



**City of New York
Parks & Recreation**

The Arsenal
Central Park
New York, NY 10021

Solicitation # X39-F-GC

REQUEST FOR PROPOSALS

**FOR THE RENOVATION,
OPERATION AND MAINTENANCE OF TWO (2)
18-HOLE GOLF COURSES AND CLUBHOUSE
(INCLUDING THE INSTALLATION OF A HIGH-QUALITY
RESTAURANT/CATERING FACILITY) AT
PELHAM AND SPLIT ROCK GOLF COURSES,
THE BRONX**

COURSE SUPPLEMENT

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COURSE BACKGROUND:
PELHAM AND SPLIT ROCK GOLF COURSES

Opened in 1901, the Pell Golf Course was one of the earliest public golf courses in the nation; Van Cortlandt Golf Course, established in 1895, was the first. In 1914, the Pell links were expanded into a full-size 18-hole course. The bucolic countryside of Pelham Bay Park, which was established in 1888, provided the links with a scenic, natural backdrop.

Despite the hardships endured by New Yorkers over the course of the World Wars and the Great Depression, the demand for golf courses increased steadily. In 1936, the Pell Golf Course was refurbished, and renamed the Pelham Golf Course. That same year, the adjacent Split Rock Golf Course and clubhouse were built.

More than one hundred years after Pelham Bay Park's original course opened, Pelham and Split Rock Golf Courses continue to provide public access to the game of golf for New Yorkers.

**THIS DOCUMENT CONTAINS INFORMATION THAT IS SPECIFIC TO
PELHAM AND SPLIT ROCK GOLF COURSES. FOR GENERAL
INFORMATION AND PROPOSAL SUBMISSION INSTRUCTIONS THAT
APPLY TO ALL OF THE GOLF COURSES OFFERED UNDER THIS
REQUEST FOR PROPOSALS, PLEASE REFER TO THE GENERAL
GUIDELINES ENCLOSED WITH THIS DOCUMENT.**

PROJECT DESCRIPTION: **PELHAM AND SPLIT ROCK GOLF COURSES**

Clubhouse

Parks seeks a full restoration of the existing clubhouse. Although the current concessionaire recently renovated the pro shop, Parks will entertain proposals to further upgrade the facility. As part of the restoration of the building, the concessionaire will be expected to provide new kitchen equipment and renovate and expand the existing food service area to accommodate a new restaurant/catering facility.

Of special note are the two Works Progress Administration (WPA) decorative murals above the mantels in the lobby. Measuring approximately 3' x 2' each, these murals are the works of the artist Allen Saalburg. Completed in 1936, these works are remnants of a larger Parks Department mural-painting project that Saalburg headed from 1934 to 1936. The concessionaire will be responsible for restoring these murals to Parks Department specifications.

Upgrading Split Rock Golf Course to Tournament Quality

Parks is willing to entertain proposals to make Split Rock Golf Course and clubhouse tournament quality. If proposers can demonstrate the ability and commitment to upgrade the course and clubhouse to tournament quality, which includes providing for exceptional quality service delivery and superior course conditions, Parks is prepared to allow higher golf fees at Split Rock. Proposers seeking to charge higher golf fees at Split Rock must not only include these rates in their proposals but also demonstrate, through well-prepared and detailed pro forma income and expense projections, that such levels are warranted. All rates are subject to Parks' approval; therefore, should Parks accept a proposal that proposes higher golf fees at Split Rock, Parks is not required to accept the levels proposed. *Please refer to the CAPITAL IMPROVEMENTS section below for a list of the anticipated improvements to Split Rock Golf Course.*

Parking Lot

The parking lot requires regrading, curb repair, paving/stripping, and the removal of underbrush from the perimeter.

Community Relations

Parks will view favorably proposals that demonstrate an awareness of the role of the golf courses as integral parts of Pelham Bay Park and demonstrate a commitment to cooperate with and support Pelham Bay Park administrators, park users and the surrounding community.

Drought Issues

Although Parks recently upgraded the irrigation system at Pelham and Split Rock Golf Courses, constructing replenishing wells was not feasible due to unsuitable subsurface conditions. In the event that the City imposes drought restrictions, the concessionaire will be required to adhere to all Department of Environmental Protection (DEP) directives regarding this issue. **Therefore, pursuant to DEP drought restrictions on water usage, the concessionaire may not use the City's water system to water the course fairways in the event of a drought.**

CAPITAL IMPROVEMENTS

Recent Capital Improvements

As part of the 2001 golf course irrigation project, as detailed in the General Guidelines RFP, **Pelham Golf Course** received approximately \$2 million worth of capital work, including the following improvements:

- 730 Toro automated sprinkler heads
- 13 miles of new underground irrigation lines
- New state-of-the-art computerized pump house
- New play-enhancing holding pond
- 3 newly restored bunkers
- 1 redesigned multiple tiered tee complex
- Enhanced drainage throughout the course
- 2 miles of new asphalt cart paths
- Electrical service upgraded for new irrigation system
- New pressurized water supply line to maintenance building from pump house
- Two fairways enhanced to speed up play

Meanwhile, **Split Rock Golf Course** received approximately \$2.2 million worth of capital work, including the following improvements:

- 760 Toro automated sprinkler heads
- 14 miles of new underground irrigation lines
- New state-of-the-art computerized pump house
- New play-enhancing holding pond
- In-line booster pump system
- Two newly restored bunkers
- Enhanced drainage throughout the course
- Over two and a half miles of new asphalt cart paths
- Electrical service upgrade to supply new irrigation system.
- Renovation of existing pump house to house booster pumps

PLEASE REFER TO THE CAPITAL IMPROVEMENTS SECTION ON PGS. 9-10 OF THE GENERAL GUIDELINES RFP, WHICH LISTS THE OVERALL IMPROVEMENTS TO BE PERFORMED AT EVERY COURSE.

Anticipated Improvements

In addition to the capital improvements listed in the General Guidelines RFP, the following is a list of the anticipated improvements for **Pelham Golf Course**:

Course Improvements

- Repave and expand cart paths, where feasible
- Renovate tees at several holes, including reconstructing known problematic areas

Parks is willing to entertain proposals to make **Split Rock Golf Course** and clubhouse tournament quality. In addition to the capital improvements listed in the General Guidelines RFP, the following is a list of the anticipated improvements for **Split Rock Golf Course**:

Course Improvements

- Provide sediment & erosion control throughout
- Provide extensive earthwork to remove topsoil, subsurface bulk material and clay liner and replace with soil to PGA specifications
- Provide fine shaping and seed bed preparation
- Provide improved drainage throughout
- Rebuild greens to USGA specifications

- Rebuild tees with 4" sand base and laser level
- Reconstruct sand bunkers with drainage to enhance play
- Repave and expand the cart paths
- Provide television and communication cable throughout course
- Extensive tree pruning and select removal, subject to approval from Parks' Forestry Division
- Extensive brush and overgrowth removal throughout
- Provide additional or expanded retention ponds for quality play and to provide additional protection against drought conditions

Clubhouse Improvements

Parks seeks a full restoration of the existing clubhouse. Parks will consider favorably proposals that demonstrate sensitivity to the architectural and historic character of the clubhouse. The following lists the anticipated improvements for the clubhouse:

- Restore the two WPA murals in the lobby of the clubhouse to Parks' specifications
- Restore the exterior façade, removing biogrowth
- Repair or replace in kind all windows, doors, and framing
- Repair, replace and maintain all gutters, drains and downspouts as necessary
- Restore lobby to its original condition
- Restore the second floor offices and renovate the restroom
- Renovate and expand the food service area to accommodate a new restaurant/catering facility
- Expand existing kitchen, providing new kitchen equipment including an Ansul fire suppression and exhaust system
- Supply all tables, chairs, and other dining accessories

Auxiliary Structures

- Provide water and electric service to the existing comfort station/snackbar building
- Renovate the snackbar/comfort station house providing new equipment, paint and landscaping
- Repair the wetland bridge as necessary
- Provide landscaping between clubhouse and first tee
- Provide landscaping and fencing to screen maintenance and cart storage areas
- Paint maintenance building and surrounding fencing

THE TERM

The term for this concession will be TWENTY (20) YEARS. No longer term will be considered. This concession will be operated pursuant to a license agreement; no leasehold or other proprietary right is offered.

CLUBHOUSE TOUR

Parks representatives will conduct a tour of the Pelham/Split Rock clubhouse on **Wednesday, August 13, 2003 at 11:00 AM**. We will be meeting at the entrance to the clubhouse. If you are considering proposing on these courses, please make every effort to attend this meeting.