

APPROVED

REPORT OF GENERAL MANAGER

NO. 06-280

DATE September 20, 2006

SEP 20 2006

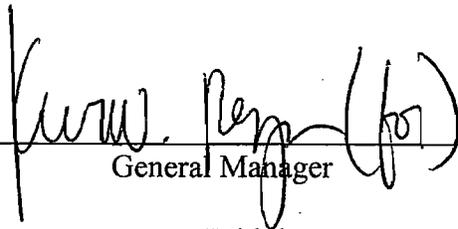
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BOARD OF RECREATION
and PARK COMMISSIONERS

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: BALBOA GOLF COURSE – GIFT AGREEMENT WITH THE PUBLIC LINKS GOLF ASSOCIATION FOUNDATION FOR A DONATION OF GOLF COURSE IMPROVEMENTS

J. Combs _____	J. Kolb _____
H. Fujita _____	F. Mok _____
S. Huntley _____	K. Regan _____
B. Jensen _____	*M. Shull <u>Cur for M.S.</u>



 General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATION:

That the Board:

1. Accept, with gratitude, a gift valued up to \$250,000 from the Public Links Golf Association Foundation, consisting of the modification of Holes No. 3 and No. 12, including the construction of two (2) golf course greens on Holes No. 3 and No. 12 at the Balboa Golf Course, subject to the terms of the proposed Gift Agreement;
2. Approve the proposed Gift Agreement, substantially in the form on file in the Board Office, with the Public Golf Links Association Foundation;
3. Direct the Board Secretary to transmit the proposed Gift Agreement to the Mayor, in accordance with Executive Directive No. 3, and to the City Attorney for review and approval as to form;
4. Authorize the Board President and Secretary to execute the Gift Agreement, subsequent to necessary approvals; and,
5. Authorize staff to issue a right-of-entry permit to the Public Links Golf Association Foundation, substantially in the form on file in the Board Office, authorizing their contractor(s) to perform the proposed golf course improvements.

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SUMMARY:

The Public Links Golf Association Foundation ("Foundation") has received a grant from a donor who wishes to remain anonymous ("Donor") for the sole purpose of making improvements at the City of Los Angeles Department of Recreation and Parks ("Department") Balboa 18-hole public golf course. The Foundation has offered to donate physical golf course improvements at no cost to the City at the Balboa Golf Course, which is located in the Sixth Council District at 16821 Burbank Boulevard. The proposed improvements are valued up to \$250,000 and consist of the modification of Holes No. 3 and No.12, including the construction of the two (2) golf course greens on Holes No. 3 and No. 12 at the Balboa Golf Course. Said improvements shall be performed pursuant to plans and specifications approved by the City and presently on file in the Board office.

The proposed golf improvements shall specifically include, but not be limited to, the modification and lengthening of two (2) golf holes at the Balboa Golf Course to convert the course's present layout from a PAR 70 to PAR 72 course. The two (2) holes proposed to be converted are the Course's No. 3 and No. 12 holes. Both holes are presently rated as PAR 4 holes. The proposed project will convert both holes from PAR 4 to PAR 5 ratings, increasing the overall PAR of the course to PAR 72. The scope of work being proposed will involve the construction of two (2) new golf greens to United States Golf Association (USGA) specifications; lengthening each existing fairway, removing the old greens upon completing construction of the new greens, and modifying the existing irrigation system to accommodate the new improvements. The proposed project will also include the modification of the Hole No. 4 golf car path in order to establish an appropriate safety corridor.

The Foundation has estimated the cost of completing the improvements as not to exceed \$250,000. Based on this estimate and the City's review of the project plans and specifications, the Department is confident that the improvements can be completed within the Foundation's projected budget, at no direct cost to the City. The proposed project's estimated duration should not exceed twelve (12) months following the execution of the proposed gift agreement ("Agreement"). However, its completion will be dependent upon good weather conditions conducive to this type of landscape construction and the proper "grow in" of turf-grass.

Agreement Terms and Recognition of Donors:

Representatives from the Foundation and Donor (collectively, "Donors") have met with Department representatives from the Golf Division and Real Estate Section, and have determined mutually acceptable terms and conditions for the Agreement.

1. There shall be no duration or term associated with the proposed Gift and related Agreement;

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2. The City shall invite the Donors to all public relations events and activities involving the gift improvements;
3. The Department shall recognize the Donors for their contribution in a manner mutually acceptable to all parties and pursuant to Department policy;

The performance of the above recognition shall not interfere with regular Golf Division programs, prescheduled events, and/or normal golf course activities.

Installation of Improvements:

The performance of the proposed golf course improvement project shall be managed by the Foundation and performed by an appropriately licensed contractor under contract with the Foundation, subject to the review and supervision of the Department's Golf Division. A right-of entry permit will be issued by the Department to the Foundation and their contractor(s), authorizing the performance of the golf course improvements. Site specific plans and specifications have been reviewed by the BOE and Department, confirming the feasibility of completing the project within budget and in compliance with minimum City standards and requirements. During construction, Golf Division staff will be on-site and available to provide support, direction, and guidance as necessary to ensure that the project is performed pursuant to the approved plans and specifications, and in a manner which shall minimize any inconvenience to the public and avoid any disruption to normal golf course activities.

The Balboa Golf Course is owned by the United States Government and is a portion of the total property leased to the City through the Sepulveda Flood Control Basin Lease No. DACW09-1-67-11. The U.S. Army Corps of Engineers has been advised of the proposed project and has expressed support for the proposed improvements and concurrence with staff's recommendations.

Environmental:

Staff has determined that approval of the gift agreement for the proposed project will result in alteration of an existing golf-cart path, and internal modifications to established and discrete golf greens, which are fully developed within the larger environment of the golf course, where such modifications are essentially a rearrangement rather than an additive function. Therefore, the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1 (3, 14) of the City CEQA Guidelines.

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Staff has discussed the proposed project with the Assistant General Manager of Operations West and the Office of Councilmember Tony Cardenas of the Sixth Council District, and each supports the project and concurs with staff's recommendations.

FISCAL IMPACT STATEMENT:

This project will not have any fiscal impact on the Department, as the costs of the golf course improvements will be funded entirely by the Foundation and based on their own estimates.

Prepared by Joel Alvarez, Management Analyst II, of the Department's Real Estate and Asset Management Section.