

ALAMEDA GOLF COMMISSION
MINUTES OF SPECIAL MEETING

Wednesday, March 8, 2007

1. CALL TO ORDER

Chair Bob Wood called the special meeting to order at 5:37 p.m. in the Ladies Lounge, Chuck Corica Golf Complex, #1 Clubhouse Memorial Road, Alameda, CA.

1-A. Roll Call

Roll call was taken and members present were: Commissioner Bill Delaney, Commissioner Betsy Gammell, Vice Chair Ray Gaul, Commissioner Bill Schmitz, Secretary Jane Sullwold and Chair Bob Wood. Absent: Commissioner Sandré Swanson. Also present was Golf Services Manager Matt Plumlee.

2. AGENDA ITEMS:

3-A Clarification on February 11, 2007 Special Meeting Minutes.

Chair Wood referenced the minutes from the February 11, 2007 special meeting where the fee change schedule was corrupted. Chair Wood requested that the fee change schedule be included in the minutes as an attachment. The request was also made to have the reformatted fee change schedule included in the City Council staff report for the March 20, 2007 meeting. Secretary Sullwold made the motion to rescind the prior approval of the February 11, 2007 special meeting minutes and approve the amended and reformatted minutes and fee change schedule attachment dated March 5, 2007. Commissioner Schmitz seconded the motion and the Golf Commission approved unanimously.

3-B Review of BMS Report.

Chair Wood reported that BMS, an architectural landscaping firm, was contacted in October 2006 to do a study when the Golf Commission was looking at erecting a temporary structure to serve as a banquet facility. The purpose of the report was to get an idea of additional cost associated with putting up a temporary structure. The scope of work got expanded to look at not only the area around the existing clubhouse and the proposed new banquet facility but also secondarily to look at the entryway at the corner of Island Drive and Clubhouse Memorial Road as a separate zone and then as another zone the driveway (Clubhouse Memorial Road) to a portion of the parking lot. The thought at the time that the proposal was requested was that it would include costs for utilities and infrastructure, which it does not. Secretary Sullwold expressed her frustration with the fact that the proposal cost upwards of \$20,000 and is landscaping for concepts that have not been decided on and may never be completed. The problem seems to be that the Development Services Department runs the project and by the time the Golf Commission gets the information or the proposals the work has already been done.

3-C Discuss Dahlin's Proposal for Master Planning & Conceptual Design.

The Dahlin report breaks the Master Site Plan into the following phases. Phase A-New Bar/Grill/Banquet Facility (approximately 8,500 s.f.), Phase B1-New Pro Shop Facility (approximately 8,000 s.f.), Phase B2-Exterior modifications to the existing Pro Shop Facility (assumed as a potential option, if the existing pro shop building is to remain for a longer period of time after Phase A is completed), Phase B3-New Entry Canopy and Site Development: development of an entry canopy that will "join" Phase A and Phase B1, along with the development of a new vehicle routing/bag drop area, Phase C-Site and landscape improvements immediately adjacent to the existing/new building areas, Phase D-Entry Drive Improvements, Site Monument (at entry drive and at the corner of Island and Dolittle Drives), Phase E-Site Parking Improvements, site entry bridge feature at creek, realigning of the on site parking and addition of planter islands and irrigation for landscaping. The Dahlin report is a master plan proposal to do the basic design not for submitting any construction drawings just an idea to work with and get cost estimates to see how much each phase would cost so that it can be proposed to City Council to determine which options to proceed with. She also stated that there could be cost savings by completing the planning now rather than later. Chair Wood stated that the Golf Commission will not be able to take action on the item without first reviewing the material. The Golf Commission was given copies of the report and the discussion ensued. Ms. Delagrange referenced the report stating that Dahlin will utilize previous design concepts and cost estimation, they will provide minor modifications to the site and the cart barn, driving range and snack shack structures are existing and no work is planned at these areas. The buildings will be demolished on a per phase basis. The new buildings will be placed at about the same location as the existing buildings to minimize additional site work. No changes in the golf course design were included. Dahlin will also provide an analysis for anticipated cost savings if the City were to construct both Phase A and Phase B as one project instead of separately. As part of the conceptual building design, they will provide a scenario for creating a shared set of restrooms between the Bar/Grill/Banquet Facility (Phase A) and the Pro Shop (Phase B). Dahlin will provide a maximum of two conceptual layouts for the new Bar/Grill/Banquet facility (Phase A) and the Pro Shop (Phase B). Included in the professional fees are three presentations/meetings with the Golf Commission and one presentation/meeting with the City Council and provide standard design review submittals and cost estimation summaries for all presentations/meetings.

4. ANNOUNCEMENTS/ADJOURNMENT

The announcement was made that the Golf Complex will celebrate its 80th Anniversary. The item will be placed on a future agenda for discussion of possible festivities.

The Special Meeting was adjourned at 8:37 PM.

The agenda for the special meeting was posted 24 hours in advance in accordance with the Brown Act.