act (ADA) accessibility, additional storage space along with upgraded cart storage and maintenance areas. The project will also include expansion and reconfiguration of the parking lot. In addition, several other potential project elements are being evaluated. These include construction of a new building for the Century Club and the possible relocation or reconfiguration of the driving range. The proposed Century Club building would be funded by and include office space for the Century Club and locker rooms for professional tournament use.

Staff has recently completed a comprehensive review of opportunities and constraints associated with three alternative locations for siting the new clubhouse. The following graphics show the existing site condition as well as the recommended location for the new clubhouse. This proposed location would require the relocation of the North Course 18th green, which has been included in the scope for the maintenance project on the North Course. The proposed location would site the new clubhouse on the existing North practice putting green. This location will improve access to the parking lot and the first tees and provide improved circulation throughout the area.

The project is targeted for construction starting in spring of 2006. The next key steps in the refinement of this project will include developing a building program, creating a refined project cost estimate and review of funding alternatives. Staff is also currently investigating partnering with the Century Club to jointly manage the implementation of this project.

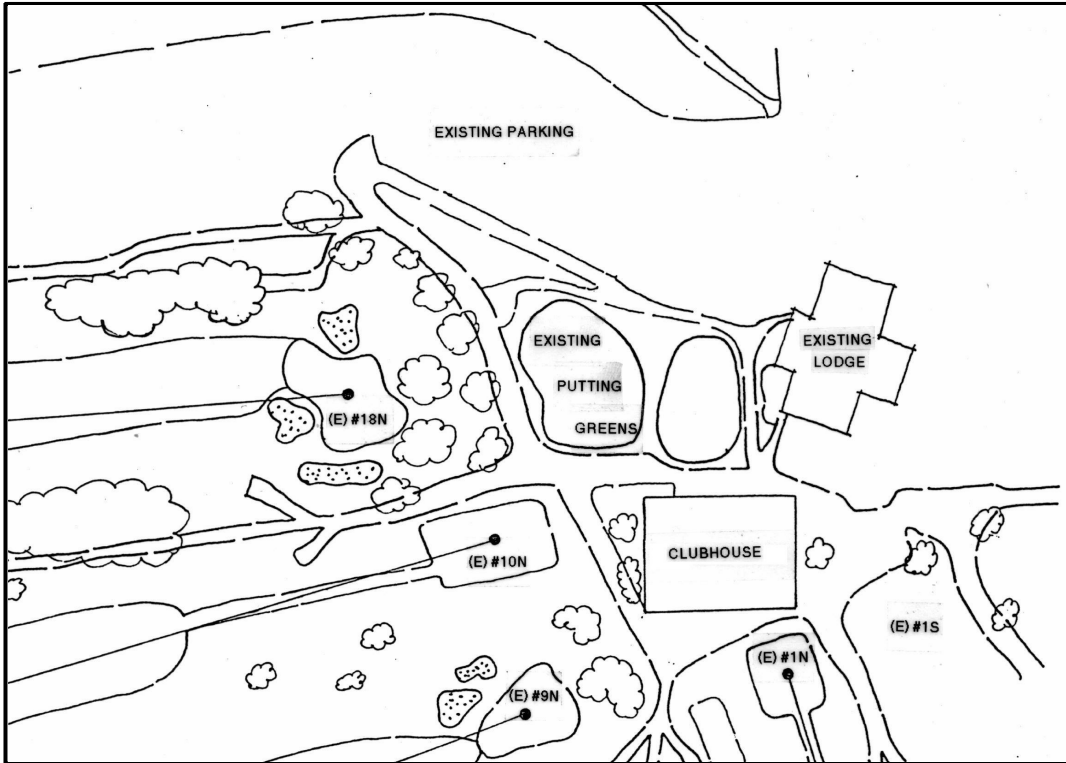


Figure 1 - Existing Clubhouse Location

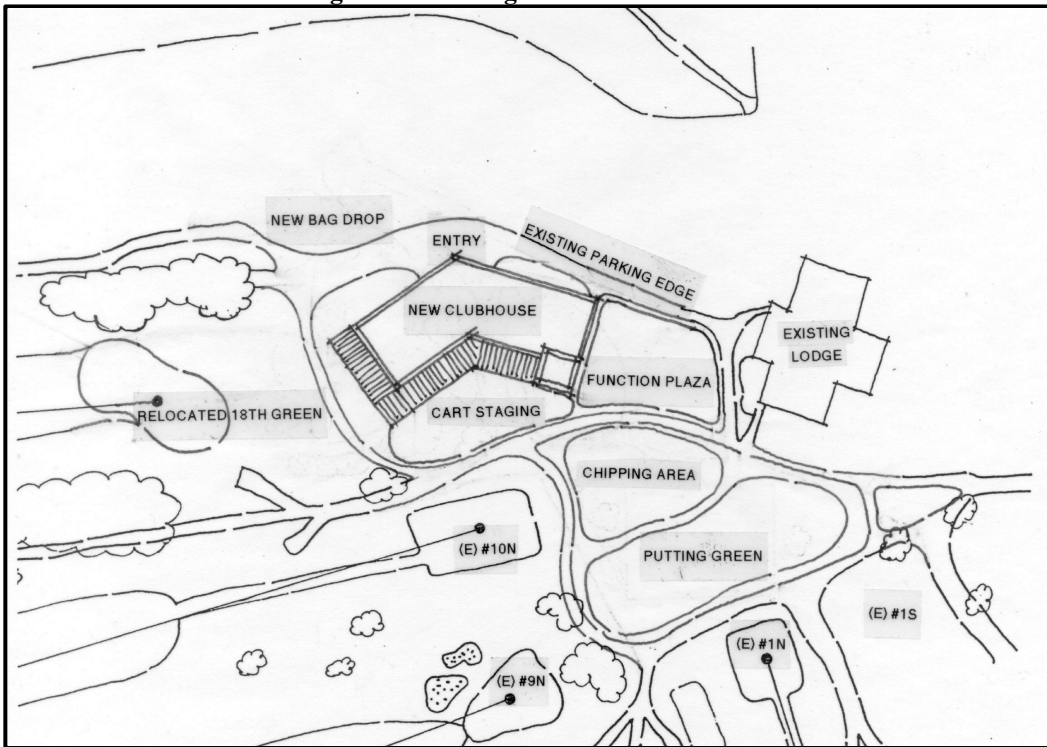


Figure 2 - Proposed New Clubhouse Location

B. Golf Informational Update

1. Status of Projects and Maintenance
 - a. Torrey Pines South Course Greens

Staff has been working diligently to address on-going issues at the South Course related to the condition of the greens. Staff has consulted on a regular basis with national experts from the United States Golf Association (USGA) and Professional Golf Association (PGA) and developed and implemented an aggressive maintenance program. This program includes increased aeration to reduce the existing subsurface thatch layer and speed the conversion of the greens from Penncross to Poa annua, increased monitoring of the green size and shape to ensure proper greens dimensions, additional topdressing, and increased salinity monitoring, fertilization and grooming. This aggressive treatment program has been implemented within the last several months and it will continue as long as needed.

The recent focused attention on course maintenance is showing indications for long term success. Staff understands the absolute necessity for this maintenance program and also recognizes that this additional maintenance impacts the course conditions for current golf customers. In an attempt to reduce this impact as much as possible, staff has worked hard to inform course users of the maintenance schedule by updating the telephone reservation system, posting the current course conditions at the starters' booth, and coordinating with the pro shop and hotels. Staff has also taken additional steps on the course to minimize the impact to users and speed the recovery process. These include increasing the number of smaller top dressings, using the speed rollers immediately following greens aeration, increased hand watering, and, in some cases, hand mowing.

- b. Improvements and Enhancements at Balboa Park

Currently there are two active capital projects at the Balboa Park Golf Course. They are the construction of a new half-way house/comfort station on the 18 hole course and construction of a new ADA accessible restroom within the existing clubhouse.

The halfway house/comfort station is currently under construction and is scheduled for a grand opening on Dec 2nd, 2004. This facility will include a new ADA accessible comfort station and an expanded refreshment/concession area.

The new ADA restrooms within the existing clubhouse are currently under construction. The project is scheduled for completion in January, 2005.

2. Status of Golf Course Operations

a. Golf Course Audit Report

The City Auditor issued a report on June 21, 2004, regarding the internal controls at the golf courses. Staff immediately addressed and implemented the recommendations for cash handling. In addition, the Century Club account was reviewed, and it was determined that \$142,639 was owed to the City under their agreement for the 2004 Buick Invitational. This amount was promptly remitted by the Century Club. The tournament bank account has been closed and a review of expenditures was completed. Staff has work closely with the auditors to resolve the equipment inventory issue regarding a missing \$12,600 piece of equipment. After extensive research and a thorough review of documents it was determined that the equipment in question had been returned to the vendor in 1993. Unfortunately it had not been deleted from the asset inventory list. Staff has recently completed the recommended comprehensive physical inventory of all fixed assets, and is ensuring that other recommendations contained in the Auditor's report are fully addressed.

b. Utilization of the Golf Courses

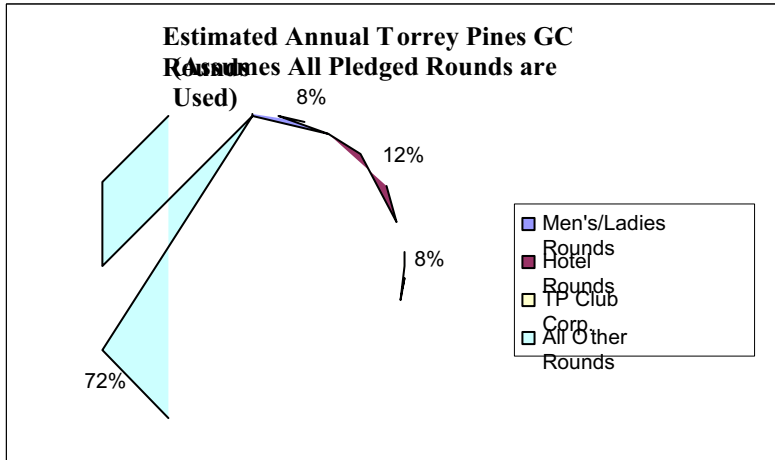
Torrey Pines Golf Course

A total of 161,429 rounds were played on Torrey Pines golf courses in FY 2004. Two thirds of those rounds were played by residents. About 20% were played by County and Non-Residents. Hotel tee time reservations accounted for 5% of the rounds. Tournaments represented about 9% of the rounds.

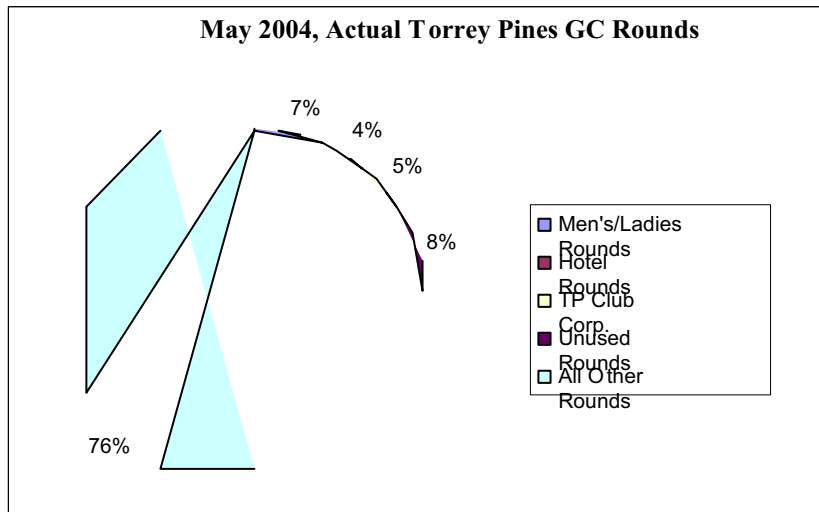
The 69,204 south course rounds compared favorably with the established goal of approximately 72,000 rounds annually. The south course plays at 10 minute intervals and aims for a pace of play not to exceed five hours.

The 92,225 north course rounds compares well with the goal of 100,000 annually. The north course plays at 7/8 minute intervals and aims for a pace of play not to exceed four hours 30 minutes.

A summary of the potential annual rounds and sample month actual rounds used by the Men's and Women's Club, Hotels, and Club Corp is included below.



Based on 172,000 annual rounds



Based on 18,100 available rounds

3. Mission Bay Golf Course

In November 2003, the Park and Recreation Department welcomed the challenge of assuming operations for the Mission Bay Golf Course. Immediately, staff set out to improve the overall condition of the Golf Course and Practice Center. Our goal was to meet and exceed the expectations of our customers and conform to standards and practices of the Golf Division. A motivated team immediately assessed and initiated an ambitious schedule to address the facility conditions. One of the most challenging issues has been working to improve the turf conditions with a very outdated irrigation system.

The overall results have been good. The turf quality on greens, fairways, and practice range tees has improved. In addition, the course lighting system was partially rewired and included lamp replacement with assistance from the City's Facilities Maintenance Division to provide a well lighted facility suitable for evening play. Other steps that have been initiated to improve the course conditions include regrading, leveling, and resodding eight tee areas. The Golf Course Manager and the starter/practice range staff have been well received by the golf patrons and have been receiving positive comments regarding the facility.

The next key issues to be addressed at the golf course are continuing to improve the general course and facility conditions. Along these lines staff has scheduled re-roofing the clubhouse and restaurant building as is working with the Real Estate Assets Department to select a lessee to provide food and beverage services for the golf course customers. Currently, the Real Estate Assets Department is negotiating with the preferred provider and they anticipate bringing a lease to City Council in the next few months.

4. Golf Staffing

Currently the City is conducting a nation wide search for two key positions within the golf program. These are the Golf Operations Manager and the Assistant Golf Operations Manager. Under the direction of the Park and Recreation Director, these positions will oversee the entire golf program. At this time, resumes have been screened for the Managers position and the top candidates will be interviewed in the near future. Staff is hopeful that the new Golf Operations Manager will be in place soon after the first of the year, with the Assistant Manager soon to follow.

Respectfully submitted,

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Park and Recreation Director

Bruce A. Herring
Deputy City Manager

OPPENHEIM/MM