CITY OF SOUTH PASADENA
STUDY SESSION

AGENDA

SPECIAL CITY COUNCIL MEETING
MONDAY, FEBRUARY 24, 2025 AT 5:00 PM

AMEDEE O. "DICK" RICHARDS JR. COUNCIL CHAMBERS
1424 MISSION STREET, SOUTH PASADENA, CALIFORNIA 91030

NOTICE ON PUBLIC PARTICIPATION & ACCESSIBILITY

The South Pasadena City Council Meeting will be conducted in-person from the Amedee O. "Dick" Richards, Jr. Council Chambers, located at 1424 Mission Street, South Pasadena, CA 91030.

Public participation may be made as follows:

- In-Person – Council Chambers, 1424 Mission Street, South Pasadena, CA 91030
- Live Broadcast via the City website – http://www.spectrumstream.com/streaming/south_pasadena/live.cfm
- Via Zoom – Meeting ID: **825 9999 2830**
- Written Public Comment – written comment must be submitted by 12:00 p.m. the day of the meeting by emailing to ccpubliccomment@southpasadenaca.gov
- Via Phone–+1-669-900-6833 and entering the Zoom Meeting ID listed above.

Meeting may be viewed at:

1. Go to the Zoom website, https://zoom.us/join and enter the Zoom Meeting information; or
2. Click on the following unique Zoom meeting link: https://us06web.zoom.us/j/82599992830 or
3. By calling: +1-669-900-6833 and entering the Zoom Meeting ID listed above; and viewing the meeting via http://www.spectrumstream.com/streaming/south_pasadena/live.cfm

CALL TO ORDER:	Mayor	Janet Braun
ROLL CALL:	Mayor	Janet Braun
	Mayor Pro Tem	Sheila Rossi
	Councilmember	Michael A. Cacciotti
	Councilmember	Jon Primuth
	Councilmember	Omari Ferguson

PUBLIC COMMENT

1. PUBLIC COMMENT

Public Comment will be limited to 3 minutes per speaker for the agendized items only.

ACTION/DISCUSSION

2. REVIEW AND DISCUSS THE ARROYO SECO GOLF COURSE COMPREHENSIVE PLAN AND ITS IMPLEMENTATION

Recommendation

It is recommended that the City Council review the attached Arroyo Seco Golf Course Comprehensive Plan, deliberate on its numerous implications, provide direction to staff concerning project scope, and next steps for exploring financing options and potential operating model concepts.

ADJOURNMENT

CERTIFICATION OF POSTING

I declare under penalty of perjury that I posted this notice of agenda for the meeting to be held on February 24, 2025, on the bulletin board in the courtyard of City Hall located at 1414 Mission Street, South Pasadena, CA 91030, and on the City, website as required by law, on the date listed below.

02/20/2025	/S/
Date	Mark Perez, Deputy City Clerk

Study Session Agenda Report

ITEM NO. 2

DATE: February 24, 2025

FROM: Sean Joyce, Interim City Manager

PREPARED BY: Domenica Megerdichian, Deputy City Manager
Ted Gerber, Public Works Director
Lucy Hakobian, Community Services Director

SUBJECT: **REVIEW AND DISCUSS THE ARROYO SECO GOLF COURSE COMPREHENSIVE PLAN AND ITS IMPLEMENTATION**

Recommendation

It is recommended that the City Council review the attached Arroyo Seco Golf Course Comprehensive Plan, deliberate on its numerous implications, provide direction to staff concerning project scope, and next steps for exploring financing options and potential operating model concepts.

Executive Summary

The Arroyo Seco Golf Course (Golf Course) is a 27.8 acre site featuring an 18-hole Par-3 golf course that includes a driving range, clubhouse, and restaurant. The site is an extraordinary community resource for both South Pasadena community and the San Gabriel Valley region of Los Angeles County. After decades of deferred maintenance and aging, it is in desperate need of investment and potentially reimagining to optimize the golf course ancillary facilities. The Golf Course was opened in 1955, and since its opening, has been under lease with private management and operating companies Lohman and Lane (until 2011), and Donovan Bros Golf, Inc. (until present).

In recent years, the City Council, together with the Community Services Department and a since-dissolved City Leased Recreational Facility Ad Hoc Committee, have engaged consultants and pursued a market analysis inclusive of land use, market support, capital costs and financial projections of the site, and tonight, staff and consultants present the Arroyo Seco Golf Course Comprehensive Plan (Plan), and look forward to receiving further direction from City Council concerning next steps.

Background

The Golf Course stands as a remarkable community asset, encompassing 27.8 acres of meticulously designed space. Established in 1955 by the Lohman and Lane families (families), the Golf Course originally featured an 18-hole, Par-3 layout, complemented by a driving range with 28 hitting bays, a clubhouse, a 9-hole miniature golf course, and a restaurant. The families expertly managed the property, holding the lease from its inception until June 2011, contributing significantly to its enduring legacy in the community. The Golf Course is an invaluable resource to the South Pasadena community and an enormous resource to the San Gabriel Valley region; it is perfectly positioned as a recreational facility for avid golfers and

well-suited for families, not only accommodating 46,609 rounds of golf and 20,904 rounds of mini golf, but also supporting significant community fundraising and events, such as the South Pasadena Educational Foundation's annual Parti Gras fundraiser to support South Pasadena schools.

In July 2011, the City of South Pasadena entered into a management agreement through April 2022 with Donovan Bros Golf, Inc. (Donovan). Since then, Donovan has been operating the Golf Course facilities on a month-to-month agreement. The restaurant at the Golf Course closed during the COVID-19 pandemic and has remained shut due to a combination of ongoing facility issues, inadequate essential amenities, and various other challenges. These persistent conditions have made it unfeasible to reopen, further impacting its viability as a community resource.

Recognizing the significant resources and assets in the City's recreational facilities and the future opportunities of the sites and lease/management contracts coming due, in April 2021, the City Council directed the formation of the Recreation Leased Facilities Ad Hoc Committee (Committee) to review the terms of existing City-leased recreational facility agreements. The Committee was tasked with developing proposed new terms for the negotiation of expiring agreements and assisting in the creation of Requests for Proposals (RFP) for potential new operators, and to explore opportunities on the site such as re-opening the restaurant post-COVID. In December 2021, the Community Services Department engaged consulting firm Pro Forma Advisors LLC to assist with the development of market analysis and projected operating performance of the Golf Course restaurant. The Committee decided to expand the scope of the analysis and amended the consulting contract to include the entire Golf Course facility, including an analysis of land use, market support, capital costs and financial projections of the site. The market analysis was presented at a Joint Special Meeting of the City Council and the Ad Hoc City Leased Recreational Facilities Committee on September 6, 2023 (https://www.southpasadenaca.gov/files/assets/public/v/1/city-council/documents/2023-agendas/09062023-special-joint-meeting.pdf), City Council directed staff to develop an RFP for the development of a Plan, and the Committee was dissolved as it had completed its directives.

Also following the September 2023 direction, on two separate occasions City Council directed staff to solicit interest from private entities and restaurateurs for proposals related to a temporary re-opening of the on-site restaurant facility, with the intent to bolster food offerings at the site to support patrons and families who frequent the facilities, while staff worked on the master plan that would include the remodeling or redevelopment of the food service onsite. The City Council reviewed the proposals and determined to not take action on those proposals at that time, as it was not financially advantageous and preferring instead to await the results of the Plan.

On December 21, 2023, the City issued an RFP to qualified consultants to assist the City prepare the Plan that included requirements of community engagement and input efforts from both golfers and non-golfers through in-person meetings and online surveys. In response to that RFP, four proposals were received, and interviews were conducted. Forrest Richardson Golf Course Architects (Consultant) was selected as the most qualified consultant and City Council awarded a contract on April 17, 2024. In collaboration with specialized sub-consultants, the Consultant coordinated efforts across various areas, including civil engineering, land planning, clubhouse architecture, golf irrigation design, turn agronomics, as well as miniature golf and driving range technology.

Analysis
As assigned pursuant to the scope of the City's Consultant Agreement with Forrest Richardson, the primary objectives of the planning effort were to:
(1) Develop a comprehensive plan to identify capital improvement needs;
(2) Assess building and infrastructure requirements to support expanded recreational and community activities; and
(3) Assist the City plan for future building enhancements, additional site resources, evolving trends in golf participation, and growth opportunities for the facility.

The Consultant's Executive Summary (Attachment 1) outlines key findings and recommendations as the result of a thorough facility assessment, extensive public engagement, collaboration with staff and facility management, and a review of national trends related to the integration of new technologies and innovative approaches in public golf and community recreation facilities.

In accordance with the City's directive to evaluate the existing facility, gather public input, and formulate recommendations, the Consultant has identified ten critical areas for improvement. These focal points will serve as the foundation for reimagining the aging facility, ensuring it is well-positioned to meet the needs of a new generation of users and to expand the facility's use to non-golfers. The following are the ten areas of focus, along with key recommendations for the City's consideration:

1. Enhancement of the entryway and experience of frontage aesthetics
2. Replacement of the aging Clubhouse
3. Addition of new public spaces to the site (beyond golf)
4. Improvement of the driving range
5. Full remodeling and reconfiguration of the 18-hole, Par-3 golf course
6. Integrate two new wetlands areas
7. Add a new short game golf practice area and large public putting green
8. Restore the classic 1950s era nine-hole miniature golf course and build nine new holes
9. Build an entirely new golf maintenance facility on a new site
10. Create a new name and brand for the public recreation facility

The Consultant's Preliminary Probable Cost Estimate for base improvements is within a range of $23,000,000 to $26,000,000 based on 2024 construction costs. (Attachment 2). As an option to funding the recommended facility improvements through a single two-year project, an alternative approach was examined to phase completion of improvements determined by the availability of funding. This approach is outlined in the report titled Long Range Phasing Option (Attachment 3) and is presented in three phases:

PHASE I: Portable Clubhouse Building, New 2-Level Range, Lowered Range, Partially Improved Course, New Maintenance Facility & 9-Holes Mini-golf Restored ($11-$12 million)

PHASE II: Balance of Golf Course Improvements (course-wide), Demolition of Old Maintenance Facility and New 9-holes of Mini-Golf ($9-10 million)

PHASE III: New Entry Drive with Expanded Parking & the Permanent, New Clubhouse Building ($8-9 million)

Although the Consultant was not tasked with identifying specific funding or financing models, it

is important to note that collaboration with the City's separate consultant, Pro Forma Advisors LLC, played a significant role in the process. Pro Forma Advisors LLC conducted a preliminary financial analysis in 2022 that has since been updated based on the findings and recommendations of this report (Attachment 4).

The Consultant has identified the following four potential capital funding sources that include the following:

1. Existing capital funds, including those already allocated for specific range containment work.
2. Additional capital funding potentially available to address critical life-safety issues resulting from substantial deferred maintenance, such as the replacement of the maintenance facility and public restrooms.
3. More traditional funding mechanisms, such as investments from municipal bonds or general funds designated for parks and community facilities.
4. Grants, such as may be obtainable for associated water quality improvements to the Arroyo Seco Channel with new wetlands, water harvesting, etc.

The Consultant suggests the most effective funding strategy may involve a combination of the aforementioned sources. Additionally, the City could explore the potential for public-private investment. To initiate exploration of such opportunities, the City could issue a Request for Interest (RFI) to engage private sector entities interested in partnering under a long-term lease or similar arrangement. Such proposals should align with the overall Plan, ensuring that they provide the City with an optimal opportunity to generate revenue while enhancing the facility to better serve its patrons.

Capital Improvement Program

With any long-term improvement strategy, it is important to evaluate how future modifications to the golf course facilities may impact the near-term capital projects already planned for implementation. Within the City's current capital improvement program (CIP) are several projects associated with the golf course and driving range. This includes a project to replace the poles and netting on the west and south sides of the driving range, at a cost of about $1M to mitigate potential future risks associated with the aging equipment. Given some of the Consultant's recommendations, the timing of this project and the future strategy for the driving range could present an opportunity to plan ahead for the near-term improvement, or conversely, lead to additional cost reconfiguring a recent installation in the coming years. Similarly, the City has completed the design of a new water treatment facility inside the golf course maintenance yard and is planning to construct the facility once environmental reviews are complete this year at a cost of about $800,000. The project is associated with upstream improvements along the Arroyo Seco Channel near San Pascual Avenue, and is fully funded, mostly with State and regional grants. The Consultant's long-term recommendation to move the maintenance yard to a new location, could lead to additional costs to rebuild this treatment facility when the golf course is reconfigured and reconstructed. In addition, there are significant lighting maintenance needs at the golf course that may require action sooner than the remodeling and reconfiguration recommended by the Consultant. Further, recent wind-storm damage of golf course netting will need to be addressed at present, at a cost of about $100,000, which can not wait for future course modifications, however, this cost is expected to be reimbursed through the disaster recovery process.

Next Steps
The Arroyo Seco Golf Course has long been an invaluable community asset cherished for decades. However, as an aging publicly-owned recreational facility, its current condition presents an opportunity to thoughtfully explore how public -private investment could enhance and revitalize its many leisure and hospitality offerings. Such investment would not only preserve the course's legacy but also ensure its continued relevance, allowing it to serve and benefit generations to come.

City Council is better positioned now to determine the direction of next steps to explore transitioning the Plan into a reality.

Fiscal Impact
The cost estimate for the improvements in the Plan is within a range of $23-$26 million based on prevailing wage requirement and 2024 construction costs. The cost estimate for the Long-Range Phasing Option is within a range of $28-$31 million.

Key Performance Indicators and Strategic Plan
This item aligns with Strategic Plan Priority B Infrastructure, Section 6 Arroyo Seco Golf Course Comprehensive Plan.

Commission Review and Recommendation
This item was reviewed by the Public Art and Community Services Commissions during a special joint meeting on December 9, 2024. Both Commissions expressed their support for the Plan, with the primary concern being the identification of an appropriate funding source(s) for the project.

Attachment:
Attachment No. 1 - Executive Summary
Attachment No. 2 - Arroyo Seco Golf Course Preliminary Probable Cost Estimate
Attachment No. 3 - Long Range Phasing Option
Attachment No. 4 - Updated Pro Forma Financial Projections for Redevelopement of the Arroyo Seco Golf Course
Attachment No. 5 - Arroyo Seco Consolidated Presentation
Attachment No. 6 - Arroyo Seco Comprehensive Master Plan Presentation

Arroyo Seco Golf Facility Comprehensive Master Plan
for the City of South Pasadena Community Services Department

(11-9-24, Rev. Updated 1-24-25)

Executive Summary

The Comprehensive Master Plan for the Arroyo Seco Golf Facility was commissioned by the City in March 2024 and assigned to Forrest Richardson Golf Course Architects ("Consultant"), with specialized sub-consultants in the disciplines of civil engineering, land planning, clubhouse architecture, golf irrigation design, turf agronomics, miniature golf and driving range technology. In August 2024 the City approved an additional sub-consultant to analyze golf ball trajectory relative to mitigation efforts to contain balls on the facility's driving range. Forrest Richardson Golf Course Architects is a well-regarded golf course architectural consultancy with award winning work throughout California. In addition, the firm has planned and renovated numerous short course facilities, similar to Arroyo Seco's 18-hole, all par-3 course.

Our specific goals for the planning work were to: (1) Develop a Comprehensive Master Plan to identify capital improvement needs; (2) Evaluate buildings and infrastructure needs that will support enhanced recreation and community uses; and (3) Help the City plan for future building improvements, additional site resources, changes in golf participation and growth opportunities for the facility. The report of findings and recommendations has been prepared after in-depth facility assessment, extensive public outreach and interaction with staff, facility management and study of national trends in bringing new technology and ideas to golf facilities operated for public recreation and community uses.

Following the City's requirement to study the existing facility, seek public input and develop recommendations, the Consultant has identified ten key areas of focus and improvement to be considered by the City. These key areas will pave the way for 're-imagination' of the aging facility, preparing the City's golf recreation asset for a new generation of users. These ten areas and key recommendations are:

1. Enhancement of the arrival, entry and parking areas for improved safety, ADA access, parking capacity and overall appeal.

2. Replacement of the aging Clubhouse, now approaching its 70th year, with an entirely new building that includes larger meeting spaces, a new restaurant/grill concept and an overall design theme that is consistent with Arroyo Seco's historical legacy.

3. Addition of new public spaces to the site, including expanded patio areas; a 'view hill' that will serve as a public-use open lawn area (with the added benefit of providing an accessible path from Arroyo Drive that connects to the clubhouse); and the opportunity to use the golf driving range area for occasional outdoor public events.

4. Improvement of the driving range that includes building a two-level main area that will double capacity; integration of new technology for 'golf entertainment' at the main clubhouse level; and improving containment netting around the range perimeter. Food and beverage service will be accommodated from the proposed new clubhouse adjacent to the re-envisioned range.

5. Full remodeling and reconfiguration of the 18-hole, par-3 golf course while preserving length (yardage); remediation of deferred maintenance (irrigation, drainage and rootzones); improving safety set-backs to adjacent roads and between golf holes; and conversion of approximately 40% of the existing managed turf area to drought-tolerant native grass habitat to conserve water and be more sustainable.

6. Integrate two new wetlands areas as part of the golf course remodeling, thus providing the City with additional water quality improvement measures that are consistent with efforts to elevate water quality that is captured and passes through the Arroyo Seco park areas, before being returned to the Arroyo Seco Channel.

7. Add a new short game golf practice area and large public putting green to the golf facility for the purpose of meeting golfers' needs and introducing golf to the general public on a free 'open play' putting green.

8. Restore the classic 1950s era nine-hole miniature golf course and build nine new holes that will be undertaken using a public art process where nine selected artists will have the opportunity to craft a unique design for a designated hole of the new mini-golf addition.

9. Build an entirely new golf maintenance facility on a new site that is better suited in terms of maintenance activity access, and with integrated restrooms that will serve players on the 18-hole course when they are not in proximity to the clubhouse.

10. Create a new name and brand for the golf facility, signaling a transformation in terms of inclusivity and sustainability — the new name "Arroyo Seco Golf Park" establishing the facility as being a "park" with public spaces for use other than just golf.

Together with the ten areas of focus as outlined above, other important recommendations as shown and described within the report of findings include the following:

• *Preservation of viable existing trees, especially oaks and sycamores, that are within the existing golf course footprint.*

• *Adding approximately 80 new trees to create oak and sycamore habitat areas within the remodeled golf course*

• *Conversion of approximately 7.5 acres of managed turfgrass to drought-tolerant native grass within selected areas of the remodeled golf course*

• Water savings of approximately 60% of that being used currently to irrigate the golf course, made possible by reducing turf areas, re-grassing with drought-tolerant turf varieties and installing a new, state-of-the-art irrigation system throughout the course and range

• Implementation of new artificial tees on all golf holes that will allow for more flexibility in golf hole length (yardage), and will be more inclusive to players of varying abilities

• Infrastructure to reclaim runoff water from the golf course and driving range areas that will pump this water back into the wetlands system to be integrated to the remodeled golf course

• Site-wide lighting replacement for the remodeled golf course, mini-golf and range, using stand-alone solar lighting technology that is not reliant on wiring or the use of public electricity resources

• Design and architecture that enables food and beverage offerings to be more flexible and conducive to revenue-generating models that do not rely on intensive staffing and less-profitable outcomes for the City and its selected management format for the facility

• Implement higher poles and netting along the south and west sides of the driving range consistent with trajectory analysis and per the City's already-in-place capital funding for this purpose

• Conversion of all golf maintenance equipment to an all-electric fleet, eliminating the need for on-site fuel storage and the associated care of gas-powered equipment

• Integration of solar panels on the golf driving range structure, capturing this efficiency to benefit the City and the operations of the 'new' facility

• Redesign of facility components to meet ADA accessibility standards for golf facilities, including all areas

• Adoption of an architectural theme that is 'Arts and Crafts' in aesthetic, reinforcing the City's commitment to historically-appropriate design that conforms to its environment

In terms of priorities and phasing, the report finds that there are significant life-safety issues that must be addressed on a timely basis. These include rebuilding the existing maintenance facility (buildings and grounds); providing code-compliant public restrooms; and mitigation of errant balls from both the driving range and golf course. In order to satisfy these particular areas, the City must consider approaches to fund, at minimum, (i) a new maintenance facility; (ii) a new clubhouse; and (iii) installation of new poles and nets at the driving range.

While temporary measures may be workable to address some areas of the maintenance facility and restroom conditions, such an investment would amount to less-than-desirable solutions. This would have the effect of adding to the project cost in lieu of deciding to make improvements that address the deficiencies for the long term. Besides outright closure of the

driving range, there is no ideal temporary fix for the range situation involving balls going over the existing netting. Poles and netting must be installed, at minimum, to lessen the occurrences of errant balls. Likewise, mitigation to contain errant shots from the golf course to roads and areas beyond the golf limits, are best resolved by a course remodel that adjusts and orients holes away from outside areas to the best degree practical.

In terms of phasing, the report identifies alternatives to implement the improvement recommendations that include options to complete the work all at once, or over time. The duration of interruption varies from 18 months to 36 months (or more) depending on how the improvement work is contracted and sequenced. The Consultant advises that an 'all at once' approach will yield the lowest cost to the City, and while it will involve closure of the facility to realize, this approach is likely less problematic than trying to keep portions of the facility open during intensive construction work. Given that the site is constrained and has only one primary vehicular access (Lohman Drive), the ability to keep some public areas open and operating during construction is not likely a good option. Parking, public facilities and maintenance operations would all need to be temporarily addressed, escalating costs to the City.

The Consultant's Preliminary Probable Cost Estimate for all base improvements is within a range of $23,000,000 to $26,000,000 based on prevailing wage requirements and current (2024) pricing of similar public sector construction costs. This cost range accomplishes the full recommendations for facility improvement, less certain options that the Consultant has identified as being alternative or beyond the facility's essential needs. These components include underground water storage at the driving range to help water quality efforts; sand capping for better turf growing medium; a portion of the cost for the proposed new wetlands areas; and the range containment cost, of which certain funding is already in place.

The recommended improvement work, in general, involves three primary areas of required investment. These are:

I. Intensive Deferred Maintenance — Which includes areas of the facility that are simply well beyond their useful lifecycle and have not been addressed in as party of capital replacement. Examples include the maintenance facility and clubhouse. These buildings are simply not salvageable and cannot be rehabilitated with any degree of efficiency.

II. Environmental Mitigation — Which includes such recommendations as water savings, habitat improvement and sustainable portions of the design recommendations (solar, water harvesting, additional trees, etc.) (Note: Compliance with CEQA will need to be determined and integrated to the process.)

III. Enhancement for Better Return — Which includes integration of technology, entertainment and increased capacity (range, mini-golf and public meeting spaces, etc.)

While the Consultant was not tasked with identifying specific models for funding or financing, the report notes that consultation with the City's separate consultant, Pro Forma Advisors, was an important part of the Consultant's work. Pro Form Advisors has prepared

preliminary financial analysis and is currently updating their work based on this report's findings and recommendations.

In general, the methods for funding by the City include four primary sources, which could include the following:

1. Existing capital funds, such as that already earmarked for certain range containment work.

2. Other capital funding that may be available for important life-safety issues caused by significant deferred maintenance, such as the replacement of the maintenance facility and public facilities.

3. More traditional funding, such as investment of funds for parks and community facilities, whether in the form of municipal bonds or from general funds.

4. Grants, such as those that may be obtainable relative to water quality measures in the Arroyo Seco Channel accommodated by new wetlands, water harvesting, etc.

To be studied by Pro Forma Advisors, the best approaches to funding may involve a combination of the above. More appropriately, it may be in the City's best interest to ascertain the interest of private investment in the Arroyo Seco Golf Park. In this regard, an initial step may be to issue a Request for Interest (RFI) that would be aimed at private sector entities who may have an interest in partnering with the City under a long term lease or other arrangement to make an investment in the facility. Such proposals would need to be commensurate with the Compressive Master Plan and offer the City the best scenario for continuing to enjoy revenue from the facility as well as making the facility better suited to its residents and visitors.

The conclusion of the Consultant's report is that the Arroyo Seco Golf Park has the potential to become a 'Point of Pride' for the City of South Pasadena, equally or exceeding that which was in place in 1956 when the innovative facility was first opened to the public.

The advent of environmental and social aspects to the facility per the Comprehensive Master Plan will pave the way for a sustainable community asset. These hallmarks of the proposed plan, when realized as a whole, will address sustainability in terms of improved environmental benefit, enhanced social opportunities and better financial returns to the City and its residents.

A well-planned golf facility has the potential to go beyond covering its operational cost and future capital needs. When all of the elements are brought together by way of a cohesive plan, the benefits are multifaceted. The Comprehensive Master Plan presented achieves these goals, subject to study that will identify the best solutions for funding.

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FORREST RICHARDSON
GOLF COURSE ARCHITECTS

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Arroyo Seco Golf Course — Preliminary Probable Cost Estimate

	Quantity	Unit	Cost
A. SITE ITEMS			
1.0 Mobilization	1 LS	$115,000.00	$115,000.00
2.0 Demo Clubhouse (site, utilities, clear and grub)	10,000 SF	$20.00	$200,000.00
3.0 Demo Maintenance (site, utilities, clear and grub)	8,200 SF	$20.00	$164,000.00
4.0 Demo Range Area (site, utilities, clear and grub)	13,000 SF	$10.00	$130,000.00
5.0 Erosion Control (SWPPP)	1 LS	$50,000.00	$50,000.00
6.0 Utility - Water (Tap 8" main with 4" C900 lateral trench , plus valves, boxes, FH, etc.)	300 LF	$250.00	$75,000.00
7.0 Utility - Sewer (6" laterals SDR 35, trench, with manholes, cleanouts, elbows)	300 LF	$150.00	$45,000.00
8.0 Utility - Storm Drain (12" HDPE, trench, with man holes, grates, catch basins)	800 LF	$350.00	$280,000.00
9.0 Utility - Telecom. (4 conduits at 4" PVC underground, vaults, boxes, concrete encaseme	300 LF	$100.00	$30,000.00
10.0 Parking Lot (Full Depth AC, Base, Over Ex., Planters, Curb/Gutter, Striping)	40,000 SF	$12.00	$480,000.00
11.0 Driveway (Full Depth AC, Base, Over Ex, Curb/Gutter, Striping)	15,000 SF	$11.00	$165,000.00
12.0 Lighting (Pole, Luminair, Conduits, Vaults, Controls)	7 EA	$25,000.00	$175,000.00
13.0 Landscape at Club House Ext, Parking Lot (Planting, Soil Amendment and Irrigation)	7,000 SF	$12.00	$84,000.00
14.0 Miscellanous Site Work (signage)	1 LS	$50,000.00	$50,000.00
15.0 Perimeter Theme Fencing	2,100 LF	$175.00	$367,500.00
SUB-TOTAL			**$2,410,500.00**
CONTINGENCY (20%)	20%		**$482,100.00**
SUB-TOTAL W/ CONTIGENCY			**$2,892,600.00**
SOFT COSTS			
Professional Fees	1 LS	$500,000.00	$500,000.00
Construction Management	1 LS	$200,000.00	$200,000.00
Permits	1 LS	$60,000.00	$60,000.00
TOTAL PROBABLE COST ESTIMATE (SITE ITEMS)			**$3,652,600.00**

B. CLUBHOUSE			
1.0 Mobilization	1 LS	$377,000.00	$377,000.00
2.0 Clubhouse Shell	6,535 SF	$375.00	$2,450,625.00
3.0 Pro Shop / Office Interiors	1,673 SF	$275.00	$460,075.00
4.0 Cafe / Bar Interiors	1,153 SF	$250.00	$288,250.00
5.0 Meeting Room Interiors	1,087 SF	$175.00	$190,225.00
6.0 Kitchen / Janitor / Restroom Interiors	1,628 SF	$325.00	$529,100.00
7.0 Hall / Misc.	566 SF	$215.00	$121,690.00
8.0 Service Yard Wall / Slab / Curbs	883 SF	$125.00	$110,375.00
9.0 Trellis	1,811 SF	$75.00	$135,825.00
10.0 Patio Spaces	1 LS	$200,000.00	$200,000.00
11.0 Furnishings/Kitchen Equipment	1 AL	$800,000.00	$800,000.00
SUB-TOTAL			**$5,663,165.00**
CONTINGENCY (10%)	10%		**$566,316.50**
SUB-TOTAL W/ CONTIGENCY			**$6,229,481.50**
SOFT COSTS			
Professional Fees	1 LS	$800,000.00	$800,000.00

Arroyo Seco Golf Course — Preliminary Probable Cost Estimate

	Quantity		Unit	Cost
Construction Management	1	LS	$300,000.00	$300,000.00
Permits	1	LS	$40,000.00	$40,000.00
TOTAL PROBABLE COST ESTIMATE (CLUBHOUSE)				**$7,369,481.50**

C. GOLF COURSE AREAS

1.0 Mobilization	1	LS	$345,000.00	$345,000.00
2.0 Staking/Layout	1	LS	$12,000.00	$12,000.00
3.0 Erosion Protection (SWPPP)	1	AL	$50,000.00	$50,000.00
4.0 Clearing/Grubbing	15.8	AC	$2,500.00	$39,500.00
5.0 Topsoil Management	8.3	AC	$5,500.00	$45,650.00
6.0 Earthwork (Incl. Range Area)	80,000	CY	$12.00	$960,000.00
7.0 Golf Features Shaping	1	AL	$200,000.00	$200,000.00
8.0 Drainage (Site)	1	AL	$250,000.00	$250,000.00
9.0 Greens Construction	100,000	SF	$12.50	$1,250,000.00
10.0 Tees Construction (Artificial)	9,000	SF	$40.00	$360,000.00
11.0 Sand Bunkers	2,000	SF	$17.50	$35,000.00
12.0 Irrigation (Golf Course Turf Areas)	8.3	AC	$100,000.00	$830,000.00
13.0 Irrigation (Native/Landscape Areas)	7.5	AC	$50,000.00	$375,000.00
14.0 Cart Paths (Limited)	2,000	LF	$65.00	$130,000.00
15.0 Bridges	4	EA	$35,000.00	$140,000.00
16.0 Fine Grading/Grassing Prep	15.8	AC	$5,000.00	$79,000.00
17.0 Grassing (Incl. Range)	560,000	SF	$2.00	$1,120,000.00
18.0 Native Area Hydroseeding	330,000	SF	$0.50	$165,000.00
19.0 Trees (New Oaks & Sycamores)	80	EA	$4,000.00	$320,000.00
20.0 Stream (Banks/Landscaping)	1	AL	$240,000.00	$240,000.00
21.0 Golf Pond Reservoir	1	AL	$300,000.00	$300,000.00
SUB-TOTAL				**$7,246,150.00**
CONTINGENCY (15%)	15%			$1,086,922.50
SUB-TOTAL W/ CONTINGENCY + FEES				**$8,333,072.50**
SOFT COSTS				
Professional Fees	1	AL	$800,000.00	$800,000.00
Construction Management	18	MO	$18,000.00	$324,000.00
Permits	1	AL	$60,000.00	$60,000.00
TOTAL PROBABLE COST ESTIMATE (GOLF COURSE AREAS)				**$9,517,072.50**

D. GOLF RANGE

1.0 Mobilization	1	LS	$162,000.00	$162,000.00
2.0 Driving Range Building Shell	558	SF	$175.00	$97,650.00
3.0 Driving Range Concession / Restroom	253	SF	$200.00	$50,600.00
4.0 Driving Range Building Misc. Areas	227	SF	$50.00	$11,350.00
5.0 Driving Range Canopy and Slab - 1 Story Option	5,029	SF	$150.00	$754,350.00
6.0 Driving Range - 2 Story Option (ADD ALTERNATE)	5,029	SF	$375.00	$1,885,875.00
7.0 Technology Infrastructure	1	AL	$200,000.00	$200,000.00
8.0 Lighting (Solar LED)	1	AL	$200,000.00	$200,000.00
9.0 Range Target Areas	5	EA	$7,500.00	$37,500.00
SUB-TOTAL				**$3,399,325.00**
CONTINGENCY (10%)	10%			**$339,932.50**

Arroyo Seco Golf Course — Preliminary Probable Cost Estimate

	Quantity	Unit	Cost
SUB-TOTAL W/ CONTINGENCY			**$3,739,257.50**
SOFT COSTS			
Professional Fees	1 LS	$400,000.00	$400,000.00
Construction Management	1 LS	$120,000.00	$120,000.00
Permits	1 LS	$40,000.00	$40,000.00
TOTAL PROBABLE COST ESTIMATE (GOLF RANGE)			**$4,299,257.50**

E. MINIATURE GOLF

1.0 Mobilization	1 LS	$48,000.00	$48,000.00
2.0 Restoration of Existing 9-Holes	1 AL	$180,000.00	$180,000.00
3.0 New 9-Holes	9 EA	$75,000.00	$675,000.00
4.0 Miniature Golf Lighting Replacement	1 AL	$90,000.00	$90,000.00
SUB-TOTAL			**$993,000.00**
CONTINGENCY (10%)	10%		**$99,300.00**
SUB-TOTAL W/ CONTINGENCY			**$1,092,300.00**
SOFT COSTS			
Professional Fees	1 LS	$60,000.00	$60,000.00
Construction Management	0 LS	$0.00	$0.00
Permits	1 LS	$20,000.00	$20,000.00
TOTAL PROBABLE COST ESTIMATE (MINIATURE GOLF)			**$1,172,300.00**

F. MAINTENANCE

1.0 Mobilization	1 LS	$62,000.00	$62,000.00
2.0 Maintenance Building Shell	3,489 SF	$175.00	$610,575.00
3.0 Office Area Interiors	858 SF	$150.00	$128,700.00
4.0 Restroom / Locker Area Interiors	221 SF	$200.00	$44,200.00
5.0 Maintenance Area Interiors	2,112 SF	$50.00	$105,600.00
6.0 Parking/Yard/Perimeter Screening	1 LS	$350,000.00	$350,000.00
SUB-TOTAL			**$1,301,075.00**
CONTINGENCY (10%)	10%		**$130,107.50**
SUB-TOTAL W/ CONTINGENCY			**$1,431,182.50**
SOFT COSTS			
Professional Fees	1 LS	$200,000.00	$200,000.00
Construction Management	1 LS	$120,000.00	$120,000.00
Permits	1 LS	$20,000.00	$20,000.00
TOTAL PROBABLE COST ESTIMATE (MAINTENANCE)			**$1,771,182.50**

G. MISC. PUBLIC SPACES

1.0 Mobilization	1 LS	$15,000.00	$15,000.00
2.0 View Hill/Public Space	1 LS	$300,000.00	$300,000.00
SUB-TOTAL			**$315,000.00**
CONTINGENCY (10%)	10%		**$31,500.00**
SUB-TOTAL W/ CONTINGENCY			**$346,500.00**
SOFT COSTS			

	Quantity	Unit	Cost
Professional Fees			$0.00
Construction Management			$0.00
Permits			$0.00
TOTAL PROBABLE COST ESTIMATE (MISC. PUBLIC SPACES)			**$346,500.00**

GRAND TOTAL $28,128,394.00

H. OPTIONAL / SEPARATED PROJECT COSTS

1.0 Mobilization	1 LS		$0.00
2.0 Utility Undergrounding			$0.00
3.0 Range Water Storage			$0.00
4.0 New Wetlands Area			$0.00
5.0 New Stream Channel			$0.00
6.0 Trail Connection to Arroyo Seco Dr.			$0.00
7.0 Range Pole/Net Replacement			$0.00
8.0 Water Reclamation Pump System			$0.00
9.0 Trail Connection to Clubhouse			$0.00
10.0 Golf Course Sand Capping	8,000 CY	$30.00	$240,000.00

NOTES:

This Preliminary Probable Cost Estimate is based on the following conditions:

(1) All statements of the Estimated Probable Construction Cost prepared by the Consultant shall represent the Consultant's best judgment as a design professional of the probable construction cost for the Project. It is recognized, however, that neither the Consultant nor the City has control over the cost of labor, materials, equipment or course accessories, over any contractor's methods of determining bid prices, or over competitive bidding, market or negotiating conditions. Accordingly, Consultant does not warrant or represent that bids or negotiated prices will not vary from any project budget which may have been proposed, projected, established or approved by the City or from any Statement of Probable Construction Cost or other cost estimate or evaluation prepared by the Golf Course Architect. The preliminary estimates herein are based on conceptual plans and in some instances are based on allowances, lump sums and other magnitude of cost format that is a reasonable estimate based on the conceptual level of the designs, plans and approaches to the proposed work covered by Consultant's work and services.

(2) No environmental or other unforeseen site mitigation has been assumed in the preparation of these probable cost estimates.

(3) Consultant's work and services have been prepared using data, surveys and instructions from the City and City's consultants. Accordingly, Consultant has endeavored to make accurate take-offs and calculations on areas, dimensions and requirements for the proposed work. However, given the conceptual nature of the proposed improvements and reliance on City provided information, Consultant's estimates are limited by these factors.

(4) Phasing of the project will affect probable cost estimates. The probable costs herein are based on a single project contract using prevailing wage factors for the South Pasadena, California area. Phasing of the work into multiple contracts will amount to higher project costs. Any statements of phasing cost impacts are subject to these same conditions.

(5) Recommendations by the Consultant may be optional in some instances. However, it is the aggregate of recommendations that form the proposed improvements as designed and conceptually planned in order to meet the City's goals and objectives as determined by the Consultant in coordination with the City and public input. Should portions of the proposed improvements be omitted as "optional" it is best for the City to re-engage the Consultant for opinions, impacts and other considerations in order that goals, objectives and the intent of the proposed improvements be adhered to for the purposes so noted.

(6) Consultant's work and se3rvices have relied on sub-consultants approved by the City, including some consultants engaged by the City directly. The City has also provided data and information from other jurisdictions, agencies and public utilities to the Consultant. Consultant shall not be held liable for any good faith reliance on sub-consultants, including the City's own data and information or that conveyed via the City to Consultant.

(7) Time is of the essence in forming budgets based on the above Preliminary Cost Estimates. Contingencies included represent the Consultant's best judgement on project contingencies during the work being carried out, and do not reflect cost escalations from the date of this document until actual bids are secured from qualified contractors. The costs estimated above are based on fair market value (prevailing wage) project costs at the time of the preparation of this document. No estimation of future costs from the date of this document to any time certain has been provided, nor should the City rely on any statements of such cost escalations or estimates thereto.

(8) LID/Stormwater Mitigation is part of the SCW work.

(9) Loss of revenue, temporary measures for partial operation of golf facilities or other logistics during construction is not a part of probable costs. Grow-in costs to attain turf maturity is not a part of construction costs included and therefore to be considered separately in cost estimating.

11/6/24

Arroyo Seco Golf Facility Comprehensive Master Plan
for the City of South Pasadena Community Services Department

(11-30-24, Updated 1-24-25)

Long Range Phasing Option

In lieu of funding the recommended facility improvements over a single project spanning approximately two years, an optional approach was studied that allows gradual completion of improvements over a flexible timespan that would be determined based on the timing of funding. This approach is depicted on report exhibits titled "LONG RANGE IMPROVEMENT OPTION" and shown over three phases; Phase I, II and III.

The Preliminary Probable Cost Estimate of $23,000,000 to $26,000,000 for the full facility-wide improvements under a two-year program (single project duration approach) will be higher under the Long Range Approach Option. Higher overall improvement costs are a result of a multitude of factors, including required temporary facilities, staging logistics, economic factors, and the City undertaking a multiple project format as opposed to just one project period to complete the work. A reasonable estimate of probable cost based on the Long Range Improvement Option is approximately 20-25% more overall, or in a range of $28-31 million for all improvements. This probable cost estimate is based on current (2024) costs and construction analysis. Obviously, the duration of completing the phases (I, II and III) will factor in determining the total investment under this Long Range Approach Option.

The following is a description of the Long Range Improvement Option broken down by each phase and with sequential steps described for each phase. Associated Preliminary Probable Cost Estimates are outlined for each phase.

PHASE I **Portable Clubhouse Building, New 2-Level Range, Lowered Rage, Partially Improved Course, New Maintenance Facility & 9-Holes Mini-golf Restored**

1. Acquire and install a portable clubhouse facility to be used during all subsequent phases and steps. This facility, which will be temporary until a new permanent clubhouse is to be constructed (Phase III), will occupy an area at existing Hole No. 10 and will require some golf reconfiguration and temporary features in order to accommodate the portable building footprint. It is anticipated that the golf course can remain open during the work in Step 1 of Phase I. Construction staging (yard, access, etc.) will occupy a portion of the existing entry and parking near the range.

2. Demolition of the existing clubhouse and buildings. This work will require closure of the range. This work will involve temporary fencing and access from the parking to the golf course. The golf course may remain open with temporary measures during this step.

3. Full construction of the new range (2-level structure) and range perimeter (poles and netting) improvements, including lowering of the range to facilitate the 2-level range structure. The short game area and new lighting will also be completed during Step 3 of PHASE I. This step involves hauling soils from the range to areas of the golf course as stockpile locations for future use in PHASE II. This step will require closure of all golf facilities (range, course and mini-golf) for a period of approximately 6 months. The full duration of range construction, including the new two-level structure, is anticipated to be approximately 18 months.

4. Partial golf course improvements will then be carried out, to include new tee surfaces, lighting and upper level irrigation modifications (irrigation sprinkler heads, controls and nominal upgrades). This work is expected to be completed simultaneously with Step 3 work, enabling the re-opening of the rage and golf course within approximately 18 months from the onset of PHASE I.

5. Construction of a new golf maintenance facility. When complete, this step replaces the old golf maintenance facility and will render the old facility abandoned for future demolition in PHASE III.

6. Refurbish the old 9-holes of Mini-Golf. This step allows the restoration of the original c.1950s era mini-golf in its present location.

Preliminary Probable Costs for PHASE I:

• *Portable/Temporary Clubhouse Building (utilities, site preparation, etc.)*	*$ 2,000,000*
• *Demolition (Range, Old Clubhouse, storm drain work)*	*900,000*
• *New Range (Structure, Range Improvements)*	*2,700,000*
• *Earthwork (range lowering, stockpiling per schematic)*	*800,000*
• *New Range Containment (poles/nets at west and south sides only)*	*2,200,000*
• *Partial Golf Course Improvements (with lighting)*	*2,000,000*
• *New Golf Maintenance Facility*	*1,850,000*
• *Restore Existing Mini-Golf (9-holes)*	*180,000*

The probable cost estimate to complete PHASE I work over an 18-24 month timespan is $11,630,000 (a probable cost range of $11-12 million). Factors include temporary facilities required; the cost and size of the temporary (portable) clubhouse to be acquired; closure and interruption of public uses; the intensity of work that will be considered temporary until the full scope of recommended improvement work is to be completed; and contingency allowances.

PHASE II **Balance of Golf Course Improvements (course-wide), Demolition of Old Maintenance Facility and New 9-holes of Mini-Golf**

1. Complete golf course improvements to include the full replacement of irrigation infrastructure and controls; turf conversion for water consideration; new wetland areas; and all identified golf course work (ADA compliance, new trees, steam, etc.) This work will require the full closure of the golf course for a period to approximately 12 months and relocation of lighting installed during PHASE I work.

2. Demolition of the old maintenance facility would be accomplished simultaneously with Step 1.

3. The new 9-holes of Mini-Golf would be constructed with the public 'view hill' and ADA trail connection to Arroyo Drive.

   During PHASE II work the temporary portable clubhouse building will remain in use. Other site work not completed in PHASE I would be undertaken, such as overhead utility undergrounding, water quality system work and related site-wide improvements across the golf course area. The culmination of PHASE II work will deliver the project complete with the exception of a new, permanent clubhouse building with expanded meeting and outdoor spaces; and the new entry drive and expanded parking.

Preliminary Probable Costs for PHASE II:

• *Golf Course Improvements*	*$ 7,000,000*
• *Misc. Site Work (utilities, drainage, etc.)*	*1,500,000*
• *Demolition (Old maintenance facility)*	*200,000*
• *New 9-Holes Mini-Golf*	*850,000*

The probable cost estimate to complete PHASE II work over a 12-month timespan is approximately $9,550,000 (a probable cost range of $9-10 million). Contingency allowances and other factors are to be determined.

PHASE III **New Entry Drive with Expanded Parking & the Permanent, New Clubhouse Building**

1. Construct the new entry drive, drop-off and parking lot.

2. Construct the new, permanent clubhouse building and associated outdoor patio spaces.

   During PHASE III work the temporary portable clubhouse building will remain in use until such time as the new clubhouse is to be occupied. Final site work not completed in PHASES I and II would be undertaken along with this phase. While the golf facility is expected to be able to remain open, temporary parking and access will need to be planned, or periods of facility closure may be necessary.

Preliminary Probable Costs for PHASE III:

• *Entry and Parking*	*$ 1,200,000*
• *New Clubhouse*	*7,100,000*

The probable cost estimate to complete PHASE III work over an 18-month timespan is approximately $8,200,000 (a probable cost range of $8-9 million).

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The option to complete the work under a Long Range Phasing Approach would allow the City to incrementally improve the facility over several years. Drawbacks of this approach include having some areas of the facility under temporary conditions with prolonged construction activity and noise in the neighborhood. Other drawbacks include funding temporary measures in some areas, such as the portable clubhouse building, its site preparation and upkeep.

The largest cost impact of a Long Range Phasing option will be multiple public improvement projects undertaken by the City, as opposed to a single duration project carried out over ±24 months.

Diminished site enhancements (depending on the pace of improvements) may include prolonged water consumption without conservation measures implemented; existing ADA and access issues unresolved for a long period of time; golf course safety mitigation deferred; and expanded public spaces not realized until the new clubhouse is completed. The benefit to the City and other public entities that comes with integrating the Arroyo Seco Water Quality improvements with new wetlands and potential water storage (range area) will be dependent on the timing of phases under a Long Range approach.

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Pro Forma
Advisors LLC

Updated Pro Forma Financial Projections for Redevelopment of the Arroyo Seco Golf Course

Phase I

South Pasadena, California

Prepared by: **Pro Forma Advisors LLC**

Prepared for: **City of South Pasadena**

January 2025

PFA ID: 11-527-3

Background

The City of South Pasadena is in the planning process for fully renovating its existing Arroyo Seco golf complex due to the need for extensive repairs and improvements (deferred maintenance) to virtually all of the golf course complex components, along with interest in broadening the market appeal of the complex and capitalizing on the opportunity to generate additional net proceeds from this important municipal asset. The long range plan would involve full refurbishment of the existing 18-hole par-3 golf course, along with renovation and expansion of the golf course practice range in order to enhance the quality of this component, and allow incorporating TopTracer technology on most or all of the tee stations. The existing 9-hole miniature golf course would be fully renovated, and a second contemporary 9-hole loop would be added.

All of these improvements would create an environment allowing development of a new, modest size clubhouse which would offer golf services, indoor food and beverage/entertainment facilities, extensive patio areas, and some group meeting space. By integrating the food and beverage complex with the recreational components of the project, and focusing on high quality outdoor patio space, it is possible to generate sufficient food and beverage revenue volume to ensure an economically viable food and beverage component.

The project would also contain additional parking, a new golf course maintenance facility, the potential to develop a wetlands area integrated with the golf course, and other site amenities which would expand and enhance the overall guest experience.

Due to the magnitude of the capital costs related to the full implementation of the project, it is appropriate to develop the project in phases. The first phase would focus primarily on the practice range and miniature golf improvements, as these require full renovation and, at the same time, offer the greatest net revenue opportunities. Phase I would also entail minor improvement to the golf course, and major enhancements to the project entry/parking area. A temporary modular clubhouse and maintenance yard would be employed in Phase I. The second and third phases would address a permanent clubhouse and maintenance complex, along with other project improvements.

The following summarizes stable year pro forma financial projections for Phase I of the project, including the golf course, practice range, miniature golf course, and food and beverage operation, as well as providing a summary of Phase I project capital costs and return on investment projections.

Master Plan Program

A planning team under the direction of Forest Richardson Associates has prepared a “master plan” for Arroyo Seco’s renovation based on input from the City, public outreach, analysis of the site, safety considerations, and preliminary market support input. A summary of the land use components for Phase I is presented in Exhibit 1.

Exhibit 1: Summary of Phase I Master Plan Components		
Component	**Description**	**Phase I Improvements**
Golf Course	18-holes, par-54 course (1,800 yards)	Limited improvements including new course lighting, new tee complexes, and other minor enhancements.
Golf Practice Area	12,000 square foot practice putting green; 5,000 square foot short game green	No Phase I improvements.
Practice Range	2-level covered range; 18-20 tee stations per level	Extensive improvements to the range, including a two-level structure, regraded landing area, and new netting and poles. Range would be equipped with full TopTracer technology.
Miniature Golf	two 9-hole courses	Fully renovate existing 9-hole mini-golf, and add a new second 9-hole course.
Clubhouse	pro shop; bar/grill; group meeting room; restrooms; kitchen; administrative office; storage	Phase I would be serviced by a 4,000 square foot temporary modular clubhouse, plus extensive outdoor patio areas.
Maintenance Complex	maintenance complex	Phase I would include a temporary maintenance building with equipment storage and maintenance areas, along with a fully paved yard, chemical storage bins, and other needed improvements.
Parking	135 spaces on-site, plus off-street parking	Extensive improvements to create a new entry statement and project image, along with some additional parking.
Common Space	.75 acre wetlands; trail network; open space; circulation	No Phase I improvements.
Total		

Golf Course

The financial projections for the golf course are based on the market support data available under separate cover. The Phase I projections assume limited improvements to the existing course, including new solar lighting and new tee complexes. Annual play is projected at 60,000 rounds, with a weighted average greens fee of $18.00 per round. Power carts would not be available.

A pro forma stable year projection for the golf course is presented in Exhibit 2. Importantly, the operating expenses include only direct items related to the golf course component, and do not include projectwide management and other expenses. Effectively, EBITDA (earnings before interest, taxes, depreciation, and amortization) represents the net contribution of just the golf course to the overall project financial performance, before consideration of projectwide general and administrative and common area operating expenses. The values are expressed in constant 2024 dollars.

As shown, the golf course contributes $267,000 annually to the total project, before unallocated general and administrative/common area expenses. The contribution represents 28 percent of gross revenue generated by the course.

Exhibit 2: Golf Course Phase I Projected Stable Year Operating Income (constant 2024 dollars)	
Gross Revenue	
Greens Fees (60,000 rounds @ $18)	$1,080,000
Club Rental/Other	25,000
Total	$1,105,000
Operating Expenses	
Course Maintenance	
Payroll & Benefits	$300,000
Services & Supplies	125,000
Utilities	75,000
Maintenance Equipment Lease/Repl. Reserve	40,000
Subtotal	$540,000
Golf Operations	
Payroll & Benefits	$125,000
Services & Supplies	20,000
Subtotal	$145,000
General & Administrative--Course Level	
Insurance	$20,000
Promotion & Advertising	25,000
Services & Supplies	50,000
Credit Card Fees	18,000
Subtotal	$113,000
Capital Improvement Reserve	$40,000
Total Expenses	$838,000
EBITDA Contribution	**$267,000**

Golf Practice Range

The financial projections for the two-level golf practice range assume the tee line and landing area are fully renovated, and outfitted with TopTracer, or similar, technology on all 40 tee stations. The range would be designed to accommodate entertainment groups, with expanded and upgraded group seating, as well as practicing golfers. The range would be night lighted, and feature a weather protected, covered tee line on both levels, with heaters, electronic monitors, television screens, comfortable furniture and other amenities to create a high quality entertainment experience. The landing area would be improved, and targets added in the landing area.

Projections are based on a blended average of $50,000 per tee station per year for both TopTracer and traditional range users. Based on this factor, total stable year annual gross revenue is projected at $2,000,000. Effectively, this translates into about 100,000 individual annual users, with a per capita expenditure of about $20. Pro forma stable year projections for the golf practice range are presented in Exhibit 3. Note that the revenue projections do **not** include food and beverage revenue generated by the golf practice range users.

Importantly, the operating expenses include only direct items related to the golf practice range component, and do not include projectwide management and other expenses. Effectively, EBITDA (earnings before interest, taxes, depreciation, and amortization) represents the net contribution of just the golf practice range to the overall project financial performance, before consideration of projectwide general and administrative and common area operating expense. The values are expressed in constant 2024 dollars.

Also, it is important to note that the practice range expenses are substantially lower than a freestanding operation to the extent that much of the labor (and expense) necessary to operate the range is provided by the golf course operation and maintenance staff. This clearly benefits the economic performance of the practice range component.

As shown, the golf practice range contributes $1,326,000 annually to the total project, before unallocated general and administrative/common area expenses. The contribution represents 65 percent of gross revenue generated by the range.

Exhibit 3: Practice Range Phase I Projected Stable Year Operating Income (constant 2024 dollars)	
Gross Revenue	
Range Fees (40 Tees @ $50,000)	$2,000,000
Instruction (net rental income)	50,000
Total	$2,050,000
Operating Expenses	
Payroll & Benefits (range ball collection/attendants)	$343,000
Golf Ball Replacement	75,000
TopTracer Royalty Fees	105,000
Repairs & Maintenance	30,000
Utilities	36,000
Insurance (property & liability)	30,000
Credit Card Fees	30,000
Other Services & Supplies	25,000
Capital Improvement Replacement Reserve	50,000
Total Expenses	$724,000
EBITDA Contribution	$1,326,000

Miniature Golf

The financial projections for the miniature golf complex relate to the renovation of the existing 9-hole mini-golf course, along with development a second themed 9-hole contemporary miniature golf course. The two courses would be night lighted, and provide a quality recreation experience for individuals and families.

Projections are based on 45,460 individual users, with a 25 percent replay rate. An average per capita expenditure of $12 per round, including replays and promotional discounting, is projected. A pro forma stable year projection for the miniature golf course is presented in Exhibit 4.

As with the other revenue generating components of the project, the operating expenses include only direct items related to the miniature golf component, and do not include projectwide management and other expenses. Effectively, EBITDA (earnings before interest, taxes, depreciation, and amortization) represents the net contribution of just the miniature golf course to the overall project financial performance, before consideration of projectwide general and administrative and common area operating expenses. The values are expressed in constant 2024 dollars.

Also, as with the golf practice range, it is important to note that the miniature golf course expenses are substantially lower than a freestanding operation to the extent that much of the labor (and expense) necessary to operate the miniature golf component is provided by the golf course operation and maintenance staff. This clearly benefits the economic performance of the miniature golf component.

As shown, the miniature golf course contributes $401,600 annually to the total project, before unallocated general and administrative/common area expenses. The contribution represents nearly 60 percent of gross revenue generated by the miniature golf component.

Exhibit 4: Mini-Golf Phase I Projected Stable Year Operating Income (constant 2024 dollars)	
Gross Revenue (56,825 rounds @ $12.00)	$681,900
Operating Expenses	
Operations Payroll & Benefits[1/]	$126,000
Contract Landscape/Other Maintenance	24,000
Utilities	20,000
Supplies	5,000
Promotion & Advertising	18,000
Insurance (property & liability)	10,000
Credit Card Fees	10,000
Other Services & Supplies	15,000
Capital Improvement Replacement Reserve	25,000
Management/Oversight Allocation (4% of gross)	27,300
Total Expenses	280,300
EBITDA Contribution	$401,600
[1/] Based on incremental staffing (12 hours per day at $30 per hour)	

Food & Beverage

The financial projections for the food and beverage operation during Phase I assume an 18-hole Par-3 golf course, 40-tee state-of-the-art practice range, and two nine-hole miniature golf courses operating during the day and in the evenings through about 9:00 p.m. are in-place. The projections are based on per capita expenditures which reflect a contemporary indoor/outdoor dining experience, with extensive outside patio areas featuring a defined entry and seating area, high quality patio flooring, shade coverings/umbrellas, heaters, fire pits, multiple television screens, and attractive furniture. For Phase I, a 4,000 square foot temporary modular structure would serve as the clubhouse. Pro forma stable year projections for the food and beverage operation during Phase I is presented in Exhibit 5.

Importantly, the operating expenses include only direct items related to the food and beverage component, and do not include projectwide management and other expenses. Effectively, EBITDA (earnings before interest, taxes, depreciation, and amortization) represents the net contribution of just the food and beverage component to the overall project financial performance, before consideration of projectwide general and administrative and common area operating expense. The values are expressed in constant 2024 dollars.

As shown, the food and beverage operation contributes $269,700 annually to the total project, before unallocated general and administrative/common area expenses. The contribution represents 20 percent of gross revenue generated by the food and beverage component.

Exhibit 5: Food & Beverage Phase I Projected Stable Year Operating Income (constant 2024 dollars)	
Gross Revenue	
Same-Day Golfers (60,000 rounds @$4.00)	$240,000
Miniature Golf Players (56,825 rounds @$4.00)	227,300
Practice Range Patrons (100,000 users @ $7.50)	750,000
Outside Public (10 percent of total)	130,800
Total	$1,348,100
Cost of Sales (@35%)	$471,800
Gross Operating Profit	$876,300
Operating Expenses	
Payroll & Benefits (@40%)	$539,200
Services & Supplies (@5%)	67,400
Total	$606,600
EBITDA Contribution	$269,700

Retail Merchandise

Retail merchandise revenue at Arroyo Seco would derive from the 18-hole Par-3 golfers, range/TopTracer users, and miniature golfers. The projections are based on per capita expenditures which reflect a merchandising operation in the clubhouse/pro shop. A pro forma stable year projection for the retail operation is presented in Exhibit 6.

As with the other revenue generating components, the operating expenses include only direct items related to the retail component, and do not include projectwide management and other expenses. Effectively, EBITDA (earnings before interest, taxes, depreciation, and amortization) represents the net contribution of just the retail operation component to the overall project financial performance, before consideration of projectwide, general and administrative, and common area operating expense. The values are expressed in constant 2024 dollars.

As shown, the retail operation contributes $61,300 annually to the total project, before unallocated general and administrative/common area expenses. The contribution represents 16 percent of gross revenue generated by the retail operation.

Exhibit 6: Retail Operations Projected Stable Year Operating Income (constant 2024 dollars)	
Gross Revenue	
Same-Day Golfers (60,000 rounds @$2.50)	$150,000
Miniature Golf Players (56,825 rounds @$1.50)	85,200
Practice Range Patrons (100,000 users @ $1.50)	150,000
Total	$385,200
Cost of Sales (@70%)	$269,600
Gross Operating Profit	$115,600
Operating Expenses	
Payroll & Benefits	$35,000
Services & Supplies (@5%)	19,300
Total	$54,300
EBITDA Contribution	$61,300

Projectwide Financial Projections

The financial projections are rolled-up into a projectwide stable year forecast, as shown in Exhibit 7. As indicated, the net contributions from each component, before projectwide general and administrative expenses and common area maintenance costs, are summarized in the exhibit. The stable year net contribution of the five project components totals $2,375,600 (total EBITDA Contributions).

Projectwide general and administrative expenses, and common area unallocated maintenance expenses, are deducted, yielding stable year net operating income, expressed as EBITDA (earnings before interest, taxes, depreciation, and amortization) for the entire project. As shown, these projectwide expenses totaling $715,000 per year are deducted, yielding stable year projectwide EBITDA of $1,660,000. Again, the values are expressed in constant 2024 dollars.

Exhibit 7: Arroyo Seco Projected Phase I Projectwide Stable Year Net Operating Income (constant 2024 dollars)	
EBITDA Contributions	
Golf Course	$267,000
Practice Range	1,326,000
Miniature Golf	401,600
Food & Beverage	269,700
Retail	61,300
Other (advertising, sponsorships, equip rentals, other)	50,000
Total	$2,375,600
General & Administrative	
Management Staff--Payroll & Benefits	$250,000
Common Area/Parking Maintenance Expenses	125,000
Institutional Advertising	40,000
Property Taxes	---
Legal & Accounting	60,000
Other Services & Supplies	75,000
Management Fees (@3% of gross revenue)	165,000
Total Expenses	$715,000
EBITDA	**$1,660,600**

Capital Costs

Exhibit 8 presents a summary of "Phase I" cost estimates contained in the Arroyo Seco Golf Course Master Plan prepared by the Forrest Richardson Associates master planning team. The cost estimates are expressed in constant 2024 dollars. These estimates are based on general current market experience relative to the proposed Arroyo Seco Phase I conceptual land use plan. While these cost estimates are deemed to provide the general magnitude of the costs associated with the proposed redevelopment program, it will be necessary to retain the services of a professional cost estimator to refine these costs based on the specific components and their individual characteristics.

As noted in Exhibit 8, the total cost of the redevelopment program is indicated at about $12.98 million, expressed in constant 2024 dollars. The conceptual Phase I cost estimate does not include several potentially significant items such as the cost/expense related to the closure of the existing complex for a period of time pre-opening start-up costs, and construction interest.

It is important to recognize that while the Phase I program involves approximately $13 million in capital investment, a significant portion of the cost represents existing deferred maintenance which needs to be addressed regardless of whether the Phase I development program is implemented. That is, items such as practice range netting and poles, maintenance yard safety improvements, and a clubhouse structure, need to be addressed in the near term even if the master plan program for Phase I is not pursued. Such deferred maintenance improvements represent about $4.0 to $5.0 million of the total Phase I estimated total cost, such that the **marginal** cost of the Phase I plan is in the $8.0-$9.0 million range.

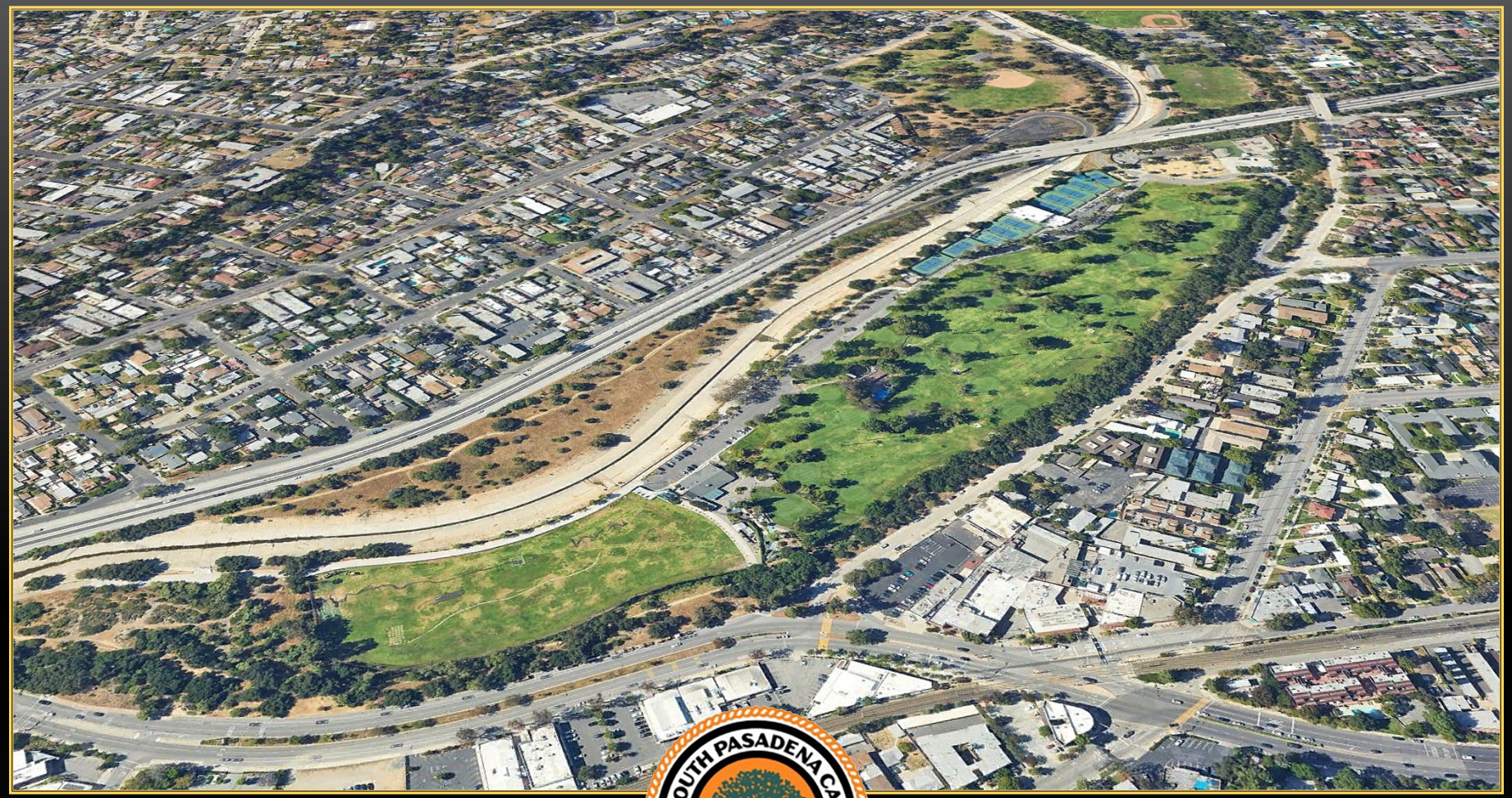
Return on Investment

The overall stable year direct return on total Phase I investment is calculated at 12.8 percent:

Annual Stabilized Net Operating Income	$1,660,600
Phase I Capital Investment	$12,980,000
Direct Annual Return on Investment	12.8%

Exhibit 8: Arroyo Seco Phase I Conceptual Redevelopment Cost (constant 2024 dollars)	
Component	**Cost***
Demolition/Site Preparation	$900,000
Golf Course Selective Improvements	2,000,000
Maintenance Yard	850,000
Miniature Golf Course (18 holes)	1,030,000
Practice Range Improvements	5,700,000
Modular Clubhouse/Patio Renovation/Expansion (5,000 sq. ft. @$400)	2,000,000
Miscellaneous Public Places	250,000
Parking (100 spaces @ $2,500)	250,000
Total	$12,980,000
* Includes soft costs and contingencies.	

ARROYO SECO GOLF COURSE | COMPREHENSIVE MASTER PLAN



Final Report & Recommendations

Consolidated Version (V7): 2-24-25

FORREST RICHARDSON GOLF COURSE ARCHITECTS

MASTER PLAN PROJECT TEAM



Forrest Richardson, ASGCA
Golf Course Architect
Project Manager



Brit Stenson, ASGCA
Golf Course Architect
Local Representation



Patrick Wong, PE
Project Planning/Engineer

Kimley»Horn



Gregor Markel, AIA
Project Architect

DAHLIN

Daniel Berghauser, AIA
Associate / Sr. Architect

Ed Getherall — NGF Consulting
Golf Market Analysis & Public Surveys

Ted Simons — Synergy
Range Technology Consultant

Pat Gross
Golf Agronomic Consultant

Chris Mitchell
Golf Irrigation Consultant

Shane Witcombe
Mini—Golf Consultant

Added Consultant:

Dave Tanner
Tanner Consulting
Range Trajectory Analysis

PROJECT SCOPE – OVERVIEW

1. Develop a Comprehensive Master Plan to identify mid- and long-term capital improvement needs.

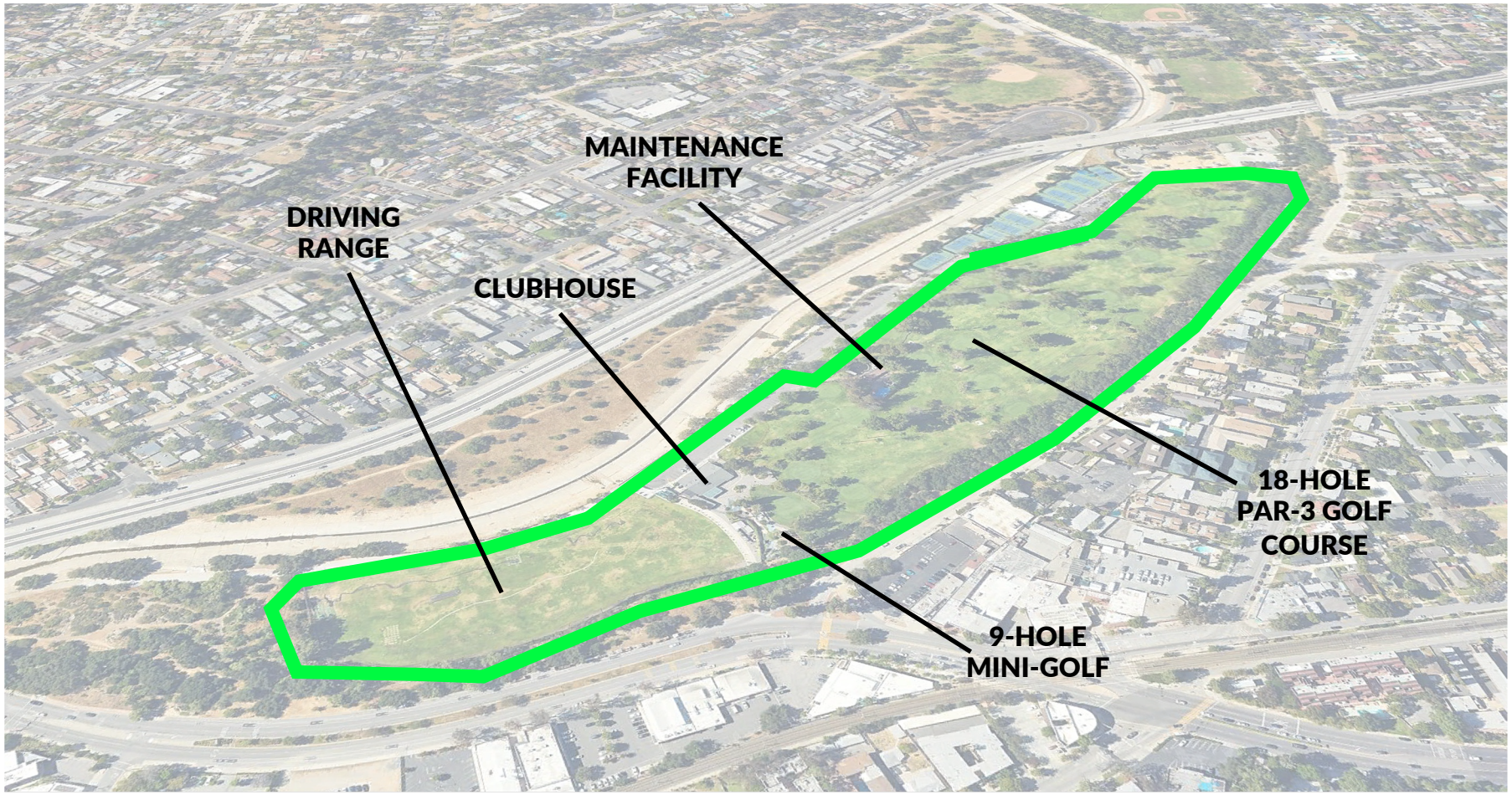
2. Evaluate buildings and infrastructure needs that will support enhanced recreation and community uses.

3. Help the City plan for future building improvements, additional site resources, changes in golf participation, and growth opportunities for the Arroyo Seco Facility.

PROJECT TIMELINE

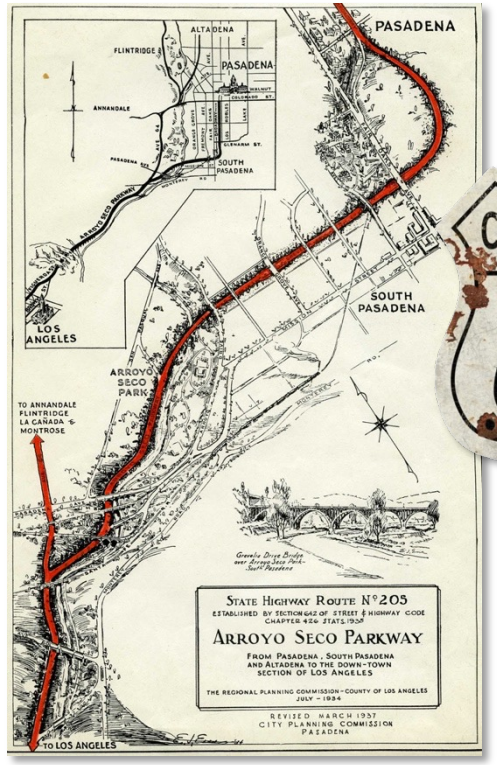
December 2023	RFP Issued
January 2024	Addendum / Scope Refinement
April 2024	City Council Approval for Planning Services
May 2024	Research and Site Visits
June 2024	On-Site Kickoff (City Staff, Golf Management)
June – July 2024	Data/Mapping Collection, Site Analysis
August 2024	Prepare & Begin On-line Survey Process
August 7th, 2024	**Public Outreach Meetings — Golfers & General Public**
Sept – Oct 2024	**Master Plan Preparation (Design Options & Costing)**
November 2024	**Draft Master Plan Prepared — Staff Review**
December 2024	**Begin Formal Presentation Meetings**

EXISTING ARROYO SECO GOLF SITE & FACILITY



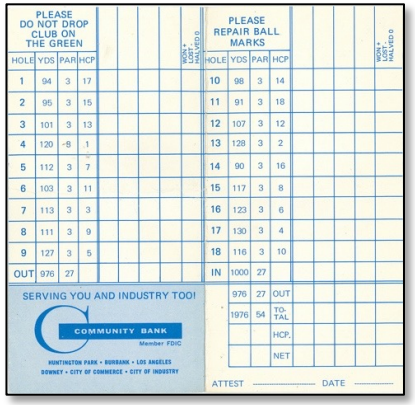
Total Site Acreage ±24.0± ac

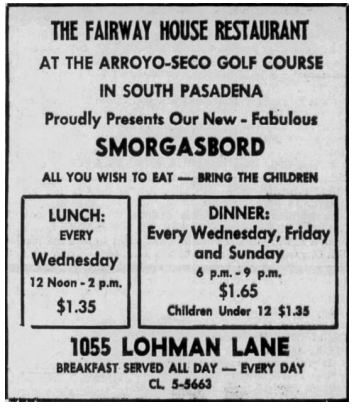
FROM THE 1930s — TO GOLF IN THE 1950s















FORREST RICHARDSON GOLF COURSE ARCHITECTS

ARROYO SECO SITE & GOLF HISTORY

1770s	Settled by Gaspar de Portola / Later known as Hahamonga
1820s	Mexican Land Grant of Rancho San Pascual to Manuel Garfias
1900-13	Installations of the Bicycle Path Bridge & Colorado St. Bridge
1922	Arroyo Seco Bond Passed to Create Recreation on 73.9 Acres
1935	Channelization Begins of the Arroyo Seco
1940	Arroyo Seco Parkway Development
1954	Arroyo Seco Park Master Plan by Frank Alderman (City Engineer)
1955	Arroyo Seco Golf Course and Mini-Golf Opens (Lohman Family)
1990s	Arroyo Seco Nature Park Planned and Opened
2024	Comprehensive Master Plan Project Initiated for Golf Facility

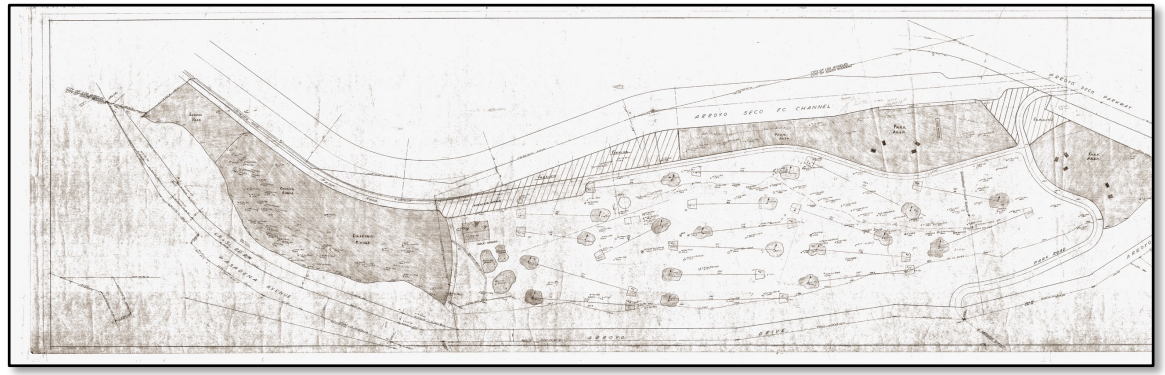
1951 — Before Golf



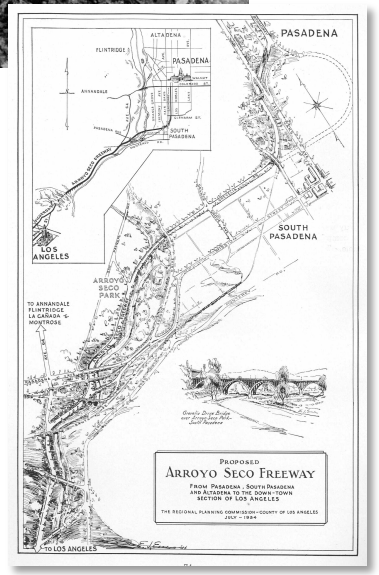
Courtesy of The Benjamin and Gladys Thomas
Air Photo Archives at the UCLA Geography Department
"Spence Collection"

1967 — Showing Golf





Original golf plan (1954)



1934 Homestead

FORREST RICHARDSON
GOLF COURSE ARCHITECTS

FACILITY ASSESSMENT – BUILDINGS



FACILITY ASSESSMENT

General Buildings Structural Integrity and Programming for Public Needs

- Structural Integrity
- Building Envelope
- Mechanical / Electrical / Plumbing
- Restrooms
- Service / Kitchen
- Meeting Spaces / Food & Beverage
- Safety & OSHA Compliance









FORREST RICHARDSON GOLF COURSE ARCHITECTS

FACILITY ASSESSMENT

Maintenance Facility

- Facility structures are beyond repair in most instances
- Assessment concludes that many areas are not likely up to best practices for workplace safety
- Equipment is being stored in make-shift shelters and is exposed to the elements
- Storage of chemicals and fuels is not per best practices for golf maintenance
- Lacking employee break room and suitable sanitary facilities







FACILITY ASSESSMENT

Golf Course Areas













FORREST RICHARDSON GOLF COURSE ARCHITECTS

GOLF COURSE ASSESSMENT SUMMARY

• **Soils**	Heavy at the surface, poor draining in locations
• **Irrigation**	Entire system past its lifecycle / leaking, poor coverage
• **Drainage**	Not adequate / leads to poor turf quality in locations
• **Turf Types**	Should be re-grassed with more drought tolerant
• **Trees**	Root intrusion / excessive shade / some invasive to trees
• **Tees**	Artificial turf inadequate / lack of diversity (length)
• **Greens**	Average condition / rootzones 'ripe' for disease / fungus
• **Water Use**	Very high / leaking, poor coverage, old technology
• **Safety**	Set-backs not enough in locations / adjoining holes
• **ADA Compliance**	Access to tees not compliant in locations
• **Lighting**	Old technology / high power consumption / broken

FACILITY ASSESSMENT

Golf Range Practice Areas, Mini-Golf and General Site

- No adequate short game practice area
- Practice putting green is undersized
- Range tee space is limited
- Containment netting not adequate
- Range is lacking adequate target areas
- Lighting is inadequate
- Facility not ADA compliant
- Landscaping needs replacement
- Entry drive interrupts parking areas
- Trail link poorly connected
- Arroyo Seco Drive access to steep
- Overhead power across golf
- Perimeter fencing in disrepair
- No sense of arrival; poor signage
- Site drainage overall inadequate







PUBLIC OUTREACH PROCESS

1. **Public Surveys**

   > Golfer Specific dBase
   (7,329 email contacts)

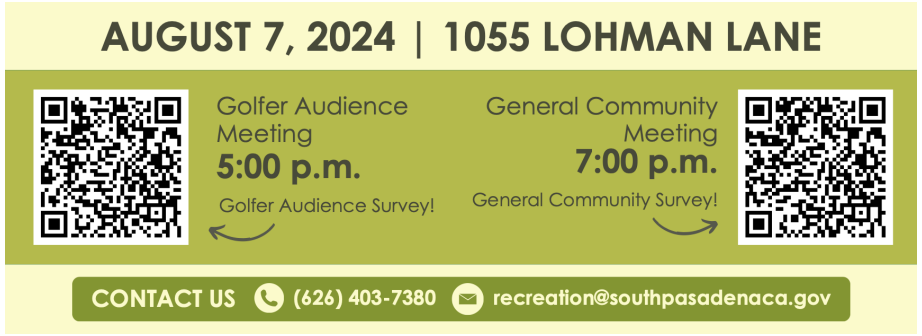
   > General Public dBase
   (2,345 email contacts)

   > Distribution via QR Code
   advertised in various places

2. **Public Meetings**

   > Golfer Specific
   (Aug. 7th, 2024, 5:00pm)

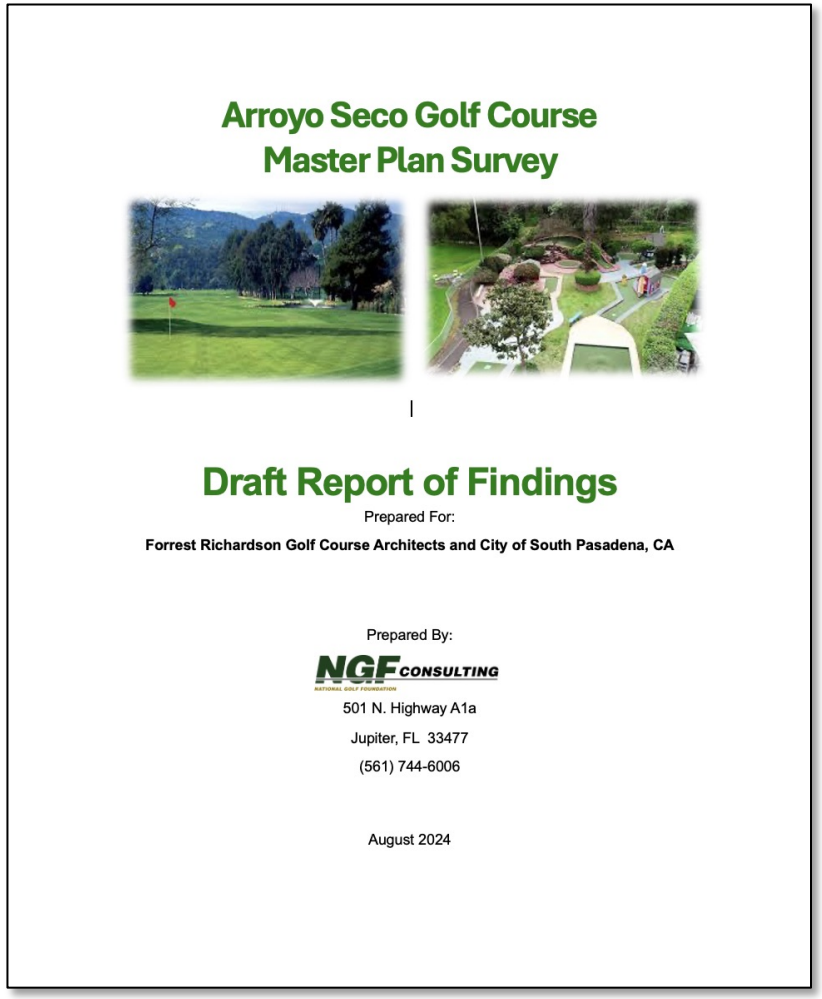
   > General Public
   (Aug. 7th, 2024, 7:00pm)





COMMUNITY SURVEY KEY FINDINGS

- The South Pasadena community is highly engaged in the future of Arroyo Seco, as evidenced by the robust response that saw 413 completes (55% golfer, 55% male)
- The sample skews older: 54% are age 65 or older, and about 13% are age 39 or younger. About 86% of respondents reside within 9 miles of Arroyo Seco, with 65.5% within 5 miles



Arroyo Seco Golf Course
Master Plan Survey

Draft Report of Findings

Prepared For:

Forrest Richardson Golf Course Architects and City of South Pasadena, CA

Prepared By:

NGF CONSULTING

501 N. Highway A1a

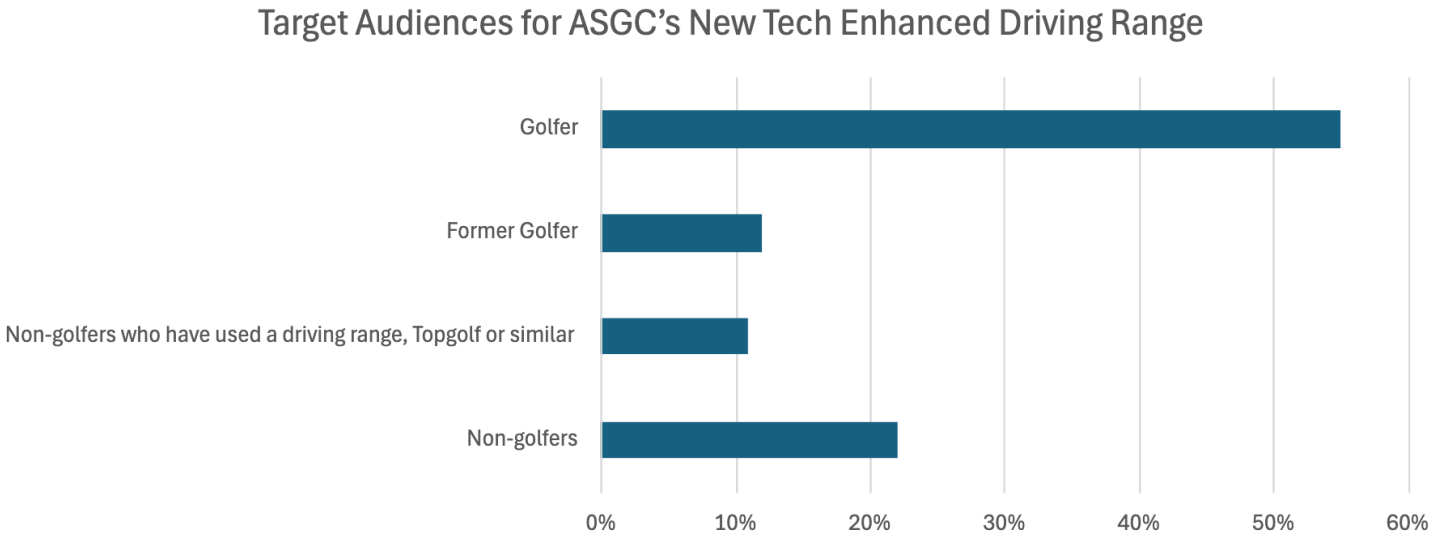
Jupiter, FL 33477

(561) 744-6006

August 2024

COMMUNITY SURVEY KEY FINDINGS

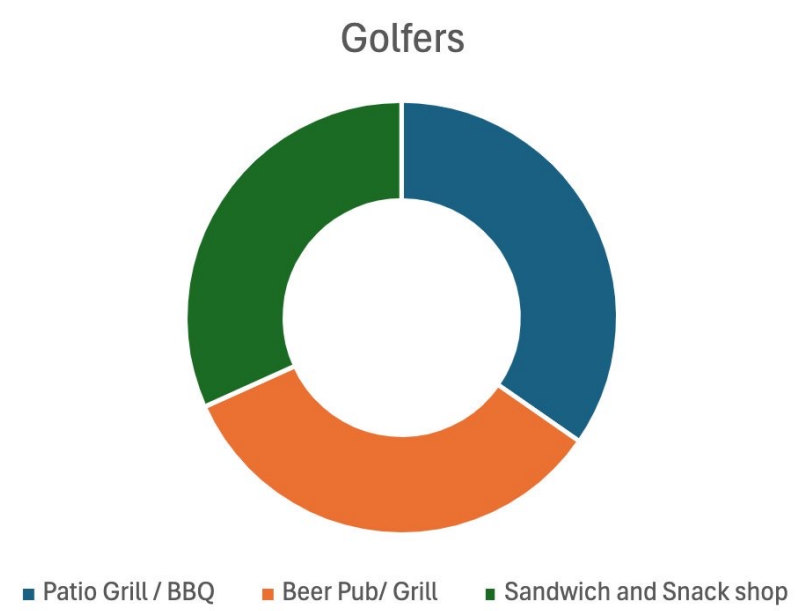
- In addition to the 55% golfer cohort, 12% of respondents are former golfers. Among “never-golfers”, one-third have swung clubs at a driving range, Topgolf, or similar facility. The latter cohorts are potential targets in marketing efforts for the new technology-enhanced driving range at ASGC.

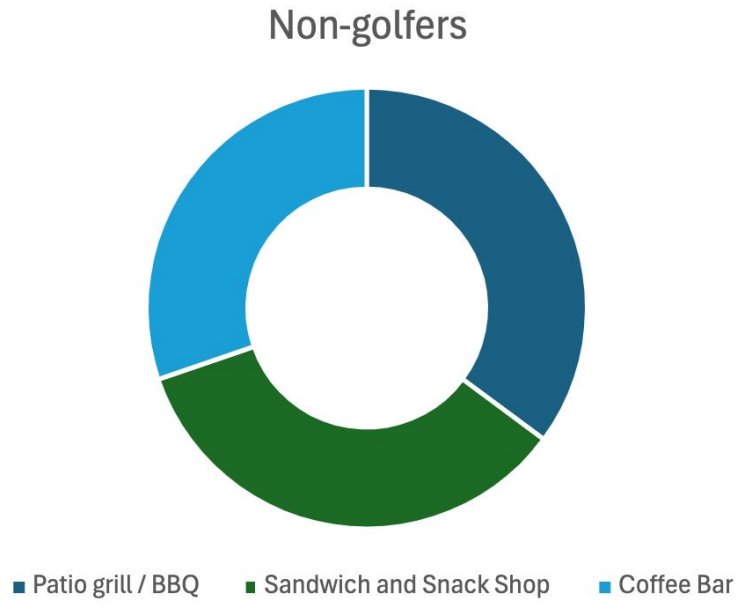


- 85% of all respondents have used one or more amenities at ASGC in the past.

COMMUNITY SURVEY KEY FINDINGS

- The message with respect to food and beverage offerings at ASGC seems to be ***"We want good, quality service but keep it simple"***





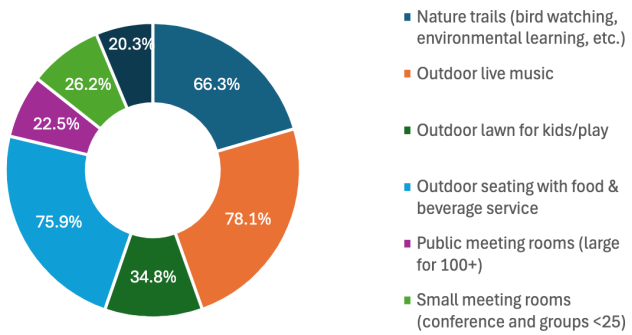
COMMUNITY SURVEY KEY FINDINGS

- In terms of non-golf activities and meeting spaces, golfers and non-golfers had the most enthusiasm for outdoor seating with food and beverage service.
    - **Outdoor live music was the next most popular pick, with 78% of non-golfers and about 53% of golfers indicating they would enjoy it.**
    - **Nature trails were the third most popular and were much more favored by non-golfers (66.3%) than by golfers (38.1%).**
    - **Small meeting rooms and outdoor lawn for play were mentioned by about 1 in 4 respondents.**

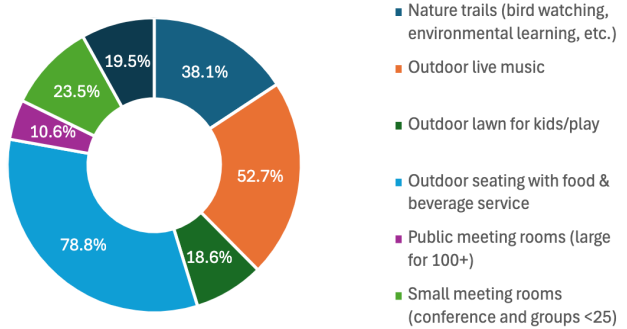
COMMUNITY SURVEY KEY FINDINGS

- About 68% of respondents support preserving and restoring the ‘old school’ mini golf course at Arroyo Seco, while only 9% do not support that approach.
- An overwhelming majority of 97% of respondents believe it is very (77.5%) or moderately important (19.5%) to preserve healthy trees in the Arroyo Seco park area.
- Similarly, more than 90% of respondents believe water conservation in the park area is very (61.9%) or moderately (28.6%) important.

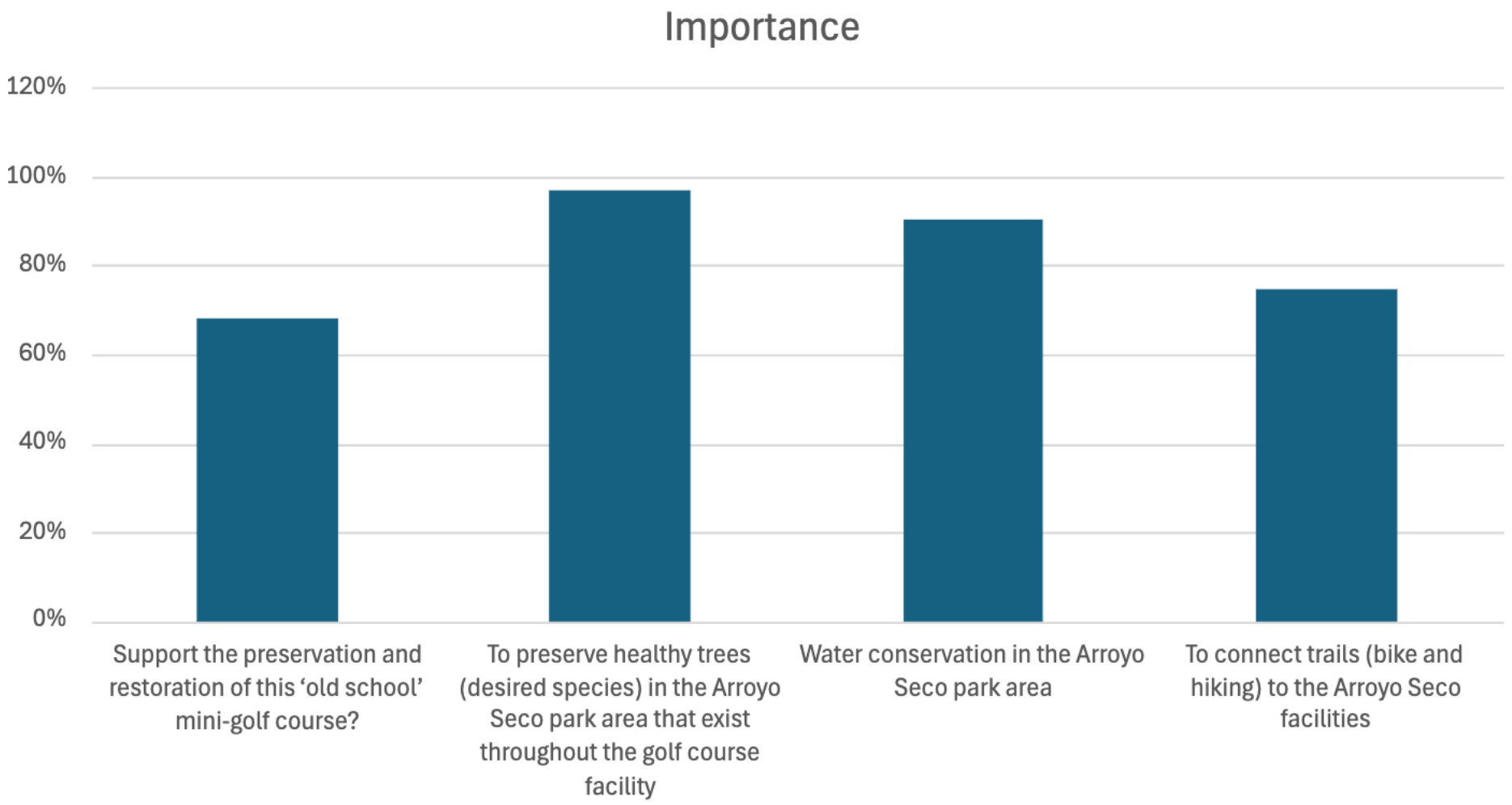
Non-golfers
Preferred non-golf activities



Golfers
Preferred non-golf activities



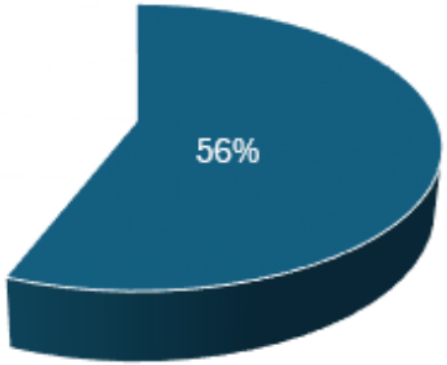
COMMUNITY SURVEY KEY FINDINGS

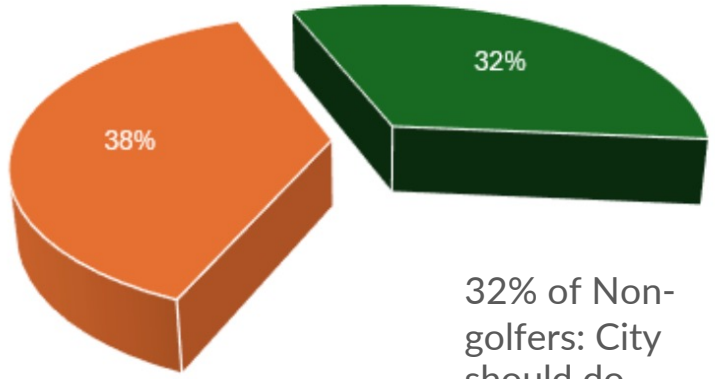


COMMUNITY SURVEY KEY FINDINGS

- In terms of prioritizing objectives with respect to planned improvements at Arroyo Seco, 56% of the sample and more than three-quarters of golfers ranked 'enhancing and restoring the golf facility' as the top priority.

City should enhance and restore the golf facility to serve new generations who live in or visit the South Pasadena area





38% of Non-golfers: City should focus on adding more non-golf opportunities to the golf facility, so it appeals to more than just golfers

32% of Non-golfers: City should do everything practical to make the facility more environmentally friendly in terms of water use, natural habitat, etc.

PUBLIC MEETING: PLANNING & OUTREACH

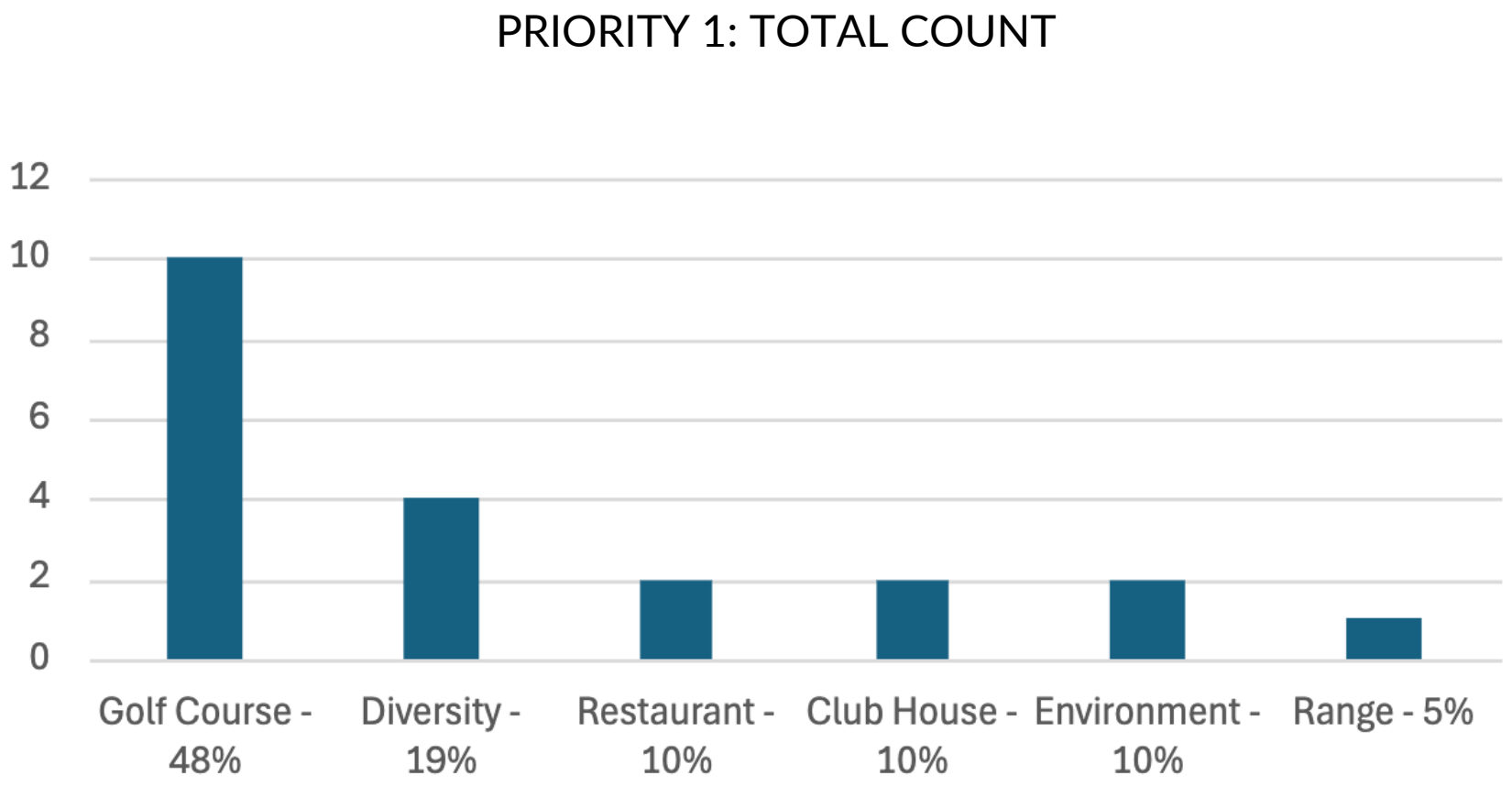




- Surveyed community on LIKES & DISLIKES regarding golf course and facilities.
- Asked participants to consider 12 different areas: range, clubhouse, parking, minigolf, putting green, golf course, natural environment/sustainability, transit, trail integration, nighttime uses, restaurant, and diversity of user groups.
- Participants ranked 3 most important and 3 least important.

FORREST RICHARDSON GOLF COURSE ARCHITECTS

PUBLIC MEETING: RESULTS

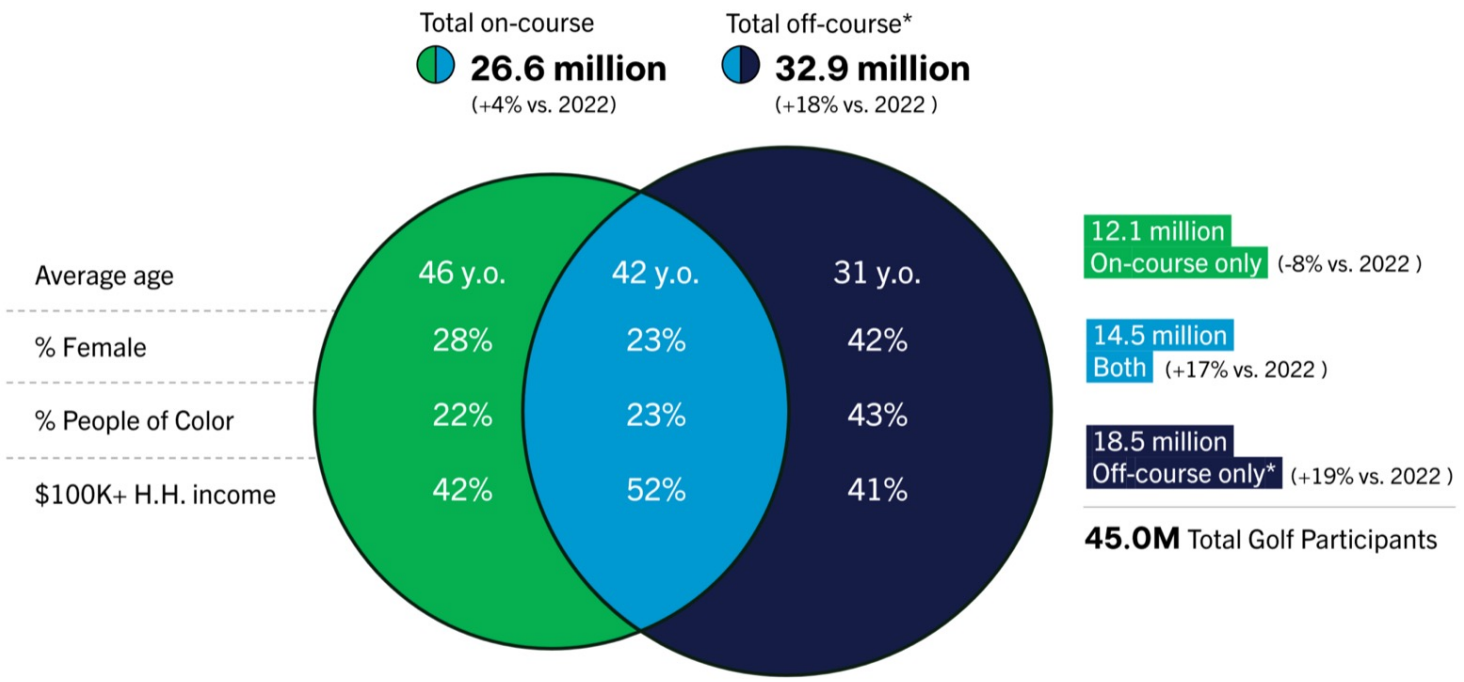


RECOMMENADTIONS SUMMARY

Based on facility assessment, public input, national trends and staff participation

Total U.S. Golf Participation

On- and Off-Course Participants, Age 6+



Source: National Golf Foundation
February 2024
**Off-course includes participation at golf entertainment venues, standalone driving ranges, and/or businesses with simulators and screen golf setups*
Note: Due to rounding, some totals may not correspond with the sum of the separate figures

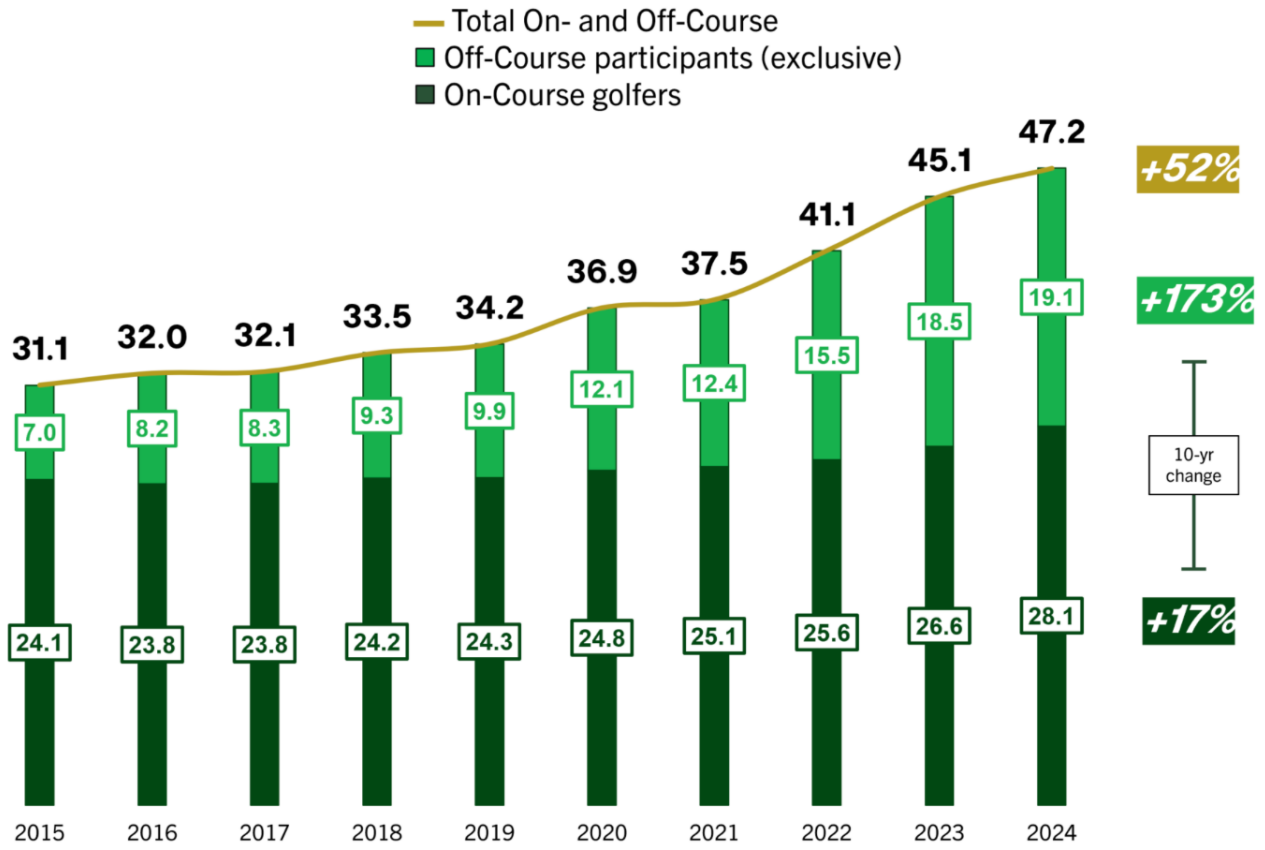
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NGF

FORREST RICHARDSON GOLF COURSE ARCHITECTS

Total U.S. Golf Participation

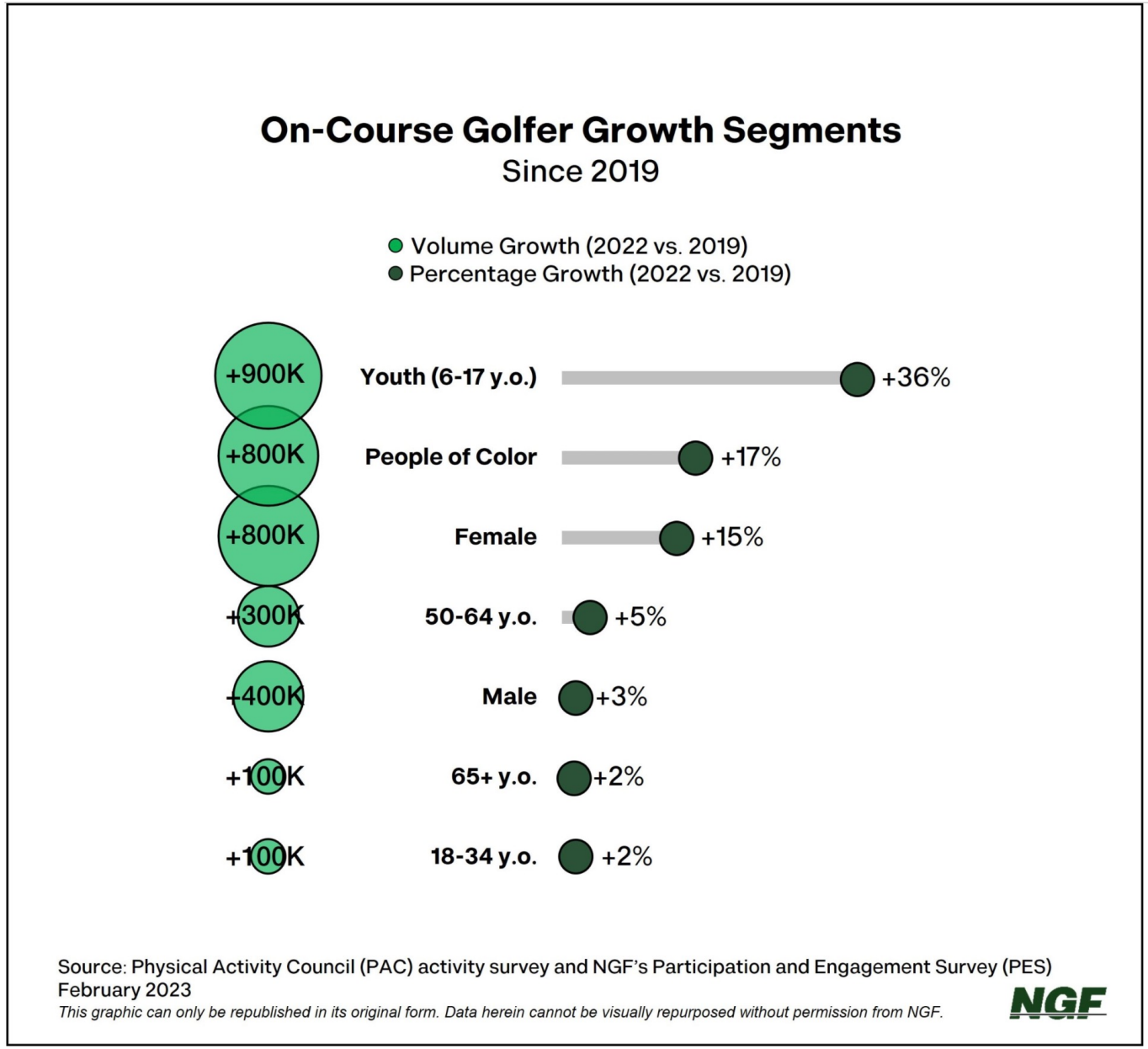
Millions, Age 6+



Source: National Golf Foundation – January 2025

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NGF


On-Course Golfer Growth Segments
Since 2019
Volume Growth (2022 vs. 2019)
Percentage Growth (2022 vs. 2019)
+900K
Youth (6-17 y.o.)
+36%
+800K
People of Color
+17%
+800K
Female
+15%
+300K
50-64 y.o.
+5%
+400K
Male
+3%
+100K
65+ y.o.
+2%
+100K
18-34 y.o.
+2%
Source: Physical Activity Council (PAC) activity survey and NGF's Participation and Engagement Survey (PES) February 2023
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FACILITY SUMMARY RECOMMENDATIONS

- Replace all buildings
- Resolve ADA issues
- Add range perimeter netting
- Enhance entry and parking
- Replace golf irrigation
- Address Set-back Safety
- Replace all tees, renovate all features
- Remove dying/unsafe trees
- Add new trees
- Reduce turf footprint — save water
- Rebuild/relocate maintenance facility
- Replace all lighting with solar
- Create 2-level range structure
- Restore existing mini-golf (9-holes)
- Add 9-holes new mini-golf
- Create new outdoor spaces

EXPAND USE BY NON-GOLFERS

REDUCE WATER CONSUMPTION

ENHANCE FACILITY REVENUES

FOSTER WATER QUALITY WITH WETLANDS

RETURN THE FACILITY TO A "POINTE OF PRIDE"

FORREST RICHARDSON GOLF COURSE ARCHITECTS

NEW WETLANDS HABITAT INTEGRATION





Conceptual images

- Create new North and South Wetlands
- Positioned to intercept LA County storm drain
- Manage stormwater surface runoff
- Diverse vegetation with aquatic plants
- Nature based solution for stormwater quality
- Wildlife habitat
- Blend seamlessly into the golf course with natural elements
- Connected by realigned creek
- Overflow to the Arroyo Seco Channel

FORREST RICHARDSON GOLF COURSE ARCHITECTS

COMPREHENSIVE MASTER PLAN

Following site analysis, intensive public outreach surveys, public meetings, interaction with staff and recommendations of the Project Team members.

Taking into account national trends, revenue enhancement and 'best practices' to attain environmental, diversity and public safety hallmarks for the facility.

COMPREHENSIVE MASTER PLAN



ARROYO SECO GOLF PARK

Comprehensive Master Plan

FORREST RICHARDSON
GOLF COURSE ARCHITECTS
11-6-24 (V1)

10

MASTER PLAN COMPONENTS

MASTER PLAN COMPONENTS



MASTER PLAN COMPONENTS



MASTER PLAN COMPONENTS



MASTER PLAN COMPONENTS



MASTER PLAN COMPONENTS



MASTER PLAN COMPONENTS



MASTER PLAN COMPONENTS



MASTER PLAN COMPONENTS



MASTER PLAN COMPONENTS



MASTER PLAN COMPONENTS



CREATE A NEW SENSE OF ARRIVAL

1

Re-think the entry drive to signal a sense-of-place for those arriving by car. Reconfigure parking for better access and more capacity.

Create a new trail link for those using the Arroyo Seco Bicycle and Pedestrian Trail

ARRIVAL IMPROVEMENTS — ENTRY & PARKING



- Separated Entry Drive
- Expanded Parking (+30 Spaces)
- Enhanced Landscaping
- New Entry Signage (and Brand)
- Designated Drop-off
- Accessible (ADA) Surfaces/Routes
- Arroyo Seco Trail Link

DEVELOP A NEW & DYNAMIC CLUBHOUSE 2

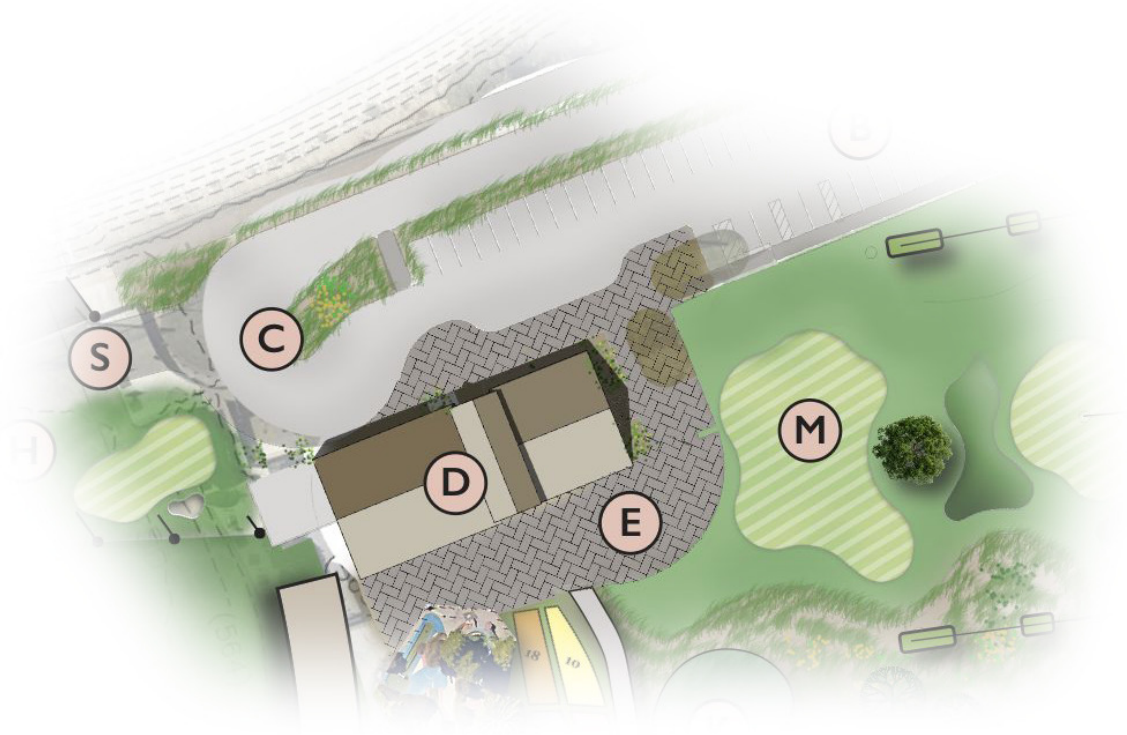
Replace the once-thriving clubhouse with a fresh concept that is inviting to all — both golfers and non-golfers.

Embrace the feel of a neighborhood 'hangout' that will welcome hikers, bicyclists, golfers and locals.

Make it comfortable, airy, flexible and environmentally compatible with the Arroyo Seco.

FORREST RICHARDSON GOLF COURSE ARCHITECTS

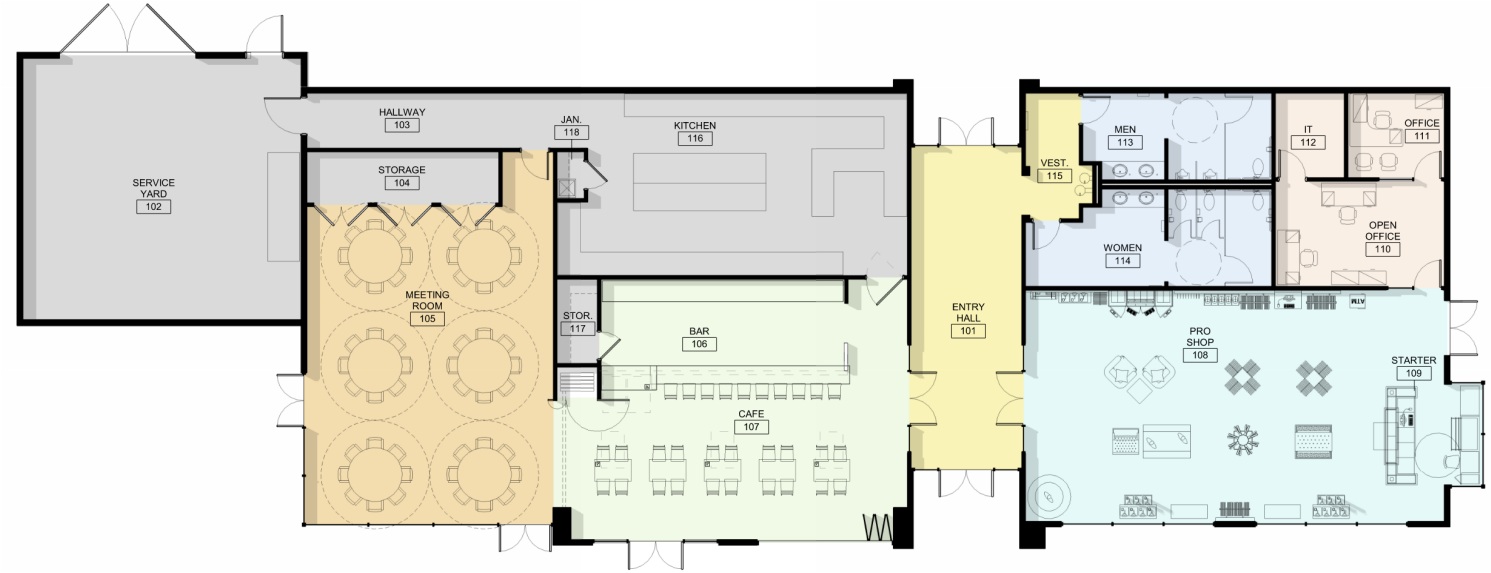
NEW CLUBHOUSE & GROUNDS



- Use the existing ‘hub’ location
- Replace all buildings
- Meet the program criteria
- Create meet space for 150±
- Create flexible outdoor spaces
- Articulate the F&B to both outdoor and driving range areas
- Create adjacent lawn spaces for group events and general use by the public
- Conceal service entry to the degree possible

PROPOSED CLUBHOUSE PROGRAM & FLOORPLAN

#	PROGRAM
1	**Pro Shop / Starter**
	Indoor Retail
	Retail Counter and Starter
2	**Administration**
	Office
	Pro Office
	IT & Electrical
3	**Circulation / Grand Entry**
	Covered Breezeway
	Porte Cochere / Bag Drop Off Cover
4	**Food & Beverage**
	Bar w/ Storage
	Café Seating
5	**Restrooms**
	3 Fixture Women's Restroom
	3 Fixture Men's Restroom
	Vestibule
6	**Commercial Kitchen**
	Janitor Closet
	Delivery Drop Off
8	**Service Yard**
	Maintenance Cart Storage
9	**Meeting Room**
	Storage



Conceptual Images







FORREST RICHARDSON GOLF COURSE ARCHITECTS

CLUBHOUSE DESIGN CONCEPT — *East Side*



CLUBHOUSE DESIGN CONCEPT — *West Side*



FORREST RICHARDSON GOLF COURSE ARCHITECTS

FOOD & BEVERAGE IMSPIRATIONAL THEME









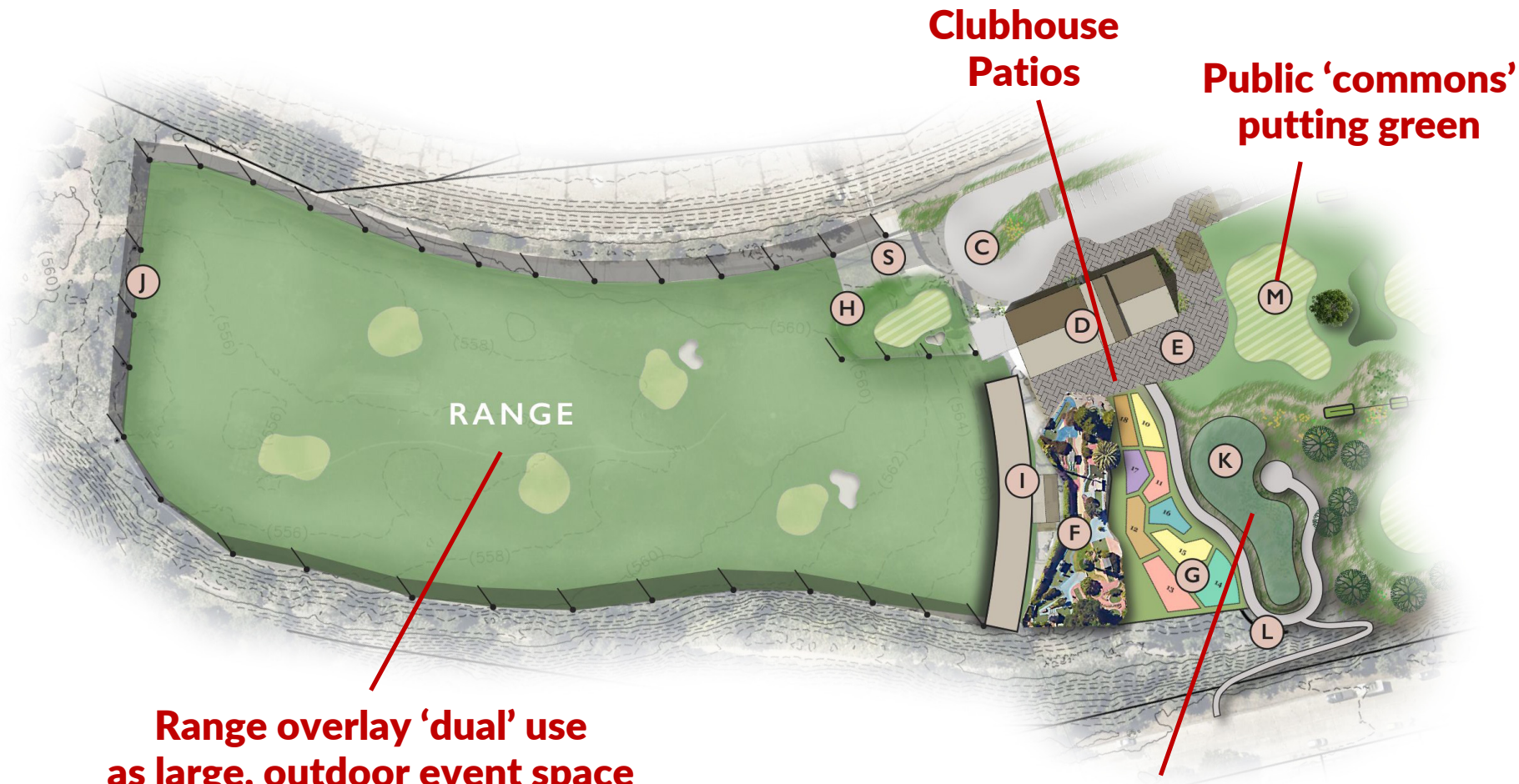
Conceptual Images

ESTABLISH COMMUNITY MEETING SPACES 3

Integrate community event space to a new clubhouse that will accommodate up to 150 — creating a new opportunity for South Pasadena residents and groups.

Plan flexible outdoor spaces that are an extension of the clubhouse — paving the way for entertainment, social gatherings and outdoor food and beverage .

MEETING SPACES — CREATIVE & FLEXIBLE



OUTDOOR SPACES









Conceptual Images

DRIVING RANGE 'DUAL-USE' SPACE





- Special Event Dual-Use (range)
- ADA Access (staging and public)
- Nearby facilities (clubhouse)
- Lighting
- 4,000 Person Capacity (25 s.f. per person based on ±100,000 s.f.



THE VIEW HILL CONCEPT — *And Access Trail to Arroyo Drive*







Conceptual Images

FORREST RICHARDSON GOLF COURSE ARCHITECTS

ADD NEW RANGE TECHNOLOGY & REVENUE 4

Re-build the existing driving range to double the capacity with two-levels of hitting bays.

Integrate entertainment, food and beverage — creating a new Arroyo Seco destination for social recreation.

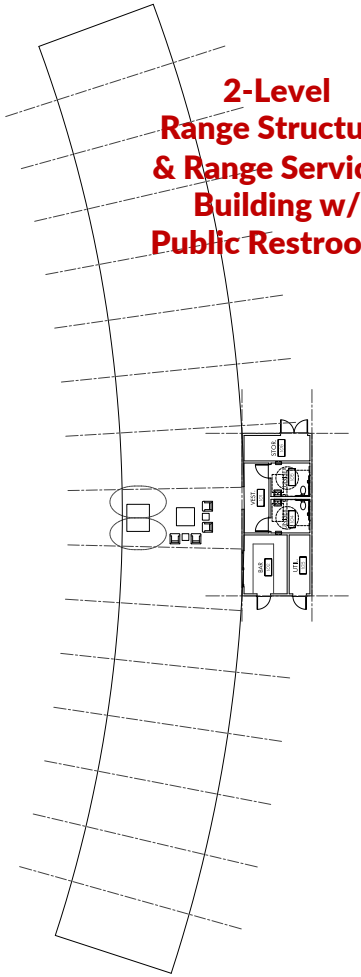
As part of the re-build, complete perimeter containment netting and plan for overlay uses for community events.

FORREST RICHARDSON GOLF COURSE ARCHITECTS

DRIVING RANGE

- 2-Level Range Hitting Bay Structure
- Integrated Technology & Entertainment
- Night-sky Compliant
- Open-air Design (fans and heating)
- New Outfield Target Areas
- Dual-use for Large Special Outdoor Events





FORREST RICHARDSON GOLF COURSE ARCHITECTS

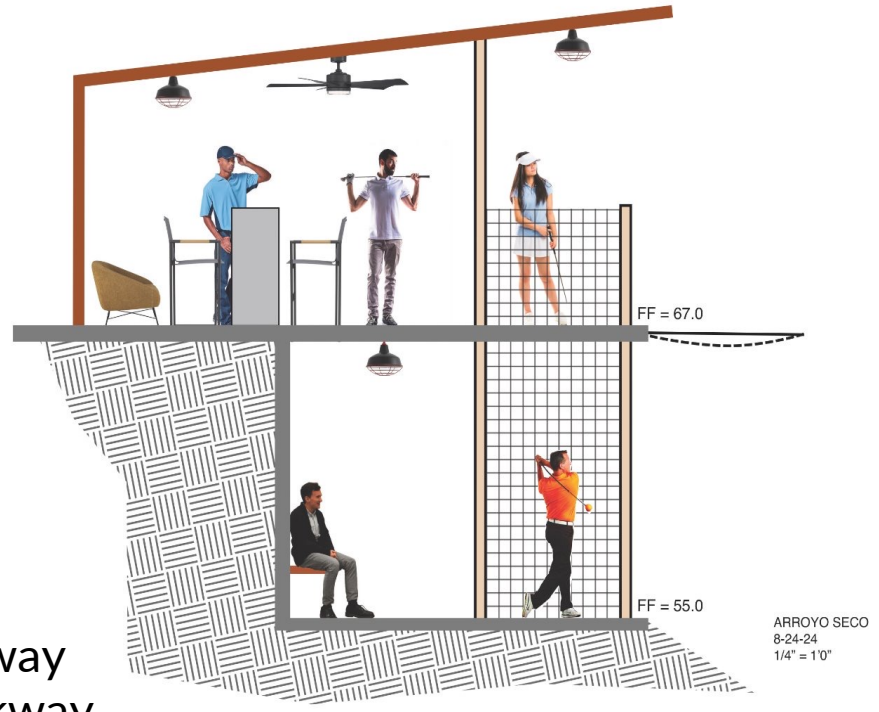
DRIVING RANGE BUILDING CONCEPT

Length = 200 yds
- 2-Levels = 20 bays per level

Bay Height
- 12’ to 14’

Bay Width
- 2 ea. 16’ wide Dual Bays – End Caps
- 16 ea. 10’ wide Single Bays - Dividers

Bay Depth
- Lower Level = 10’ + 8’ (seating for 4) + 8’ walkway
- Upper Level = 10’ + 12’ (seating for 6) + 8’ walkway

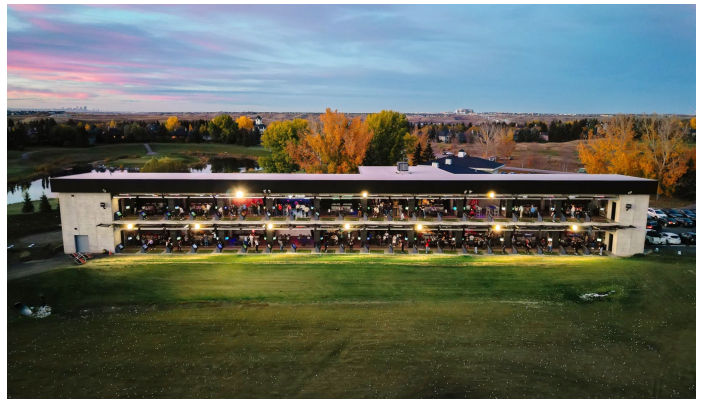


Other Details
- Monitors – Tech & Viewing
- Fans / Heaters
- Climate Controlled Room for Tech Hardware (Servers, Router, Hardwire Internet + WiFi)

DRIVING RANGE BUILDING & OUTFIELD CONCEPT







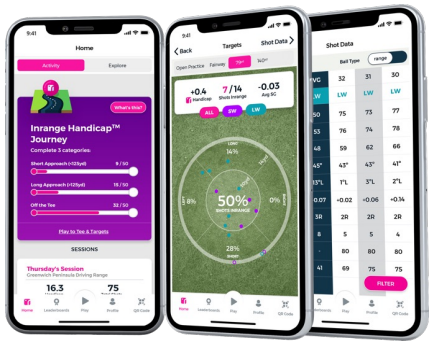
Conceptual Images

DRIVING RANGE BUILDING & OUTFIELD CONCEPT











Conceptual Images

FORREST RICHARDSON
GOLF COURSE ARCHITECTS

DRIVING RANGE TRAJECTORY ANALYSIS — *Recommendations*

Range Side — NORTH
(Already Improved)

- Leave as-is with trail adequately protected
- Pick any errant balls in Arroyo Seco Channel
- Focus on West and South Sides

Range End — WEST

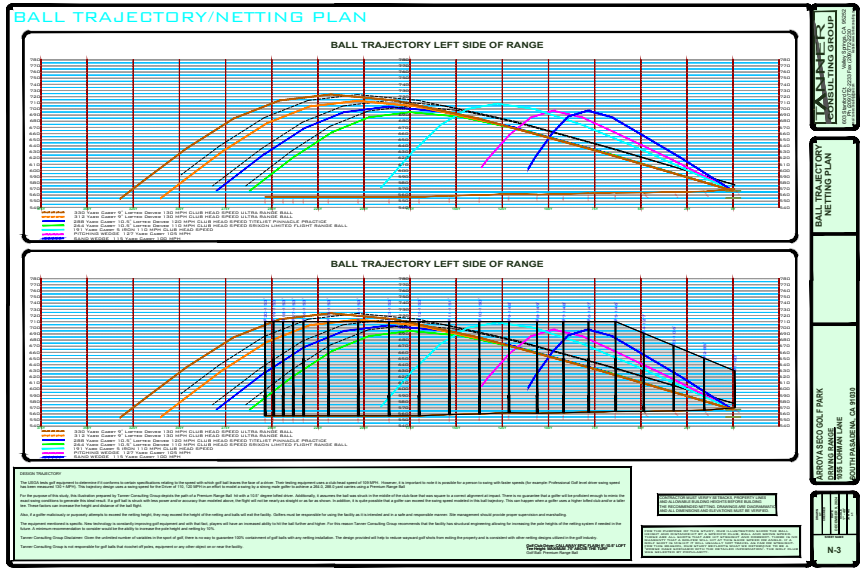
- Install Poles & Nets to ± 120-ft Heights
- Plan Base Pole Segments for Future Raising

Range Side — SOUTH

- Install Poles & Nets to ± 120-ft Heights
- Plan Base Pole Segments for Future Raising

Overall Mitigation Measures

- Convert to Lower Compression Range Balls



By focusing on the west and south sides, the City will save funds and still provide adequate mitigation of current conditions. The trajectory Analysis is preliminary and will require further study and engineering upon final programming.

FORREST RICHARDSON GOLF COURSE ARCHITECTS

REIMAGINE THE 18-HOLE, PAR-3 COURSE 5

Renovate and vitalize the 18-hole par-3 course, preserving yardage and improving quality in terms of teeing areas, drainage, irrigation and conditions.

Take the opportunity to make room for new and beneficial environmental initiatives — wetlands, less water use and additional oak tree habitat.

FORREST RICHARDSON GOLF COURSE ARCHITECTS

COMPREHENSIVE MASTER PLAN



REMODELED 18-HOLE PAR-3 COURSE

SCORECARD (Out Nine) (In Nine)

HOLE	PAR	BACK	FWD	HOLE	PAR	BACK	FWD
1	3	110	75	10	3	90	70
2	3	130	100	11	3	130	90
3	3	80	65	12	3	115	65
4	3	100	55	13	3	85	50
5	3	85	60	14	3	120	105
6	3	95	70	15	3	145	100
7	3	110	55	16	3	115	85
8	3	90	75	17	3	130	95
9	3	100	70	18	3	105	80
	27	900	555		27	1035	740
					54	1935	1295

- 18-Holes, all par-3
- 1,935 Back-tee Yardage
- New artificial tees / 2-per Hole
- Flexible Yardage for diversity of ability
- Conversion of managed turfgrass from >18 acres to 8.3 acres total
- Integration of naturalized zones with oak and sycamore clusters
- New restroom serving Holes 4 and 13

FORREST RICHARDSON GOLF COURSE ARCHITECTS


BEFORE


AFTER


Enhanced Stream
Reconstructed Greens
Enlarged & Enhanced Artificial Tees
New Solar Lighting
> 80 New Trees
Managed Turf Conversion to Native Grass

IRRIGATION & WATER CONSERVATION SCHEMATIC



RENOVATED COURSE – WATER USE PROJECTION

Site Information & Historical Data						
Arroyo Seco Golf Course ESTIMATES						
	Evapotranspiration* (ETo) & Water Surface Evaporation^ (WSE)					
	* Eto data from Department of Water Resources					
	Pan evap data from NOAA Pan Evaporation info data archive - 1982 Tujunda Spreading Gr					
	ET	WSE		1 acre foot (gallons)		325,851
Jan	2.1	3.35		1 acre inch		27,154
Feb	2.7	3.7		Wetlands (sq ft)*		30,492
Mar	3.7	5.04		Wetlands (acres)		0.70
Apr	4.7	6.06				
May	5.1	7.68				
Jun	6	8.03				
Jul	7.1	10.16				
Aug	6.7	9.61				
Sep	5.6	7.36				
Oct	4.2	5.79				
Nov	2.6	4.53				
Dec	2	3.5				
Totals	52.5	74.81				

Estimated Weekly & Daily Irrigation Demand						
Area information (Design ET)				Application Amount (inches)		
				1 inch	Weekly (1.5 in)	Daily (.20)
Area	size (acres)	Irrigation Efficiency (IE)		Gals	Gals	Gals
18 Hole golf course	8.5	80.0%		288,514	432,771	57,703
Driving Range	4.0	80.0%		135,771	203,657	27,154
Naturalized zones	7.3	80.0%		247,783	371,674	49,557

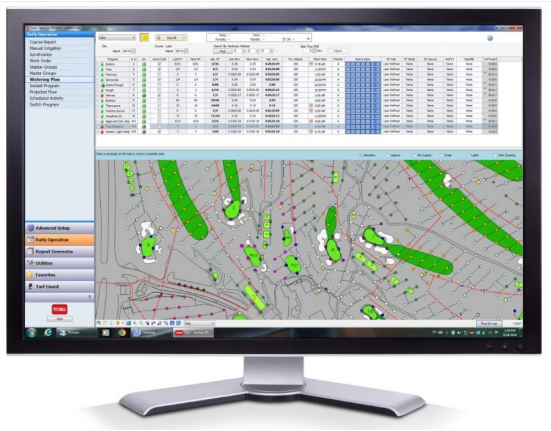
Pumping Projections		
Est. Max Usage	134,414	
Water Window Hours	5	
Est. Hourly Pumping Rate (gpm)	**515.2518938**	includes ~15% buffer

Est. Range of Annual Irrigation Usage										
ET Reduction - management			ET Reduction - management			Monthly Wetlands				
Turf Coefficient			**Naturalized Coefficient**			Evaporation Loss				
90% of ET with 75% IE			*30% of ET with 75% IE*					Days	Daily	
								per	Average	
								Month	Irrig. & Evap.	
	90% of ET	Gallons		30% of ET	Gallons	WSE	Gallons		Gallons	
Jan	1.89	801,899	Jan	0.63	156,103	3.35	63,677	31	32,957	
Feb	2.43	1,031,013	Feb	0.81	200,704	3.7	70,330	28	46,502	
Mar	3.33	1,412,870	Mar	1.11	275,039	5.04	95,800	31	57,539	
Apr	4.23	1,794,726	Apr	1.41	349,373	6.06	115,188	30	75,310	
May	4.59	1,947,469	May	1.53	379,107	7.68	145,981	31	79,760	
Jun	5.40	2,291,140	Jun	1.80	446,009	8.03	152,634	30	96,326	
Jul	6.39	2,711,182	Jul	2.13	527,777	10.16	193,121	31	110,712	
Aug	6.03	2,558,439	Aug	2.01	498,043	9.61	182,667	31	104,489	
Sep	5.04	2,138,397	Sep	1.68	416,275	7.36	139,899	30	89,819	
Oct	3.78	1,603,798	Oct	1.26	312,206	5.79	110,056	31	65,357	
Nov	2.34	992,827	Nov	0.78	193,270	4.53	86,106	30	42,407	
Dec	1.80	763,713	Dec	0.60	148,670	3.5	66,528	31	31,578	
Totals	47.25	***20,047,474***	Totals	15.75	***3,902,575***	74.81	***1,421,987***	365		
				Total Water Use Estimate	***25,372,035***		***Water Use Reduction versus Current Estimate***	***43%***		

New Water Use 25,372,035 gallons (annual)

43% Reduction

NEW IRRIGATION TECHNOLOGY



Central computer with interactive map and smart device access



Flow optimized control with integration with pump station



Engineered Pump Station with VFD controls



High efficiency control and nozzle technology sprinklers



Moisture sensing soil probe



On-site weather station

PRESERVATION OF EXISTING TREES



All existing and viable oaks and sycamores on the golf course areas will be preserved under the proposed Master Plan — (80) New trees (Oaks and Sycamores) are shown on the Master Plan to be added within habitat areas throughout the reimagined golf course.

TREE PRESERVATION & ADDED TREE HABITATS



- Add ±80 new trees appropriate to the Arroyo Seco corridor and ecosystem
- Oak and Sycamore varieties
- Secondary varieties: Camphor, Valley Oak and California Walnut
- Preserve all existing Oaks and Sycamores, except those diseased and/or unsafe





Conceptual Images

MASTER PLAN LIGHTING APPROACH





Sample Lighting

- Follow Illuminating Engineering Society (IES) Standards
- RP-6-15 Standard on lighting for outdoor sports (using solar equivalent)
- Lighting criteria for illuminance, uniformity, color temperature, source selection, light pollution, and spectrum should be incorporated
- Driving Range: 1 footcandle (adjusted for solar/LED)
- Recreational and Training: 15-30 footcandles (adjusted for solar/LED)

IMPROVE WATER QUALITY & HABITAT 6

As part of the golf renovation and reimagination, create new wetlands areas that will improve water quality as it makes its way through the Arroyo Seco Golf site.

As part of this new environmental component, develop a bird-watch trail and platform with interpretative signage and educational opportunities.

FORREST RICHARDSON GOLF COURSE ARCHITECTS

NEW WETLANDS & HABITAT AREAS



FORREST RICHARDSON GOLF COURSE ARCHITECTS

SAFE CLEAN WATER PROGRAM — *Grant Funding Potential*



Driving Range Stormwater Cistern



North Wetland's Diversion Outfall to Golf Course

Examples of study projects involving the Safe Clean Water Program that can be furthered by the Arroyo Seco Golf Course planning and improvement work

FORREST RICHARDSON GOLF COURSE ARCHITECTS

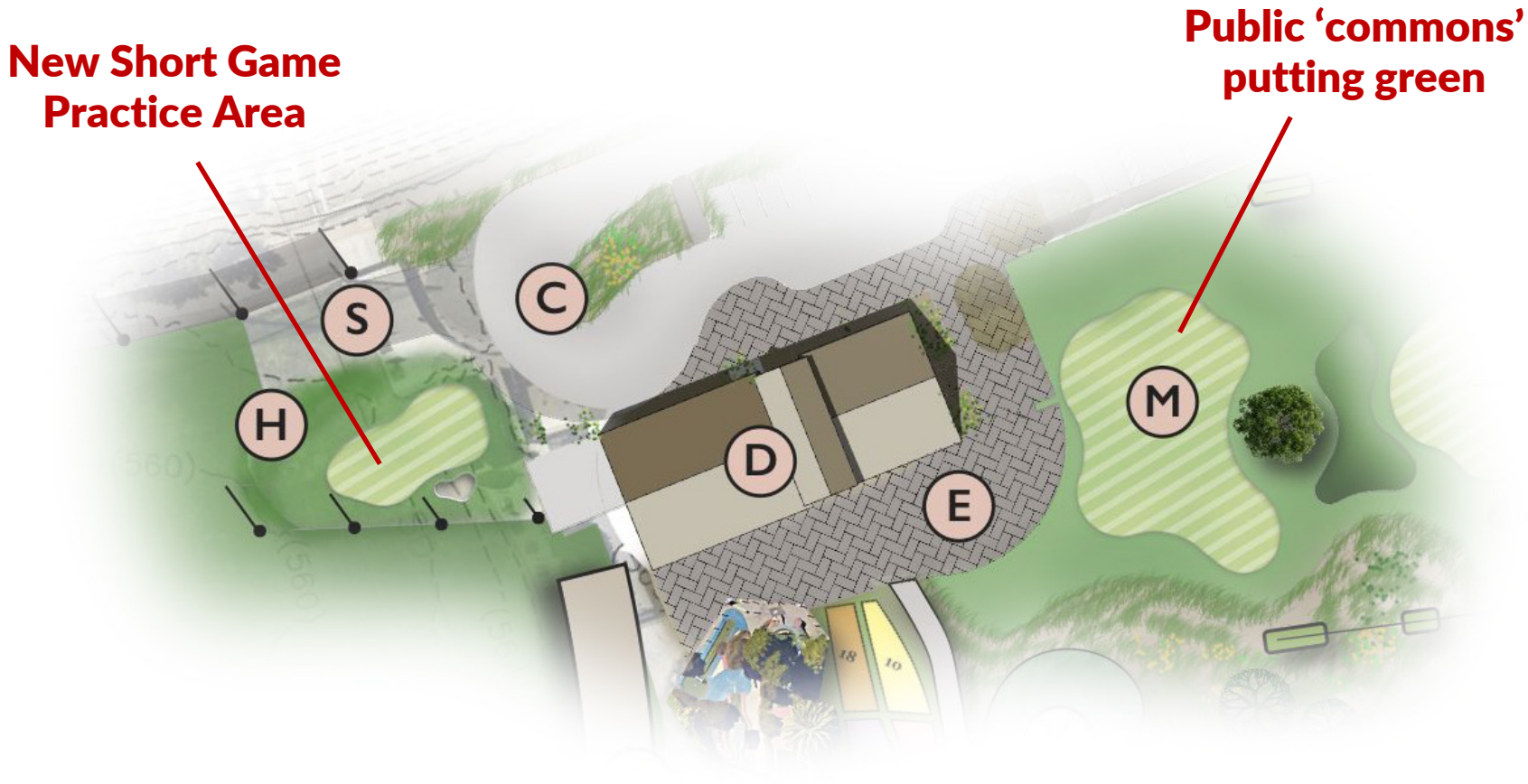
BRING THE GAME OF GOLF TO EVERYONE 7

Develop a new public putting green that can be enjoyed by all on an outdoor 'commons' where putters and balls are free to use by all.

Integrate a short game practice area to the driving range area, to be used by golfers and as an instruction space.

FORREST RICHARDSON GOLF COURSE ARCHITECTS

PUBLIC 'COMMONS' GREEN & SHORT GAME AREA



BLEND CLASSIC MINI-GOLF & PUBLIC ART 8

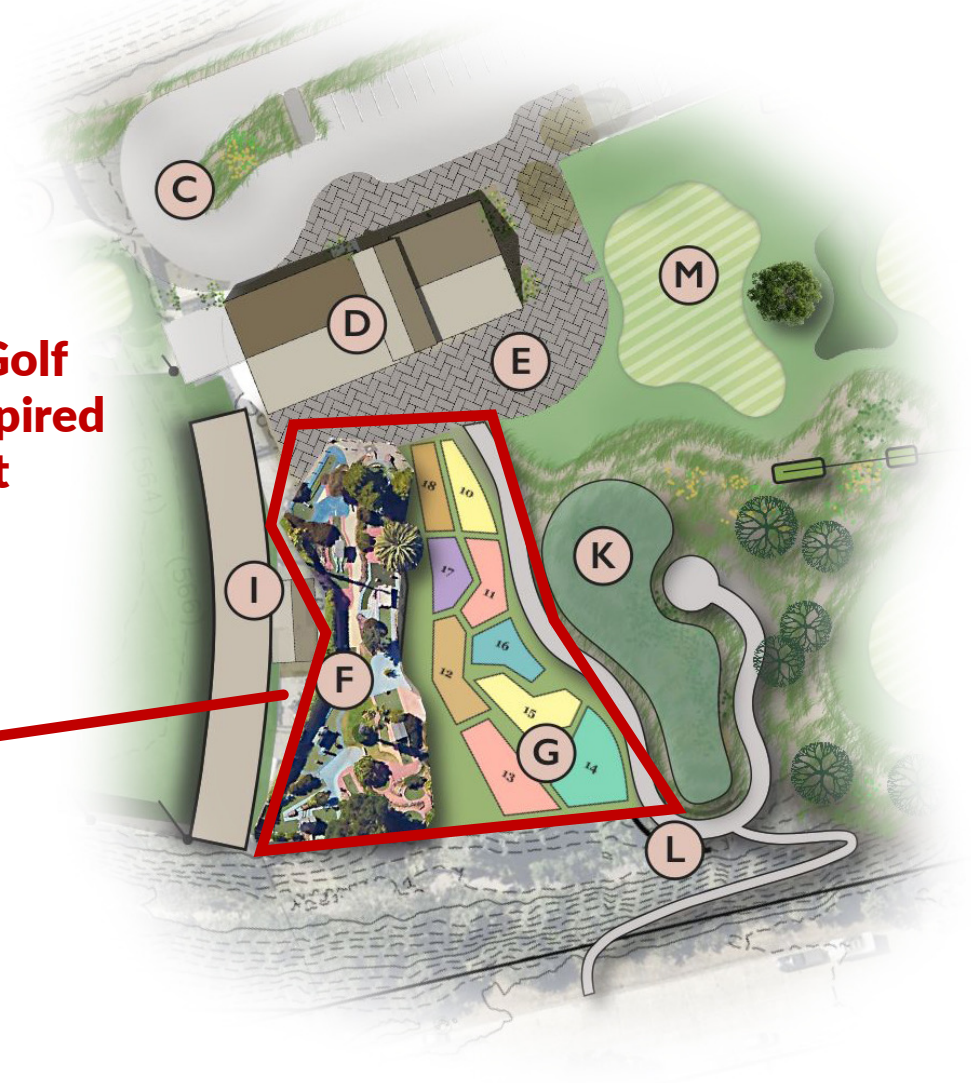
We asked the public whether 'preservation' was important when it came to the vintage mini-golf course — and they responded with a resounding 'yes' … 68% of all surveyed.

The concept is to preserve the existing 9-holes of classic 1960s mini-golf while creating nine new holes — each imagined by a different artist selected by the South Pasadena Public Arts Commission.

RESTORE THE OLD 9-HOLES ... BUILD 9 NEW HOLES



9-new Mini-Golf Holes, each inspired by an artist



FORREST RICHARDSON GOLF COURSE ARCHITECTS

RESTORE THE OLD 9-HOLES – BUILD 9 NEW HOLES



+





Conceptual images

AN ARTS PROCESS TO CREATE SOMETHING SPECIAL





Conceptual images



Native American Artists Share Inspiration for Skyline Mini-Golf Holes

The Walker Art Center collaborated with the Native Youth Arts Collective on two new artist-designed holes

By **Erik Tormoen** - May 27, 2021

WALKER

Parties & Special Event

Artist-Designed Mini Golf 2017

A mini-golf course at Olympic Sculpture Park? These artists are designing one

Aug. 11, 2021 at 6:00 am | *Updated Aug. 11, 2021 at 10:40 am*

THE NEW 'PUBLIC ART' MINI-GOLF PROCESS

- Restoring the existing c.1960s mini-golf (9-holes)
- Creating a new 9-holes of mini-golf (that will be ADA compliant) is envisioned as a project of the Community Services Department, with assistance by Public Arts Comm.
- The new 9-holes of Mini-golf will allow artists to propose designs under a juried program
- Designs may have a common theme, yet to be determined (Environment, Heritage, Arroyo Seco History, etc.)
- The City will compensate artists (a) for design, (b) for plans, (c) for hands-on time during fabrication/building
- Recommended commission is in a range of $15,000 to $20,000 for each artist
- Guidelines for size, footprint will be provided to each artist based on a lottery system
- Designs will need to be functional (outdoor, ADA, buildable, within a pre-defined budget)
- The completed mini-golf will be a lasting legacy for South Pasadena with opportunities to promote the arts
- The project budget would be part of the golf improvement work, unless otherwise determined by the City

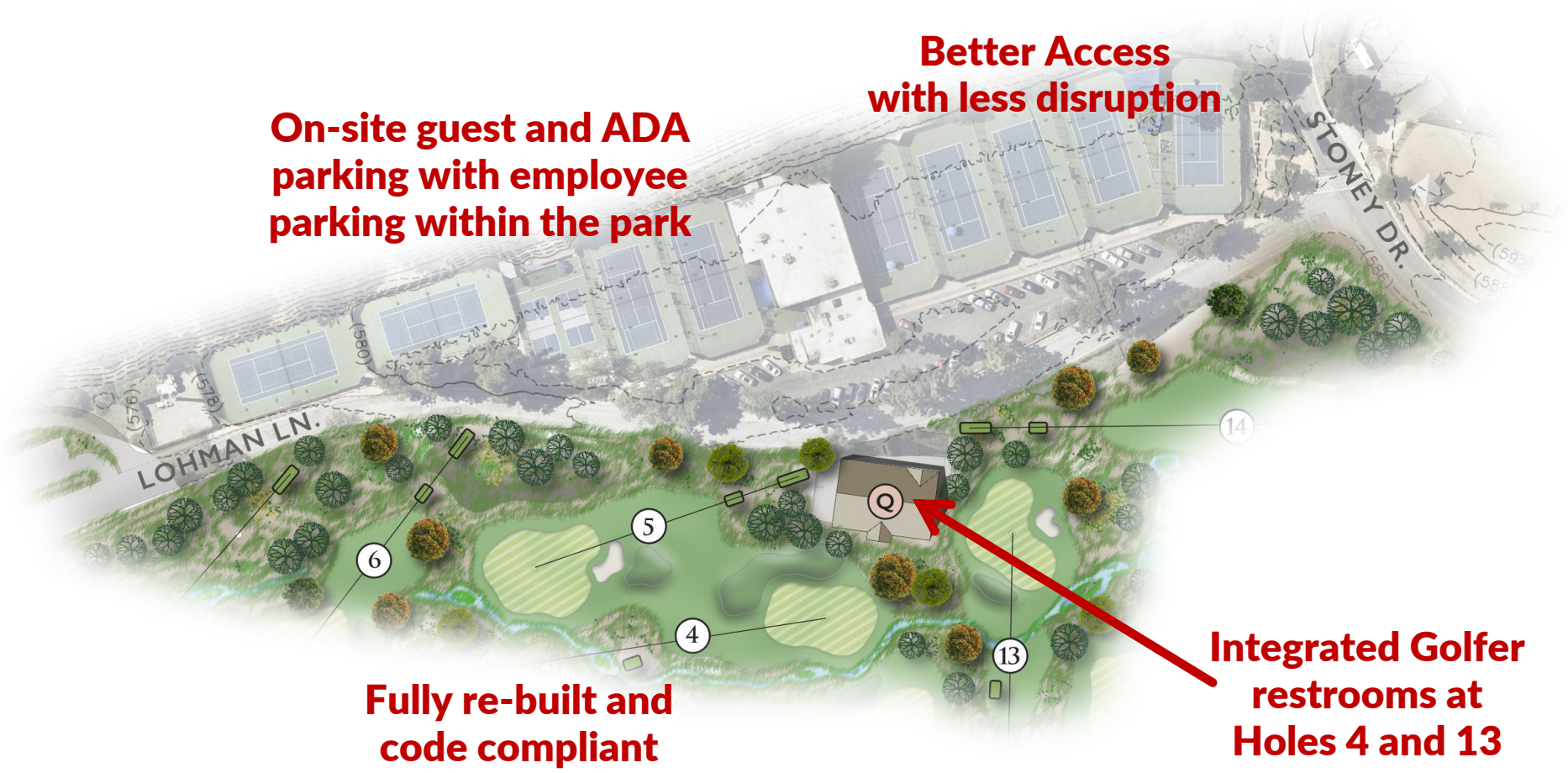
STATE-OF-THE-ART MAINTENANCE FACILITY 9

Relocate and rebuild the aging facility, creating a safe and efficient new building that will accommodate an all-electric fleet of equipment to care for the Arroyo Seco Golf assets.

Lay the foundation for the City to charge maintenance equipment with solar panels, and to begin using robotic mowers and range ball collectors.

FORREST RICHARDSON GOLF COURSE ARCHITECTS

MAINTENANCE FACILITY – NEW & RELOCATED



FORREST RICHARDSON GOLF COURSE ARCHITECTS

MAINTENANCE FACILITY PROGRAM

#	PROGRAM
1	**Maintenance Yard**
	Workshop
	Tool Storage
	Mud Room
2	**Administration**
	Office
	Reception & Open Office
	IT & Electrical
3	**Staff Support**
	Break Room
	Lockers
	Unisex Restroom
4	**Public Restrooms**
	Unisex Restroom [2]







RE-IMAGINED NAME & BRAND

10

Establish the Arroyo Seco Golf Course as being 'more' than just a golf facility — Create a sense of place that is more welcoming to non-golfers and the community as a whole.

Embrace the reimagined facility as a 'trail stop' for hikers and bicyclists, offering food, drink and entertainment.

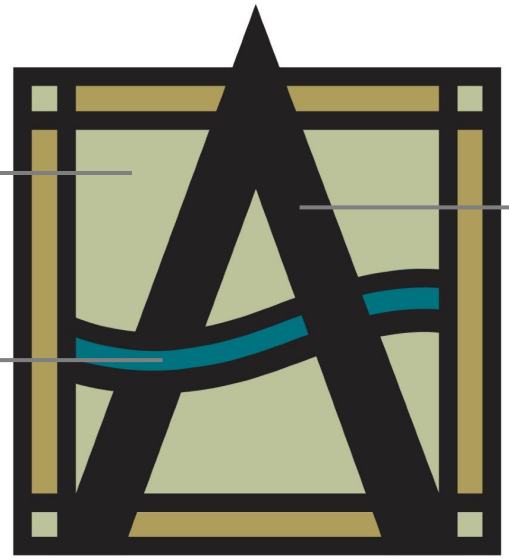
FORREST RICHARDSON GOLF COURSE ARCHITECTS

RE-IMAGINED NAME & BRAND

ARTS & CRAFTS MOTIF

A STONG "A"

THE ARROYO RUNS THROUGH THE PARK



ARROYO SECO

DECORATIVE IRON FONT "HOMESTEAD"

COMMUNICATING GOLF & OPEN SPACE

GOLF PARK

FORREST RICHARDSON GOLF COURSE ARCHITECTS

THE BRAND INTEGRATED TO THE SITE



FORREST RICHARDSON
GOLF COURSE ARCHITECTS

THE BRAND INTEGRATED TO THE SITE



PRELIMINARY PROBABLE COST SUMMARY *(Base Improvements)*

Category	Improvements	Low Range	High Range
Site Items	Demo, Entry Drive, Parking, Utilities, Perimeter Fencing, Clubhouse Landscaping	**$2,500,000**	**$3,000,000**
New Buildings	New Clubhouse & Furnishings	**$6,500,000**	**$7,400,000**
	New Maintenance Facility (less equipment)	**$1,700,000**	**$2,000,000**
Golf Course Areas	Re-build/Remodel All Areas (New Turf, Features, Artificial Tees, Added Trees, Native Conversion, New Irrigation/Pump Sys., Solar Lighting, New Short Game Area & Putting Green)	**$8,700,000**	**$10,000,000**
Mini-Golf	Restore Existing 9-holes, Add 9-holes	**$1,100,000**	**$1,300,000**
Golf Range	Construct New 2-Level Range Structure, New Lighting, Range Targets, etc.	**$2,500,000**	**$2,900,000**
Misc. Public Spaces	View Hill	**$250,000**	**$300,000**
TOTAL PROBABLE COST ESTIMATE		**$ 23,250,000**	**$ 26,900,000**

FORREST RICHARDSON GOLF COURSE ARCHITECTS

PRELIMINARY PROBABLE COST SUMMARY *(Optional Scopes)*

Category	Improvements	Low Range	High Range
Range Containment	Replace Poles & Netting at West & South Sides	**$2,000,000**	**$2,400,000** (1)
Range Containment	Increase Height at North Side (Arroyo Seco)	**$800,000**	**$1,100,000** (1)
Wetlands Areas	Develop (2) New Wetlands Areas	**$350,000**	**$400,000** (2)
Underground Water Storage (Range Area)	Storage System, Water harvesting Pump	**$1,500,000**	**$2,000,000** (3)
Sand Capping	8-in. Sand Import for Golf Course Turfbed	**$300,000**	**$350,000**

(1) Per Tanner Consulting Study

(2) Assumes grading and work performed in conjunction with golf course work

(3) Assumes work performed in conjunction with golf course and range work

POTENTIAL FUNDING APPROACHES



Deferred Maintenance for Life Safety Components



Capital Project Funds for Range Containment



Grant Funding for Water Quality (Wetlands)



Public-Private Investment Funding for Components

Return on Investment (ROI) Capital Investment by the City Based on Revenue-generating Components

(Enhanced Golf, Range, Meeting Spaces, Special Event Usage)

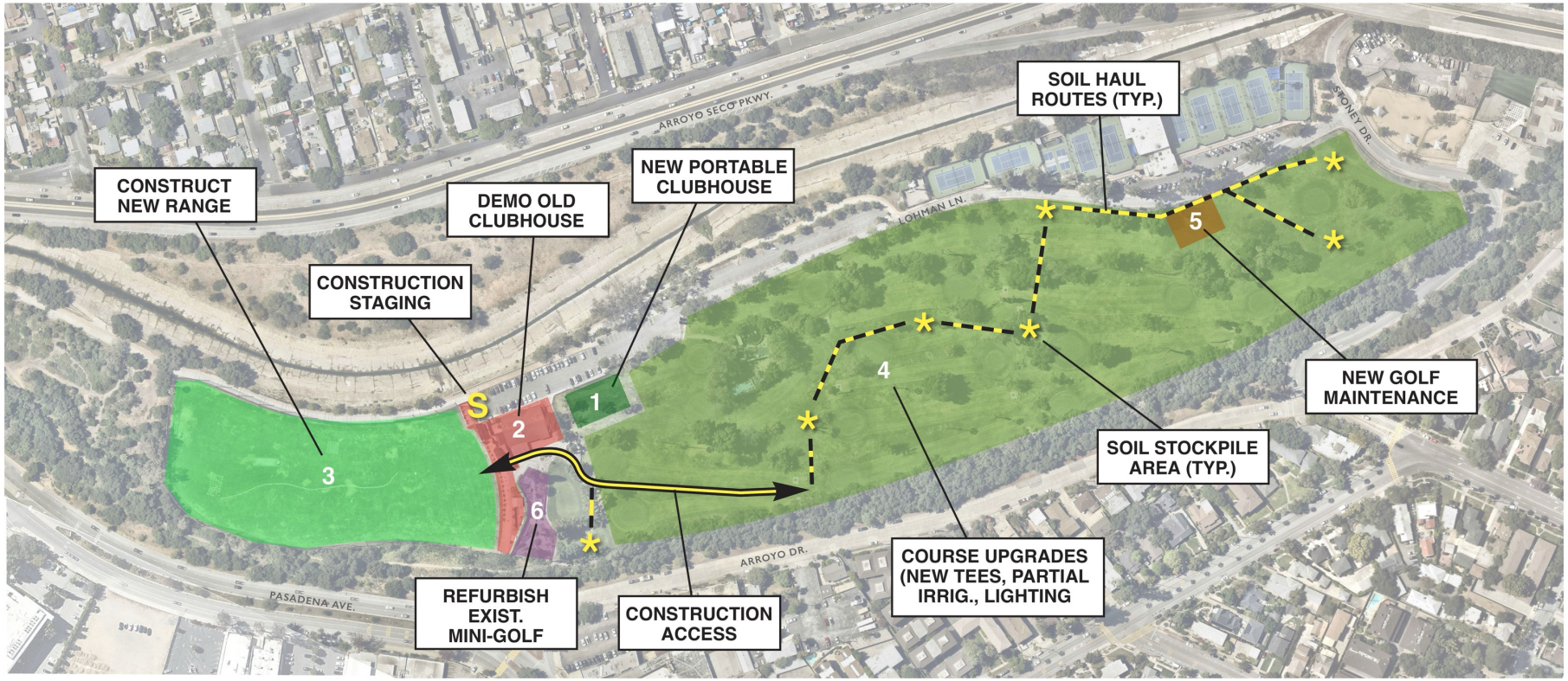
GRANT FUNDING OPPORTUNITIES *(Potential Sources Identified)*

- **County of Los Angeles – Safe Clean Water Program**
- **National Science Foundation – Environmental Engineering and Sustainability**
- **National Alliance for Accessible Golf**
- **Southern California Golf Association**
- **Environmental Enhancement Fund 2024**



FORREST RICHARDSON GOLF COURSE ARCHITECTS

PHASING OPTIONS



11-30-24 (V1)

LONG RANGE IMPROVEMENT OPTION — *Phase I*

FORREST RICHARDSON GOLF COURSE ARCHITECTS

PHASING OPTIONS

SINGLE PROJECT APPROACH

18-24 MOS.	All work completed over 18-24 months	$ 23-25 million

LONG RANGE OPTON

PHASE I	Portable Clubhouse Building, New 2-Level Range, Lowered Range, Partially Improved Course, New Maintenance Facility & 9-Holes Mini-golf Restored	$ 11-12 million
PHASE II	Balance of Golf Course Improvements (course-wide), Demolition of Old Maintenance Facility and New 9-holes of Mini-Golf	$ 9-10 million
PHASE III	New Entry Drive with Expanded Parking & the Permanent, New Clubhouse Building	$ 8-9 million

This Preliminary Probable Cost Estimate is based on the following conditions:

(1) All statements of the Estimated Probable Construction Cost prepared by the Consultant shall represent the Consultant's best judgment as a design professional of the probable construction cost for the Project. It is recognized, however, that neither the Consultant nor the City has control over the cost of labor, materials, equipment or course accessories, over any contractor's methods of determining bid prices, or over competitive bidding, market or negotiating conditions. Accordingly, Consultant does not warrant or represent that bids or negotiated prices will not vary from any project budget which may have been proposed, projected, established or approved by the City or from any Statement of Probable Construction Cost or other cost estimate or evaluation prepared by the Golf Course Architect. The preliminary estimates herein are based on conceptual plans and in some instances are based on allowances, lump sums and other magnitude of cost format that is a reasonable estimate based on the conceptual level of the designs, plans and approaches to the proposed work covered by Consultant's work and services.

(2) No environmental or other unforeseen site mitigation has been assumed in the preparation of these probable cost estimates.

(3) Consultant's work have been prepared using data, surveys and instructions from the City and City's consultants. Accordingly, Consultant has endeavored to make accurate take-offs and calculations on areas, dimensions and requirements for the proposed work. However, given the conceptual nature of the proposed improvements and reliance on City provided information, Consultant's estimates are limited by these factors.

(4) Phasing of the project will affect probable cost estimates. The probable costs herein are based on a single project contract using prevailing wage factors for the South Pasadena, California area. Phasing of the work into multiple contracts will amount to higher project costs. Any statements of phasing cost impacts are subject to these same conditions.

(5) Recommendations by the Consultant may be optional in some instances. However, it is the aggregate of recommendations that form the proposed improvements as designed and conceptually planned in order to meet the City's goals and objectives as determined by the Consultant in coordination with the City and public input. Should portions of the proposed improvements be omitted as "optional" it is best for the City to re-engage the Consultant for opinions, impacts and other considerations in order that goals, objectives and the intent of the proposed improvements be adhered to for the purposes so noted.

(6) Consultant's work and se3rvices have relied on sub-consultants approved by the City, including some consultants engaged by the City directly. The City has also provided data and information from other jurisdictions, agencies and public utilities to the Consultant. Consultant shall not be held liable for any good faith reliance on sub-consultants, including the City's own data and information or that conveyed via the City to Consultant.

(7) Time is of the essence in forming budgets based on the above Preliminary Cost Estimates. Contingencies included represent the Consultant's best judgement on project contingencies during the work being carried out, and do not reflect cost escalations from the date of this document until actual bids are secured from qualified contractors. The costs estimated above are based on fair market value (prevailing wage) project costs at the time of the preparation of this document. No estimation of future costs from the date of this document to any time certain has been provided, nor should the City rely on any statements of such cost escalations or estimates thereto.

This consolidated version of the Comprehensive Master Plan Report has been prepared and formatted for presentation purposes to convey the findings of the full report version. Please refer to the full report version for complete findings, recommendations and data, including the Appendix of background reports, data and work.

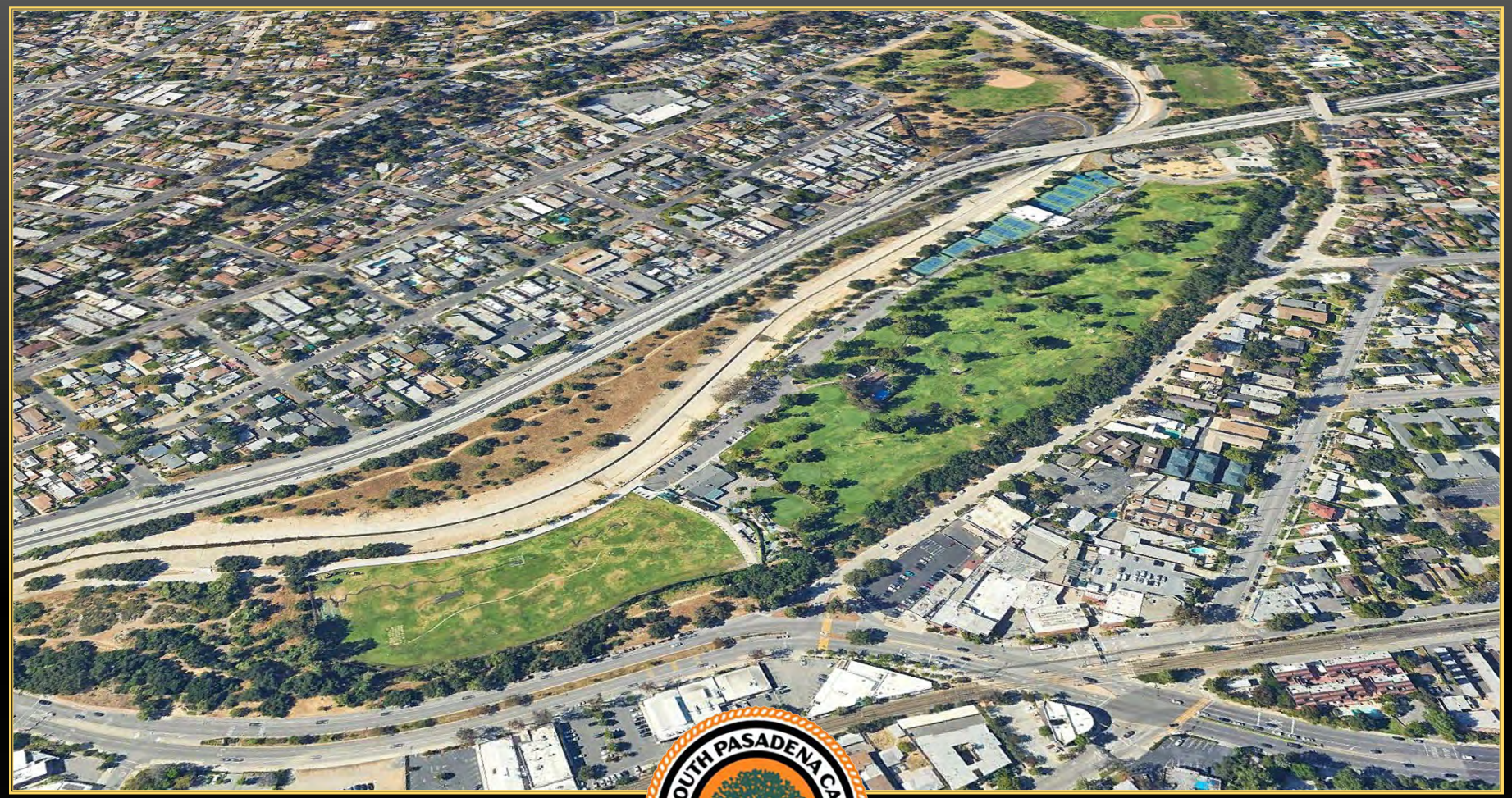
Prepared by:

Forrest Richardson Golf Course Architects
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ARROYO SECO GOLF COURSE | COMPREHENSIVE MASTER PLAN



Final Report & Recommendations *(V7): February 24th, 2025*

FORREST RICHARDSON GOLF COURSE ARCHITECTS

TABLE OF REPORT FINDINGS & RECOMMENDATIONS

Note: This report has been prepared in summary form and is accompanied by a complete appendix of findings, assessments, analysis and other reporting. This version (V7) updates certain pages and reporting.

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MASTER PLAN PROJECT TEAM



Forrest Richardson, ASGCA
Golf Course Architect
Project Manager



Brit Stenson, ASGCA
Golf Course Architect
Local Representation



Patrick Wong, PE
Project Planning/Engineer

Kimley»Horn



Gregor Markel, AIA
Project Architect

DAHLIN

Daniel Berghauser, AIA
Associate / Sr. Architect

Ed Getherall — NGF Consulting
Golf Market Analysis & Public Surveys

Ted Simons — Synergy
Range Technology Consultant

Pat Gross
Golf Agronomic Consultant

Chris Mitchell
Golf Irrigation Consultant

Shane Witcombe
Mini—Golf Consultant

Additional Consultant:

Dave Tanner
Tanner Consulting
Range Trajectory Analysis

CITY PROJECT LEADERS & OTHER CONSULTANTS

Primary City Staff Leaders

Lucy Hakobian
Community Services Director

Sheila Pautsch
Community Services Director (Retired)

Alison Becker
Interim Community Development Director

City Support Staff

Ted Gerber
Public Works Director

Victor Magana
Water Operations Supervisor

Anteneh Tesfaye
Deputy Public Works Director

Dean Flores
Senior Planner

Other Consultants

Donovan Brothers Golf Management:

Mike Donovan
Owner

Rick Danruther
Manager

Sam Cortez
On-site Manager

Pro Forma Advisors:
Gene Krekorian

David Sams
Golf Operations Consultant

PROJECT SCOPE – OVERVIEW

1. Develop a Comprehensive Master Plan to identify mid- and long-term capital improvement needs.

2. Evaluate buildings and infrastructure needs that will support enhanced recreation and community uses.

3. Help the City plan for future building improvements, additional site resources, changes in golf participation, and growth opportunities for the Arroyo Seco Facility.

PROJECT SCOPE — DETAILED COMPONENTS

A. Site Analysis
   1. Assessment of existing facilities, circulation/ access, infrastructure, regulatory constraints, and existing building evaluation (preliminary study of building integrity)

B. Golf Course
   1. Prepare a golf course assessment, identifying golf course mid- and long-term capital improvement needs, including lighting and the golf course irrigation system
   2. Also, identify potential modifications to the golf course routing, as necessary, to accommodate adjoining recreational or support land uses

C. Program Evaluation
   1. Overview assessment of the mix of uses in the context of current uses, current user profile, and community recreational needs.

D. Conceptual Design for 18-hole Miniature Golf

E. Driving Range
   1. Modifications to integrate technology
   2. Tee line improvements, bay configuration, landing area improvements, and netting requirements

F. Food and Beverage Facilities
   1. Programming to service recreational users

G. Identification/Scale of Outdoor Areas

H. Identification of Appropriate Site/Components for the Golf Course Maintenance Facility

I. Review On-site Vehicular Circulation and Parking

J. Community Engagement
   1. Conduct "limited" public outreach relative to the plan components and overall project

K. Conceptual Development Alternatives
   1. Develop at least two alternative site plans for incorporating the proposed project elements
   2. Select the preferred plan that best satisfies City objectives, public input, site characteristics, and desired program elements

L. Preliminary Development Cost
   1. Conceptual order-of-magnitude costs for the selected preferred alternative (2024 dollars)

M. Compare Cost for Single phase vs. Multi-Phase

N. Prepare Master Development Site Plan(s)

O. Document Analysis (Report Document)

P. Analysis of Range Containment Netting (added)

PROJECT SEQUENCE

1. Assemble Data, GIS mapping and documents
2. Project Kick-off — Project Team & City Staff
3. Detailed Facility Review — On-site Assessment, meetings, etc.)
4. Public Input — Community/golfer surveys & Meetings
5. Master Planning Development — Design Options & Planning
6. Costing & Phasing Analysis
7. Final Report — Physical Aspects Integrated to Financial (Cost, Phasing, City Analysis)
8. Public Presentations — Community Services Commission, Public Arts Commission & City Council

PROJECT TIMELINE

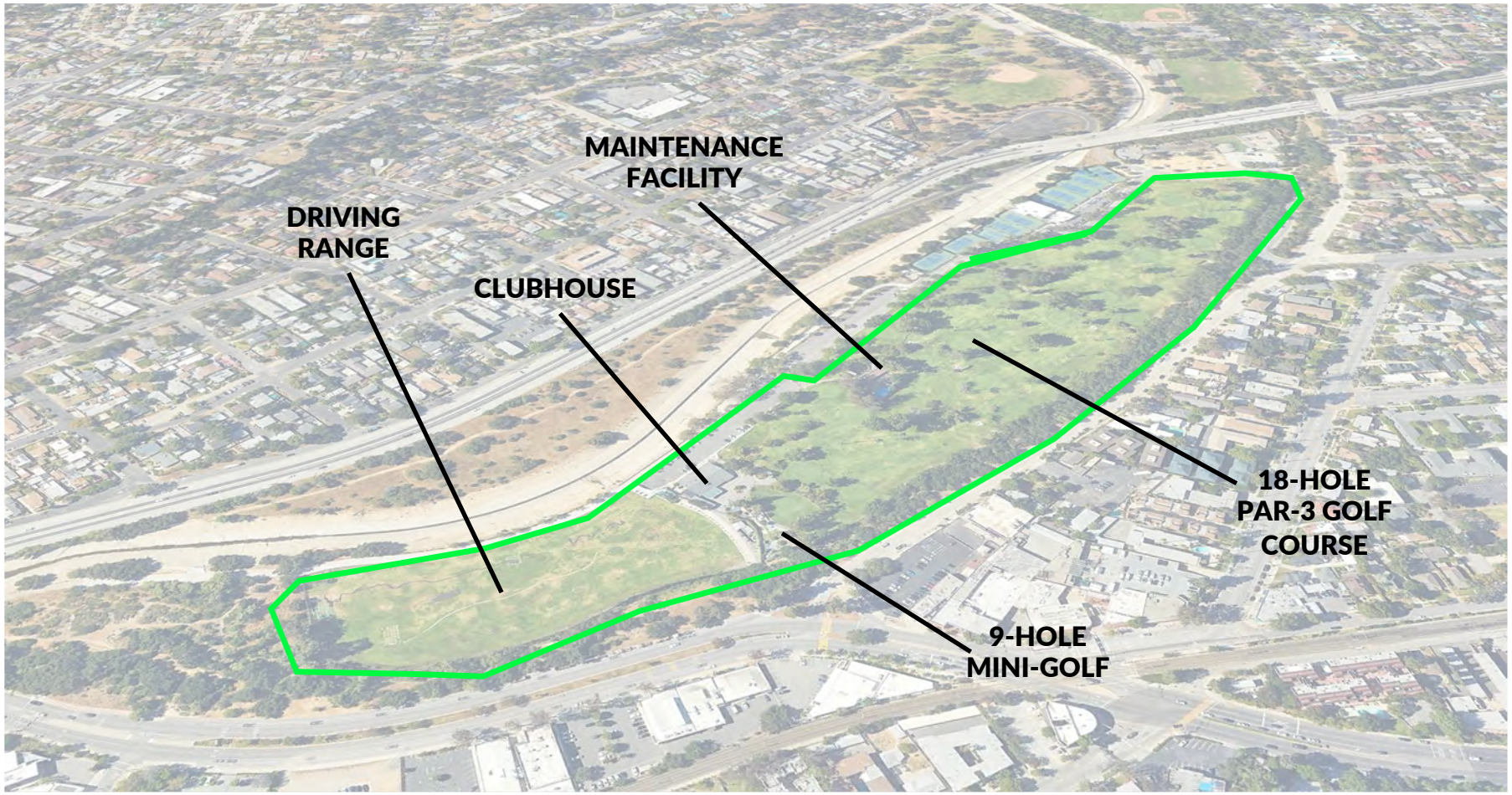
December 2023	RFP Issued
January 2024	Addendum / Scope Refinement
April 2024	City Council Approval for Planning Services
May 2024	Research and Site Visits
June 2024	On-Site Kickoff (City Staff, Golf Management)
June – July 2024	Data/Mapping Collection, Site Analysis
August 2024	Prepare & Begin On-line Survey Process
August 7th, 2024	**Public Outreach Meetings — Golfers & General Public**
Sept – Oct 2024	**Master Plan Preparation (Design Options & Costing)**
November 2024	**Draft Master Plan Prepared — Staff Review**
December 2024	**Begin Formal Presentation Meetings**

THE EXISTING SITE & HISTORY

EXISTING ARROYO SECO GOLF SITE & FACILITY



EXISTING ARROYO SECO GOLF SITE & FACILITY

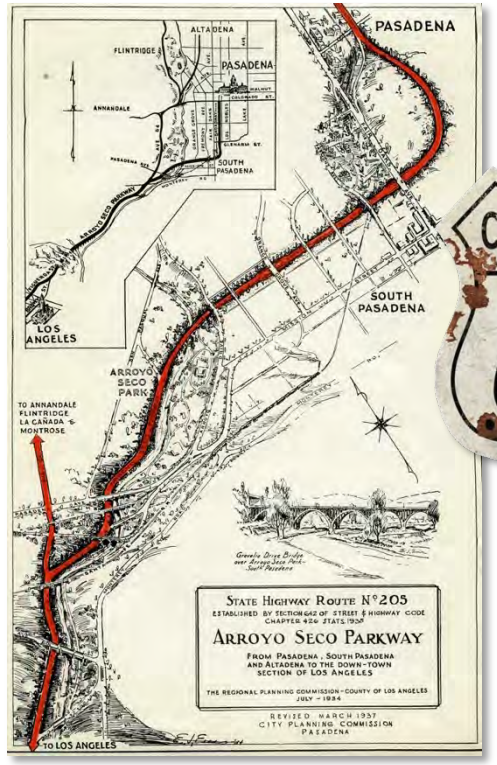


Total Site Acreage ±24.0± ac

EXISTING ARROYO SECO GOLF SITE & FACILITY

- Clubhouse
  - > 4,096 s.f.± Total Main Building
  - > 1,651 s.f.± Restaurant Space (closed)
  - > 1,310 s.f.± Meeting Space
  - > 664 s.f.± Meeting Building (closed)
  - > 400 s.f.± Outdoor Patio
- Driving Range
  - > 25 Hitting Bays / 235-yard Length
  - > 90 s.f.± Range Service
- Maintenance Facility
  - > 8,000 s.f.± Total Area
  - > 2,500 s.f.± Covered/Indoor/Storage
- Golf Course
  - > 18-holes / 1,900 yards / Par-54
  - > Practice Putting Green
- Mini-Golf
  - > 9-holes — Vintage c. 1950s

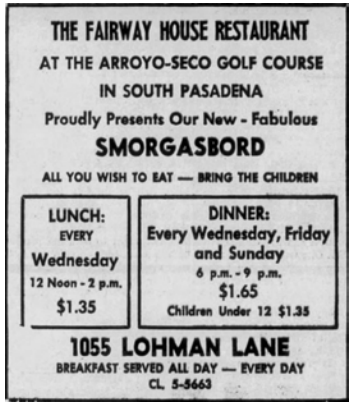
FROM THE 1930s – TO GOLF IN THE 1950s















FORREST RICHARDSON
GOLF COURSE ARCHITECTS

ARROYO SECO SITE & GOLF HISTORY

1770s	Settled by Gaspar de Portola / Later known as Hahamonga
1820s	Mexican Land Grant of Rancho San Pascual to Manuel Garfias
1900-13	Installations of the Bicycle Path Bridge & Colorado St. Bridge
1922	Arroyo Seco Bond Passed to Create Recreation on 73.9 Acres
1935	Channelization Begins of the Arroyo Seco
1940	Arroyo Seco Parkway Development
1954	Arroyo Seco Park Master Plan by Frank Alderman (City Engineer)
1955	Arroyo Seco Golf Course and Mini-Golf Opens (Lohman Family)
1990s	Arroyo Seco Nature Park Planned and Opened
2024	Comprehensive Master Plan Project Initiated for Golf Facility

1951 — Before Golf

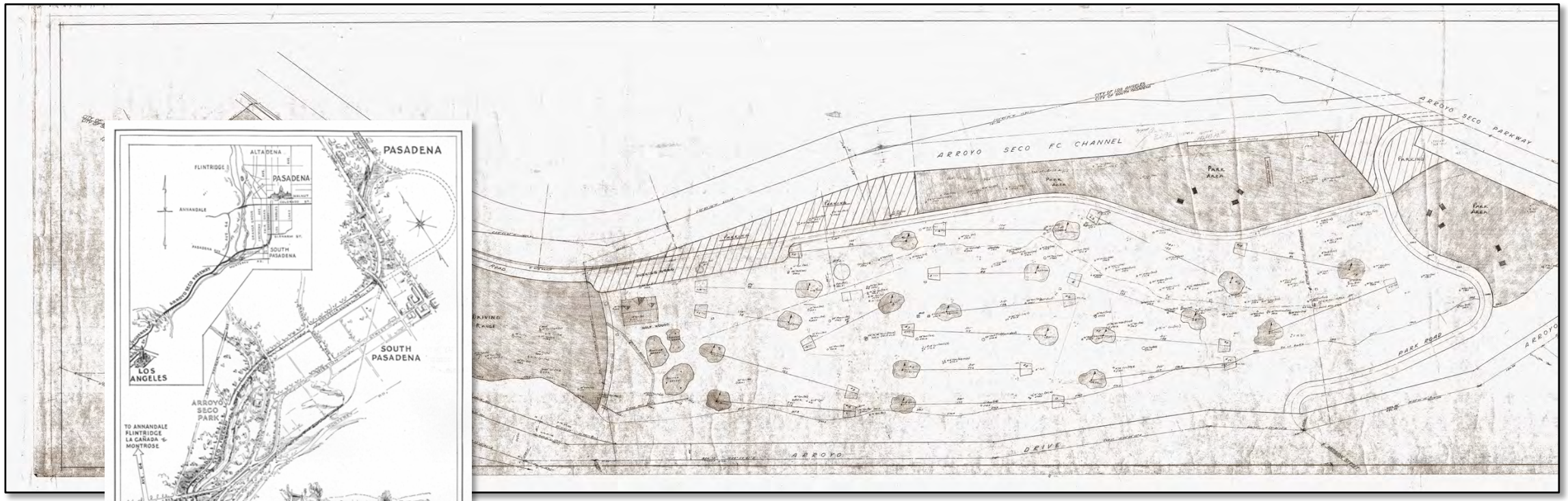


1967 — Showing Golf



Courtesy of The Benjamin and Gladys Thomas
Air Photo Archives at the UCLA Geography Department
"Spence Collection"

ORIGINAL GOLF & PARK PLAN — FRANK ALDERMAN



c. 1954

1934 Homestead

FACILITIES & SITE ASSESSMENT

FACILITY ASSESSMENT – BUILDINGS



FACILITY ASSESSMENT

General Buildings Structural Integrity

Structural Integrity

- Recommend seismic retrofit to bring buildings up to code and safety
- Missing structural hardware
- Damaged structural members evident

Building Envelope

- Visible signs of dry rot at both grade and roof levels deteriorating structural members
- Buildings are not watertight allowing moisture into buildings' walls and roof







FACILITY ASSESSMENT

General Buildings Utility Integrity

Mechanical
- Weathered and beyond serviceable life
- Recommend replacement of entire system

Electrical
- Upgrade to meet current codes
- Recommend replacement of utility panels and conduit cabling

Plumbing
- Equipment currently leaking
- Equipment corroded beyond repair
- Restroom fixtures not compliant nor in good shape







FACILITY ASSESSMENT

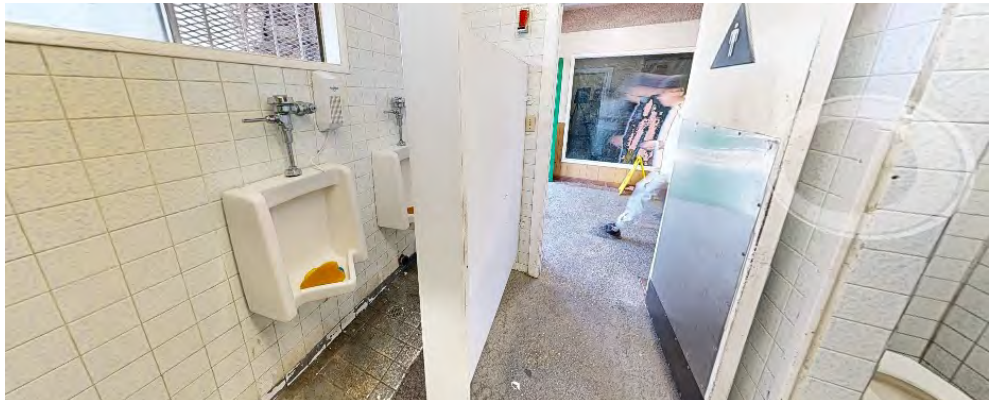
Access & Efficiency (Clubhouse Areas)

Restrooms

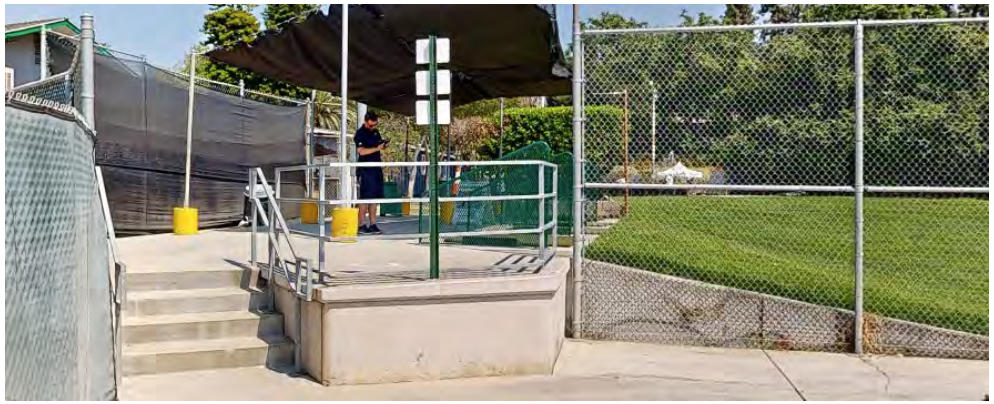
- All restrooms are not accessibly compliant
- Required expansion of restrooms and increase in fixture count
- Recommend a single occupant restroom

Service

- Facility amenities are not accessibly compliant for guest service or access
- Not accessibly compliant for golf course staff







FACILITY ASSESSMENT

Pro Shop / Starter Areas

- No walk-in Pro Shop for merchandise sale opportunities
- Transaction counter behind bars with a non-accessible counter for guests and staff
- No storage for F&B overstock for safety
- No adequate office space for golf course manager







FACILITY ASSESSMENT

Meeting Spaces

- Challenge to hold private events due to large glass windows viewable by public walking through entry
- Non-compliant accessible restrooms
- Lacking sufficient storage
- Lacking quality spaces for rentable space for clubs and outside groups
- No connection to private outdoor spaces; outdoor spaces lack needed s.f. area
- Digital and connectivity lacking







FACILITY ASSESSMENT

Food & Beverage Area

Existing Restaurant Space

- Recommend full remove and replacement: equipment, furniture, and finishes
- Not compliant to Los Angeles County Health Department standards throughout restaurant
- Equipment not properly cleaned, unable to be salvaged
- Current equipment continuously burns natural gas, even when not in use







FACILITY ASSESSMENT

Maintenance Facility

- Facility structures are beyond repair in most instances
- Assessment concludes that many areas are not likely up to best practices for workplace safety
- Equipment is being stored in make-shift shelters and is exposed to the elements
- Storage of chemicals and fuels is not per best practices for golf maintenance
- Lacking employee break room and suitable sanitary facilities







FACILITY ASSESSMENT

Golf Course Areas

- Irrigation system is past its useful lifecycle — leaking water, poor coverage and high energy use
- Overall site drainage is inadequate
- Turf conditions are above average, but compromised by drainage and irrigation issues
- Turf coverage is excessive with many areas being watered and maintained not regularly used for golf play
- Safety set-backs between golf holes is marginal in certain locations





FACILITY ASSESSMENT

Golf Course Areas *(Continued)*

- Invasive tree roots and excessive shade is evident in certain areas
- ADA issues are evident throughout
- Many tree varieties are not consistent with Arroyo Seco preferred species
- Lighting is inadequate and consumes power due to old style system (may not be outdoor lighting/dark-sky-compliant)
- Existing light poles are rusted and may post an unsafe condition
- Stream crossings are make-shift foot bridges; unsafe and inadequate





FACILITY ASSESSMENT

Golf Course Areas *(Continued)*

- Stream channel is not lined and leaks water; irrigation pipes are routed within the stream
- Artificial teeing pads are undersized and in poor condition
- Drinking fountains are past their useful lifecycle and do not appear installed per code(s)
- Interior fencing to help protect golfers from adjoining golf holes are inadequate based on hole set-backs
- Golf holes lack yardage and orientation variation





FACILITY ASSESSMENT

Golf Range & Practice Areas

- No adequate short game practice area
- Practice putting green is undersized
- Range tee space is limited, creating wait times at certain times
- Containment netting at west and south sides is in disrepair and not of adequate heights
- Range is lacking adequate target areas
- Lighting is inadequate and consumes power due to old style system





FACILITY ASSESSMENT

Mini-Golf Areas

- Facility is showing significant signs of decay and needs refurbishing (features need restoration; carpet should be replaced with more durable artificial turf)
- Lighting is inadequate and consumes excessive power due to old style system
- Facility is not ADA compliant
- Landscaping needs replacement and upgrades in certain areas





FACILITY ASSESSMENT

Entry, Parking, Access & Site

- Entry drive interrupts parking areas, causing issues with ingress/egress of cars and pedestrians
- ADA compliancy is not ideal in some building access locations
- Trail link from Arroyo Seco Trail is not well defined
- Access to Arroyo Seco Drive is not ADA compliant; steep and unkempt
- Overhead power across golf course should be undergrounded





FACILITY ASSESSMENT

Entry, Parking, Access & Site

- Perimeter fencing is in disrepair, appears industrial and is un-park-like
- Service to clubhouse areas is poorly configured
- No sense of arrival; poor signage
- Existing maintenance facility interrupts the clubhouse ‘public’ areas and golf course experience
- Site drainage associated with maintenance and clubhouse areas is not well controlled during rain events





GOLF COURSE AGRONOMIC ASSESSMENT – *Soils*

- Soil throughout the property is a sandy river bottom soil (top 2 ft.) with a rocky substrate.
- Rocks are a likely impediment to the installation of the irrigation system.
- Chemical soil tests show moderate to high levels of sodium and salinity. This is not a concern on sandy soil and is well within the tolerance of bermudagrass, the predominant turfgrass recommended for all areas except greens.
- Sand capping the property would improve the ability to manage sodium and salinity and enhance water percolation/ drainage. Not a “must have”, but a bonus to be considered as the project is studied further.

GOLF COURSE AGRONOMIC ASSESSMENT – *Water*

- Water quality is acceptable for irrigation of bermudagrass and trees (refer to water quality comments within this report; plus appendix)

- Irrigation water comes from three sources:

    1. **Storm water/runoff** from the Arroyo Seco is the primary source of water and is sufficient to meet most of the irrigation demand

    2. **Well water** from an on-site well located near the existing maintenance facility (gpm output of the well is not known)

    3. **Potable water** – only used as needed during extreme drought

GOLF COURSE AGRONOMIC ASSESSMENT – *Water (cont.)*

- Chemical water tests were conducted on the Arroyo Seco and well water.
  - **Arroyo Seco water:** Elevated pH and bicarbonates. Moderate sodium and salinity. This water is not a problem on sandy soil where bermudagrass and tolerant trees and plants are grown. As an observation – there was no indication of any adverse effects on the existing turf and trees throughout the property.
  - **Well water:** Moderate pH with elevated bicarbonates. This water source is significantly higher in sodium and chlorides. Not a problem on sandy soil where bermudagrass and tolerant plant species are grown.
  - **Potable water:** No data available. Not expected to be a problem.

GOLF COURSE AGRONOMIC ASSESSMENT – *Turf Selection*

- **Fairways/rough:** *TifTuf* hybrid bermudagrass is recommended replacement
  - Excellent tolerance to adverse soil and water quality.
  - Superior drought tolerance (better than existing hybrid bermudagrasses)
  - Excellent winter color retention; no need for winter overseeding.
  - Available from West Coast Turf and Evergreen Turf

- **Greens:** *Centennial* creeping bentgrass (Mountain View Seed)
  - Developed at Rutgers University
  - Blend of *Piper* and *Oakley*
  - Excellent disease resistance to dollar spot and brown patch
  - Top performer in the NTEP trials.

GOLF COURSE AGRONOMIC ASSESSMENT – *Trees*

- Coast Live Oak (*Quercus agrifolia)*, London Plane Tree (*Platanus acerifolia*) and California Sycamore (*Platanus racemosa*) are the prominent trees in the Arroyo Seco/Pasadena area. They are the character of the property and should serve as the anchor species.
- Haphazard tree plantings have occurred over several years to fill space and provide separation/safety between golf holes. Species include: Evergreen Ash, Aleppo Pine, Canary Island Pine, Coast Redwood, Liquidambar, Chinese Elm, Eucalyptus, Magnolia, and various species of palm trees. None of these are worth saving as they are not consistent with the Arroyo Seco historic landscape. The only benefit of these trees is that some of them are large specimens (eucalyptus and ash) that provide some landscape value in terms of shade.
- Many trees are unsafe and in danger of falling or losing limbs in winds. Root intrusion to irrigation infrastructure and golfers is also an issue.

GOLF COURSE AGRONOMIC ASSESSMENT — *Trees (cont.)*

- The palm trees do not fit well within the golf course landscape. A consideration is transplanting the palms to the Mini-golf area or other location to create a palm 'oasis' of clustered palms.

- Shade issues are mainly the result of the hillside along the east boundary of the golf course and affects existing holes 15-18. Shade is only expected to be an issue where trees block the eastern exposure (morning sun) and southern exposure (mid-day sun).

- Root intrusion is a chronic problem, especially among varieties of trees that seek irrigation lines (leaking or otherwise), the stream area and turf areas where drainage is not adequate. Roots can cause damage to mowing equipment and create a hazard to golfers resulting in injuries from wrist and arm injuries when encountering roots during swinging clubs during play.

GOLF COURSE AGRONOMIC ASSESSMENT – *Drainage*

- The golf course is relatively flat with very limited surface drainage afforded across the very subtly sloping terrain. Adding surface features and subsurface drains will enhance drainage on the golf course and yield better turf conditions that will last longer.

- The main consideration for drainage mitigation is the driving range area where water can potentially be harvested and returned for golf re-use.

GOLF COURSE AGRONOMIC ASSESSMENT – *Tees*

- Artificial turf on the tees is highly inadequate. Tees are small, unkempt and in disrepair at most all holes. Artificial turf, when properly specified, is not affected by divots or shade and is a golfer-friendly surface for beginners. The key issues for successful installation is to provide a free-draining substrate on the tees and to gently slope the tee surrounds for surface drainage.

- There are no existing sand bunkers. If sand bunkers are to be considered as part of a remodel, bunker edges and subgrades should be specified with long-lasting liners, edges and drainage systems.

GOLF COURSE IRRIGATION ASSESSMENT

- The current irrigation system was designed and installed in the 1950s and has very little upgrade since its origins. Nearly all of the 'improvements' have been to upper level (surface) components, and not subsurface pipe and infrastructure. As a result, the system leaks and is unreliable, requiring constant repair and maintenance.

- The system is obsolete, completely dysfunctional and lacks adequate coverage and control.

- Complete replacement of the irrigation system is recommended.

- Water is being wasted due to an old system that leaks water; is inefficient in terms of irrigation head spacing; and is lacking new technology in the areas of weather integration, soil sensing and pumping (energy) efficiencies.

EXISTING CONDITIONS – WATER USE

Site Information & Historical Data							Area information			
Arroyo Seco Golf Course ESTIMATES										
Evapotranspiration* (ETo)										
* Eto data from Department of Water Resources										
							Area	size (acres)	size (sq/ft)	Irrigation Efficiency (IE)
Months	ET			1 acre foot (gallons)	325,851		Existing golf course & driving range	19.75	860,310	50.0%
Jan	2.1			1 acre inch	27,154					*IE is reduced due to age of system and inefficiency*
Feb	2.7									
Mar	3.7									
Apr	4.7									
May	5.1									
Jun	6									
Jul	7.1									
Aug	6.7									
Sep	5.6									
Oct	4.2									
Nov	2.6									
Dec	2									
Totals	52.5									

Est. Range of Annual Irrigation Usage								
ET Reduction - management						Days	Daily	
Turf Coefficient						per	Average	
80% of ET with 50% IE						Month	Irrig. & Evap.	
Months	ET	Plant Factor (% of ET)	Irrigation Efficiency	Gallons			Gallons	
Jan	2.1	80%	50%	1,792,198		31	57,813	
Feb	2.7	80%	50%	2,304,254		28	82,295	
Mar	3.7	80%	50%	3,157,682		31	101,861	
Apr	4.7	80%	50%	4,011,109		30	133,704	
May	5.1	80%	50%	4,352,480		31	140,403	
Jun	6	80%	50%	5,120,565		30	170,686	
Jul	7.1	80%	50%	6,059,335		31	195,462	
Aug	6.7	80%	50%	5,717,964		31	184,450	
Sep	5.6	80%	50%	4,779,194		30	159,306	
Oct	4.2	80%	50%	3,584,396		31	115,626	
Nov	2.6	80%	50%	2,218,912		30	73,964	
Dec	2	80%	50%	1,706,855		31	55,060	
Totals	52.50			***44,804,945***		365		

Existing Water Use
44,804,945 gallons
(annual)

ARROYO SECO DIVERSION BACKGROUND



Arroyo Seco Diversion (Historical Image)

- Diversion was placed in the naturalized creek bed for crop irrigation at the time of the original Native American inhabitants in the early 1800s
- When the Parkway and Channel were built in the 1930s, the Diversion was designed as part of the Channel
- The Diversion was codified in the 1970s with the County
- Four water conservation projects are planned for the area Two are located on the golf course that are incorporated as part of the master plan



EXISTING TRAILS OVERVIEW





Arroyo Seco Path – Cycling and Walking

- Two trails flank the golf course – Arroyo Seco Bike Path and Arroyo Seco Loop
- Arroyo Seco Path
  - > Arroyo Seco Path incorporates walking and cycling
  - > Connects to Pasadena and the Los Angeles River Bike Trail
- Arroyo Seco Loop
  - > Dirt path for hiking adjacent to the golf course
  - > Accessible from Arroyo Dr. and the Mini Golf





Arroyo Seco Loop – Hiking

PERMITTING OVERVIEW

The following permitting agencies are likely, although preliminary based on the Project Scope and reporting of the Consultant Team.

City of South Pasadena

- **Community Development Department**
- **Recreation Division**
- **Public Works Department**

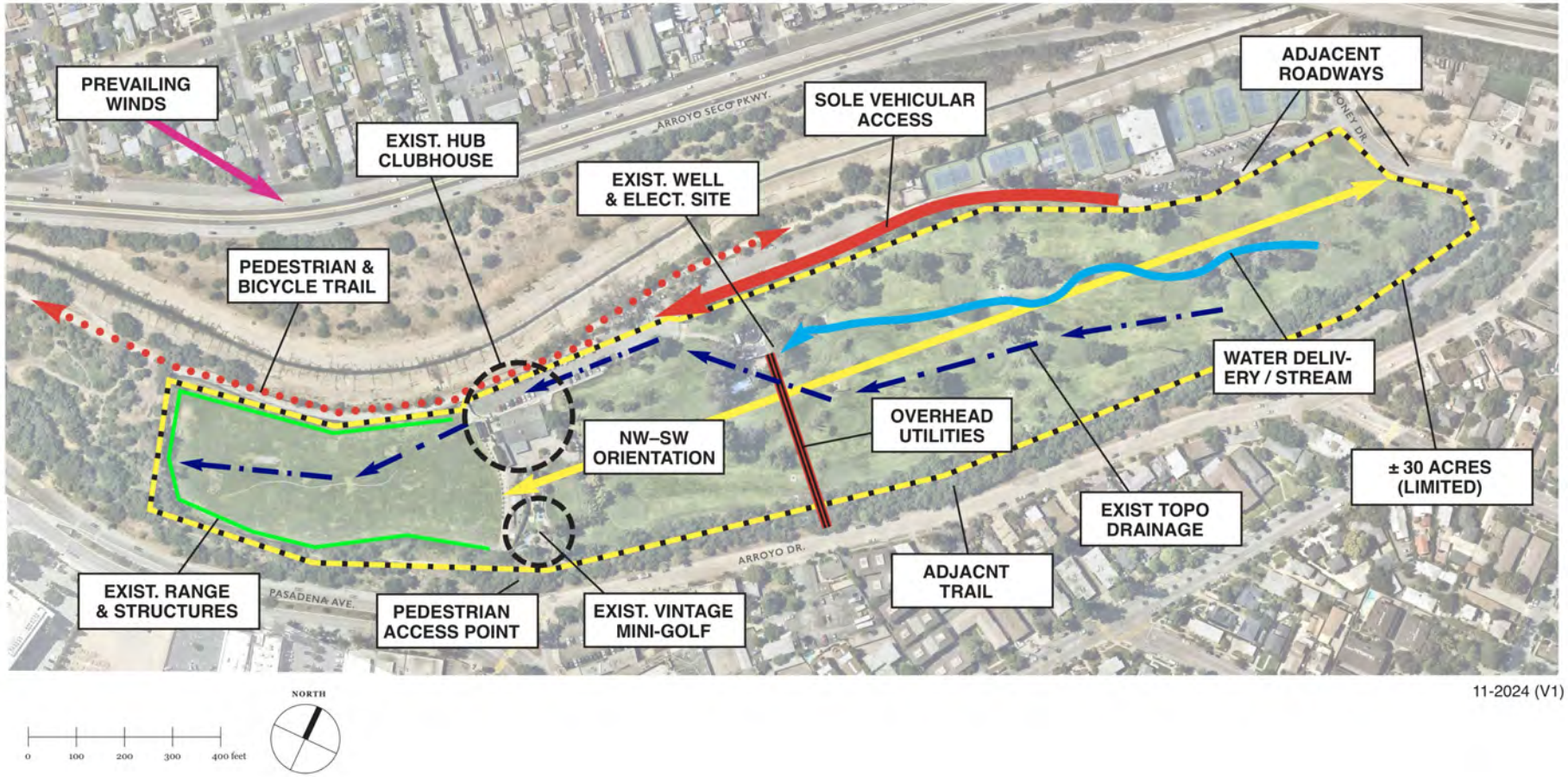
County of Los Angeles

- **Department of Public Health**
- **Department of Public Works**
- **Flood Control District**

State of California

- **Regional Water Board District 4**

SITE CONSTRAINTS – OVERVIEW



11-2024 (V1)

PUBLIC OUTREACH

PUBLIC OUTREACH PROCESS

1. **Public Surveys**

   > Golfer Specific dBase (7,329 email contacts)

   > General Public dBase (2,345 email contacts)

   > Distribution via QR Code advertised in various places

2. **Public Meetings**

   > Golfer Specific (Aug. 7th, 2024, 5:00pm)

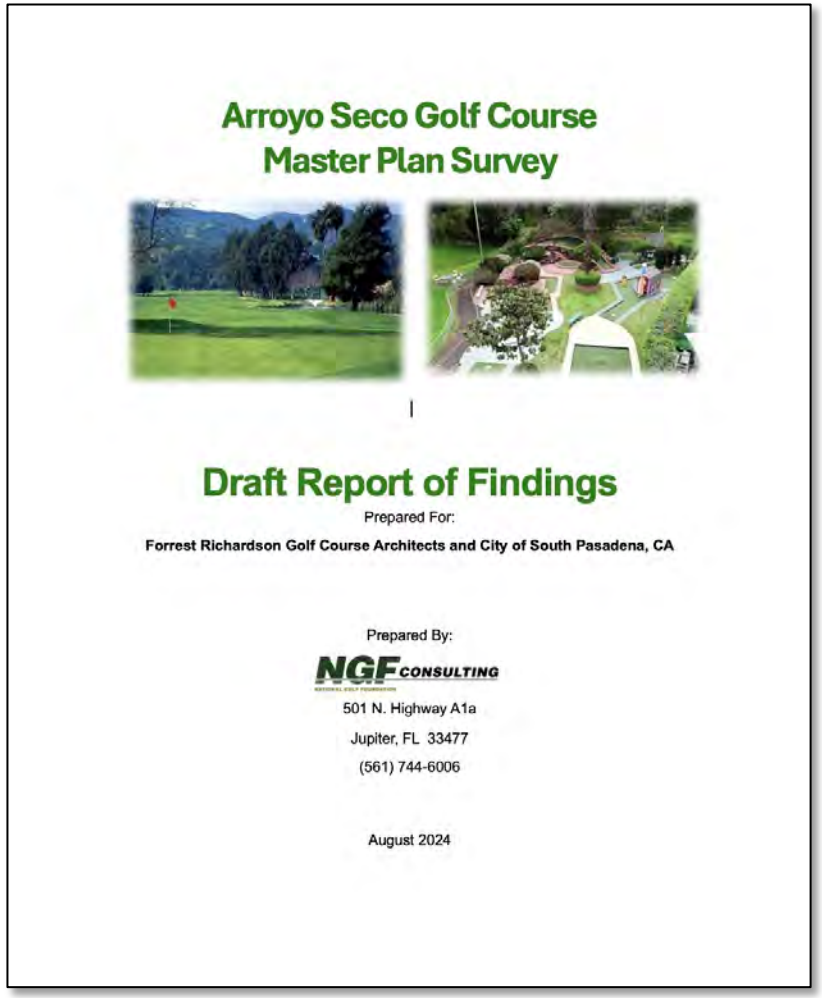
   > General Public (Aug. 7th, 2024, 7:00pm)





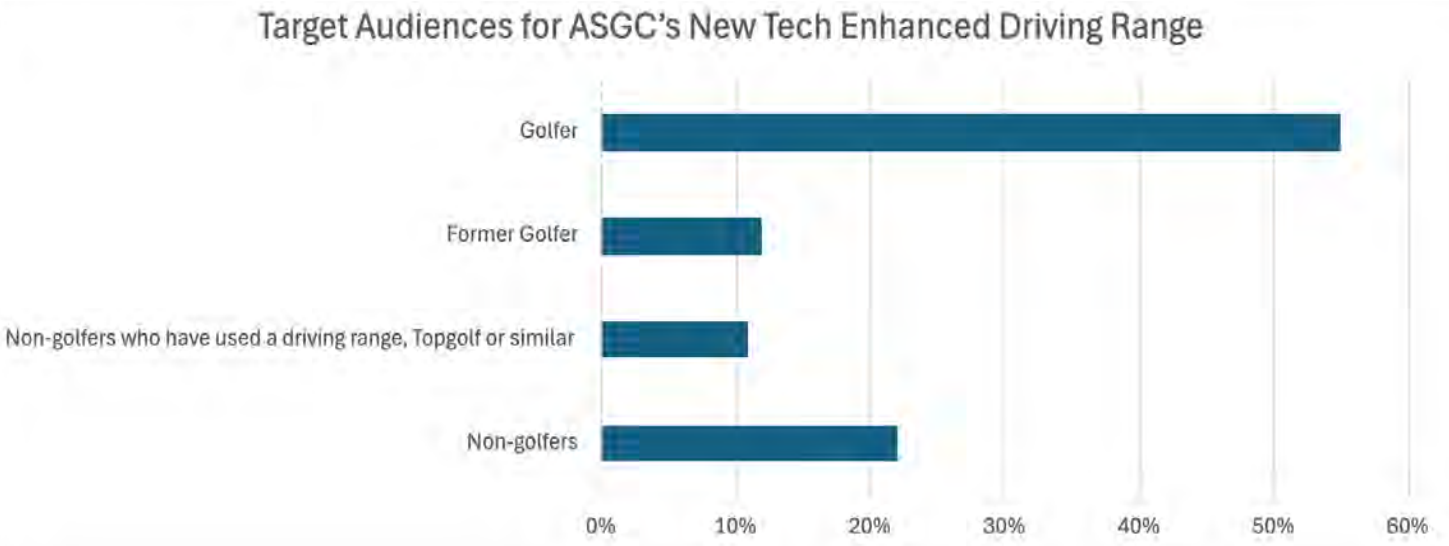
COMMUNITY SURVEY KEY FINDINGS

- The South Pasadena community is highly engaged in the future of Arroyo Seco, as evidenced by the robust response that saw 413 completes (55% golfer, 55% male)
- The sample skews older: 54% are age 65 or older, and about 13% are age 39 or younger. About 86% of respondents reside within 9 miles of Arroyo Seco, with 65.5% within 5 miles



COMMUNITY SURVEY KEY FINDINGS

- In addition to the 55% golfer cohort, 12% of respondents are former golfers. Among “never-golfers”, one-third have swung clubs at a driving range, Topgolf, or similar facility. The latter cohorts are potential targets in marketing efforts for the new technology-enhanced driving range at ASGC.



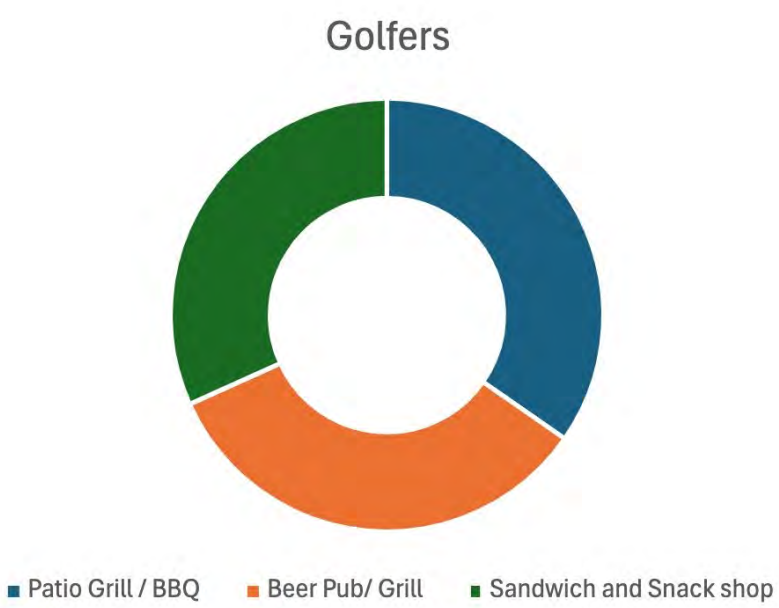
- 85% of all respondents have used one or more amenities at ASGC in the past.

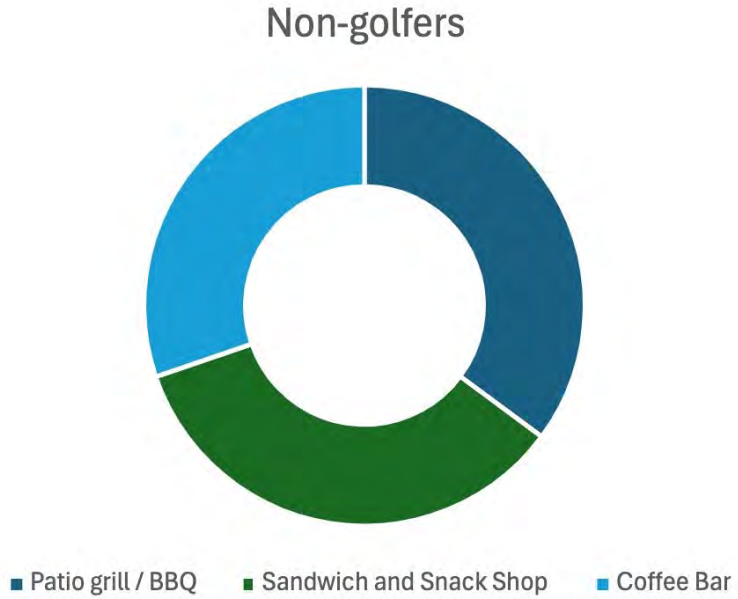
COMMUNITY SURVEY KEY FINDINGS

- The message with respect to food and beverage offerings at ASGC seems to be ***"We want good, quality service but keep it simple"***
  - **84% of golfers responded that having Food and Beverage (F&B) offerings at Arroyo Seco GC is moderately (31.4%) or very (52.7%) important, while more than 88% of non-golfers said it was moderately (31.9%) or very (56.5%) important.**
  - **For golfers, the three most enjoyable food & beverage offerings would be a patio grill / BBQ, mentioned by 73.5% of respondents, followed by beer pub / grill (71.2%), and sandwich and snack shop (67.3%). For non-golfers, the top three favored offerings would be patio grill / BBQ (65.2%), sandwich and snack shop (64.2%), and coffee bar (56.1%).**

COMMUNITY SURVEY KEY FINDINGS

Top Food & Beverage Offerings for Golfers and Non-Golfers





COMMUNITY SURVEY KEY FINDINGS

- In terms of non-golf activities and meeting spaces, golfers and non-golfers had the most enthusiasm for outdoor seating with food and beverage service.

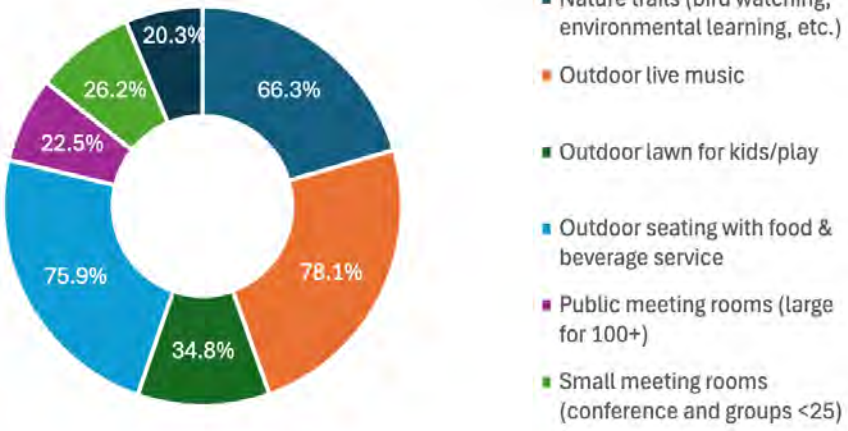
    - **Outdoor live music was the next most popular pick, with 78% of non-golfers and about 53% of golfers indicating they would enjoy it.**

    - **Nature trails were the third most popular and were much more favored by non-golfers (66.3%) than by golfers (38.1%).**

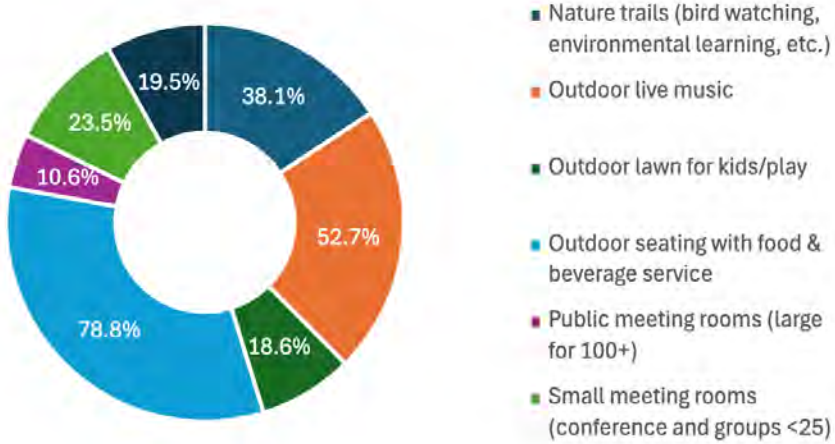
    - **Small meeting rooms and outdoor lawn for play were mentioned by about 1 in 4 respondents.**

COMMUNITY SURVEY KEY FINDINGS

Non-golfers
Preferred non-golf activities



Golfers
Preferred non-golf activities



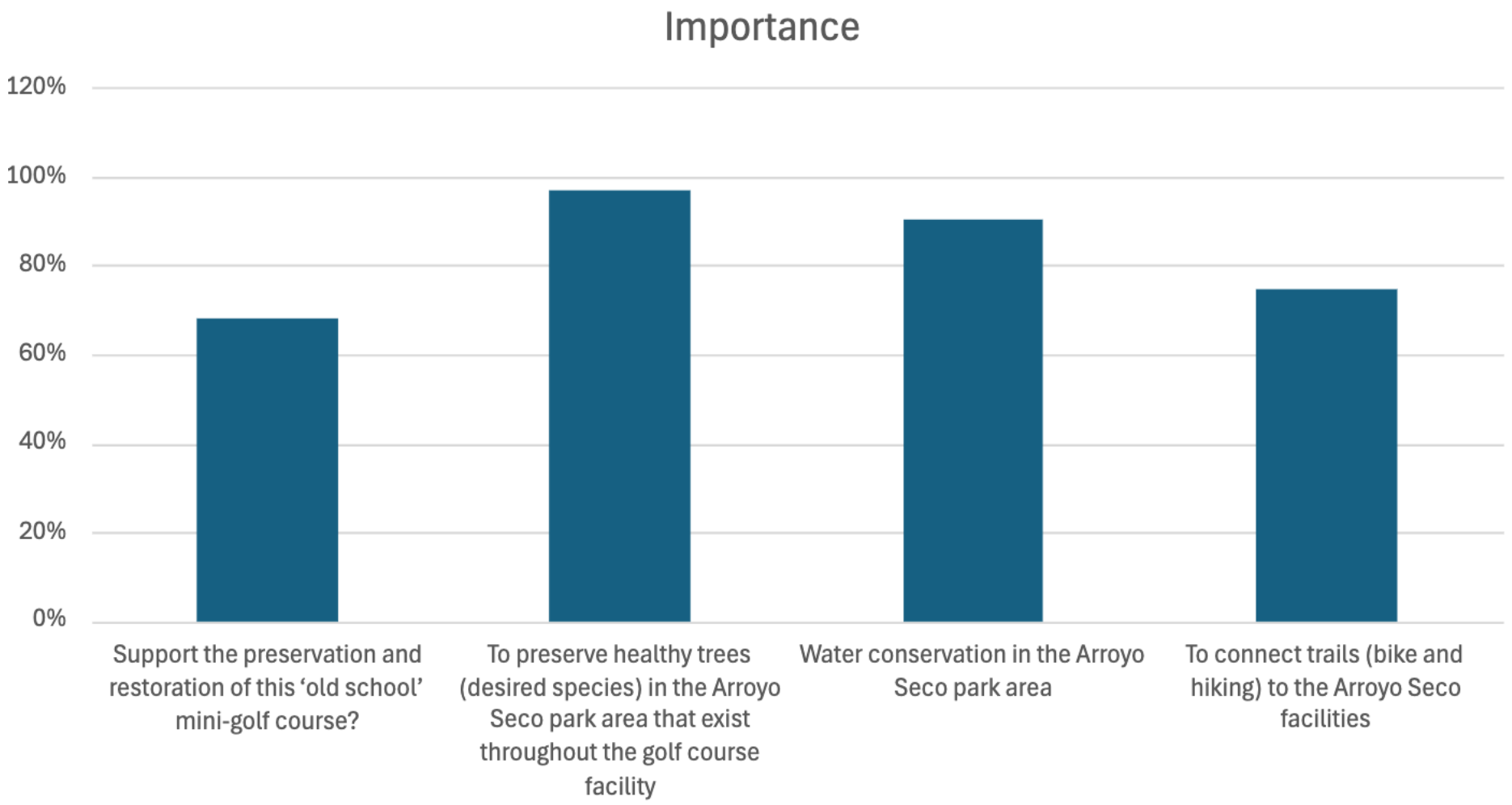
COMMUNITY SURVEY KEY FINDINGS

- About 68% of respondents support preserving and restoring the ‘old school’ mini golf course at Arroyo Seco, while only 9% do not support that approach.

- An overwhelming majority of 97% of respondents believe it is very (77.5%) or moderately important (19.5%) to preserve healthy trees in the Arroyo Seco park area.

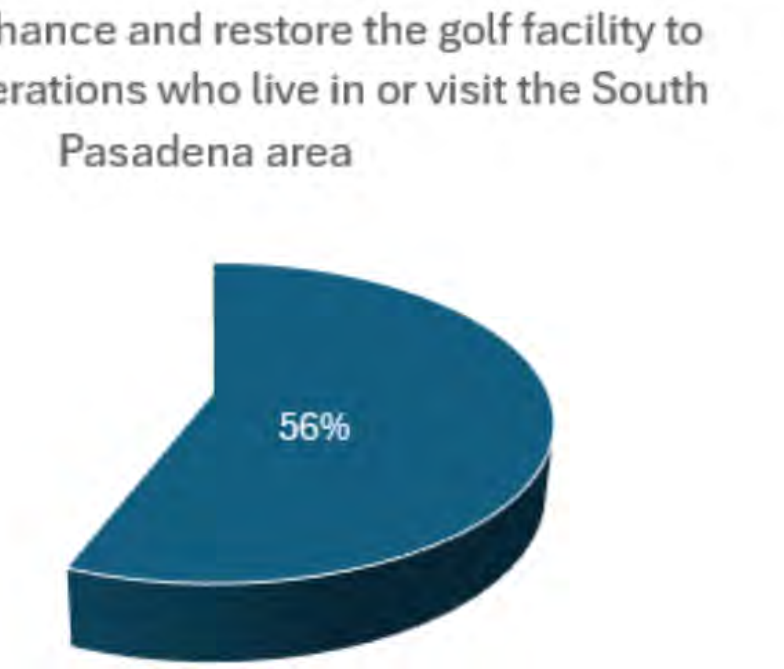
- Similarly, more than 90% of respondents believe water conservation in the park area is very (61.9%) or moderately (28.6%) important.

COMMUNITY SURVEY KEY FINDINGS



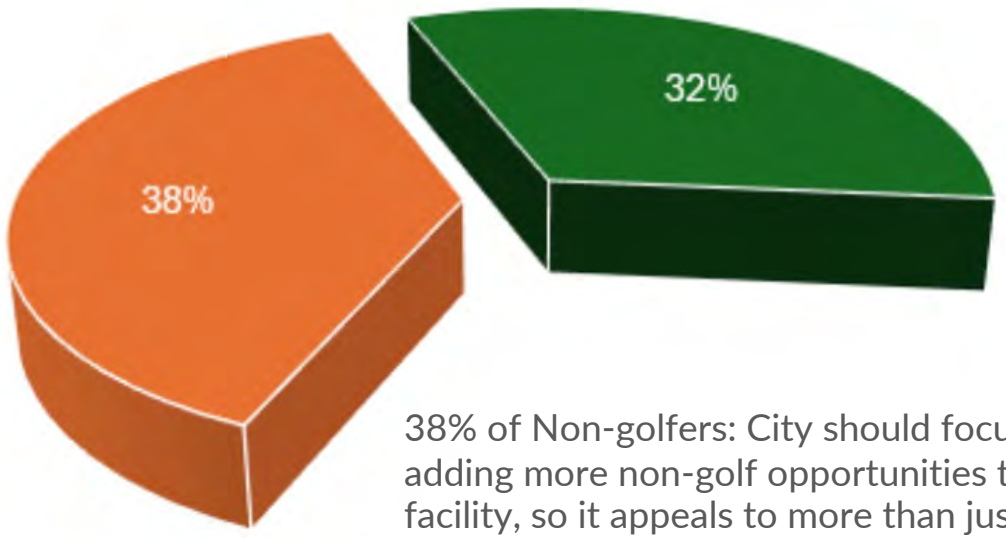
COMMUNITY SURVEY KEY FINDINGS

- In terms of prioritizing objectives with respect to planned improvements at Arroyo Seco, 56% of the sample and more than three-quarters of golfers ranked ‘enhancing and restoring the golf facility’ as the top priority.



COMMUNITY SURVEY KEY FINDINGS

- Among non-golfers, about 38% listed ‘adding more non-golf opportunities to the facility’ as their number one objective, while another 32% chose ‘making Arroyo Seco more environmentally friendly’ as their top priority.



32% of Non-golfers: City should do everything practical to make the facility more environmentally friendly in terms of water use, natural habitat, etc.

38% of Non-golfers: City should focus on adding more non-golf opportunities to the golf facility, so it appeals to more than just golfers

COMMUNITY SURVEY KEY FINDINGS

- Relative to frequency of night play for the 18-hole par 3 golf course, 75% of golfers rarely or never play under the lights, while 22% report playing about half their rounds at night. For the mini golf course, about 3 in 4 users rarely or never play under the lights, while about 18% play half their mini golf rounds at night.

- Perhaps surprisingly, 45% of golfers would be satisfied with high quality artificial tees on the 18-hole par 3 golf course, and another 11.5% have no preference.

PUBLIC MEETING: PLANNING & OUTREACH

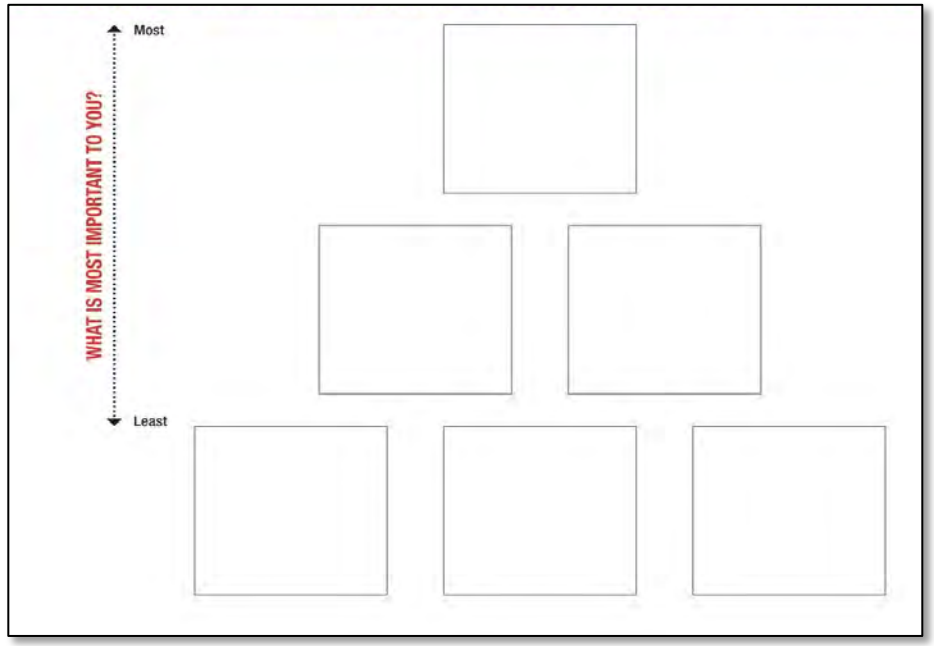




- Surveyed community on LIKES & DISLIKES regarding golf course and facilities.
- Asked participants to consider 12 different areas: range, clubhouse, parking, minigolf, putting green, golf course, natural environment/sustainability, transit, trail integration, nighttime uses, restaurant, and diversity of user groups.
- Participants ranked 3 most important and 3 least important.

PUBLIC MEETING: IMPORTANCE PRIORITY PYRAMID

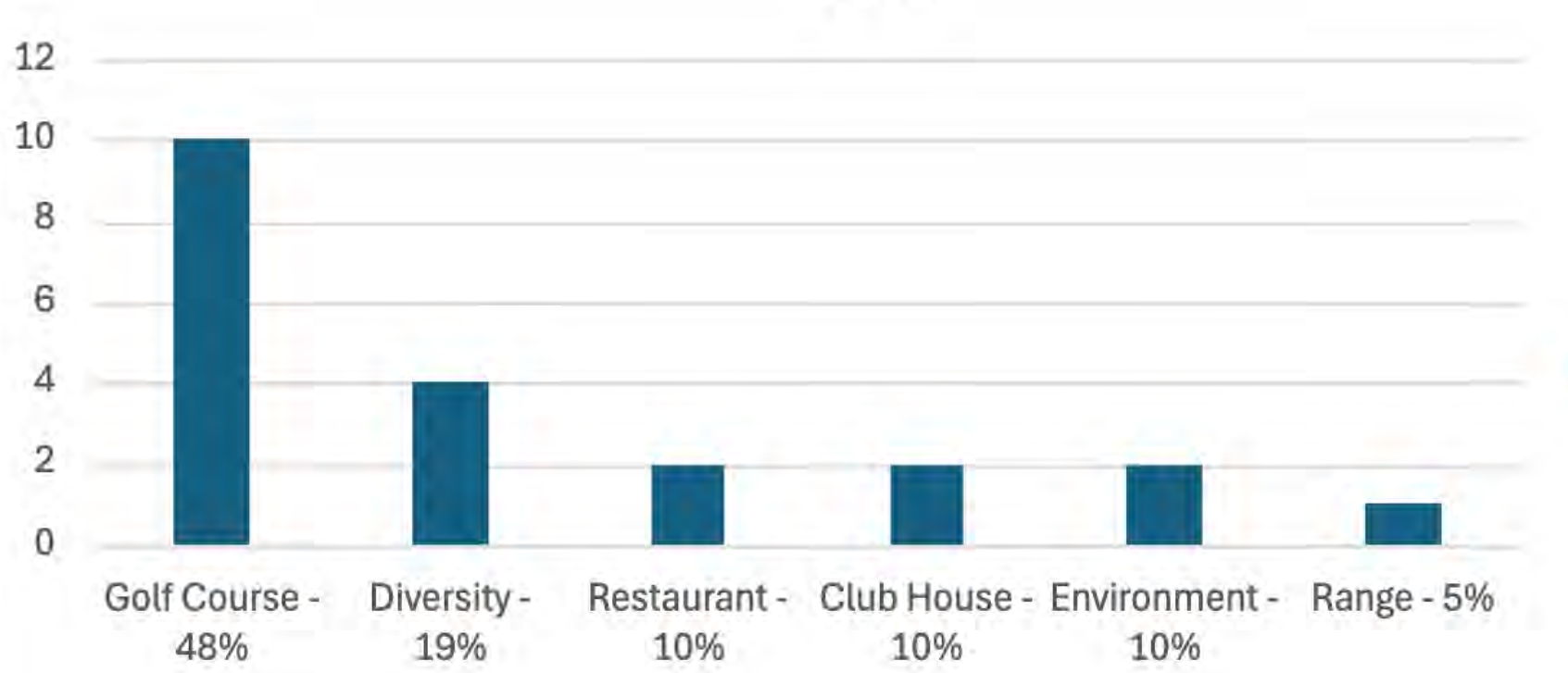




Public attending the meeting were given a sheet with peel off stickers that could be added to a blank pyramid indicating their priorities for the Arroyo Seco Facility

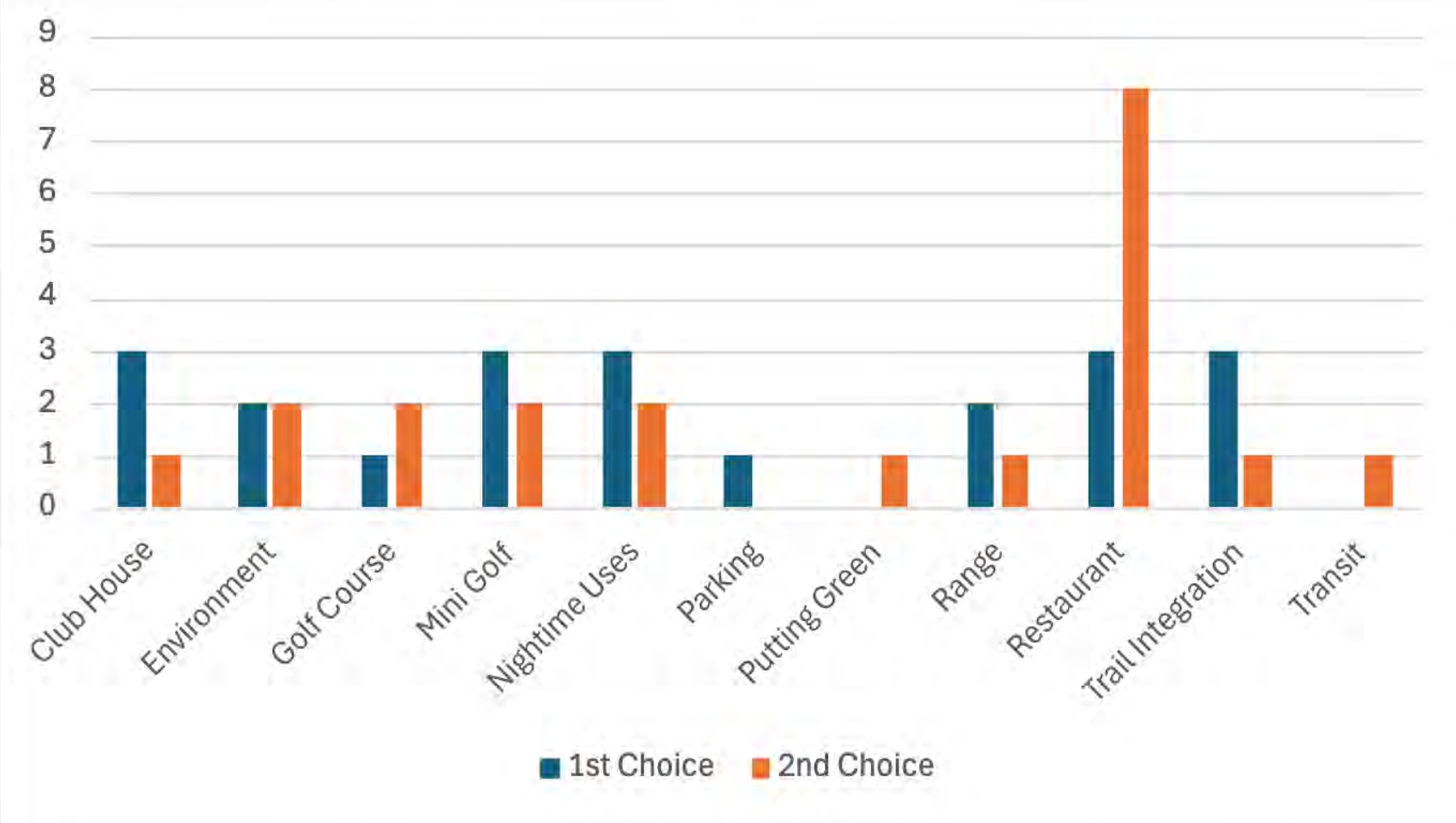
PUBLIC MEETING: RESULTS

PRIORITY 1: TOTAL COUNT



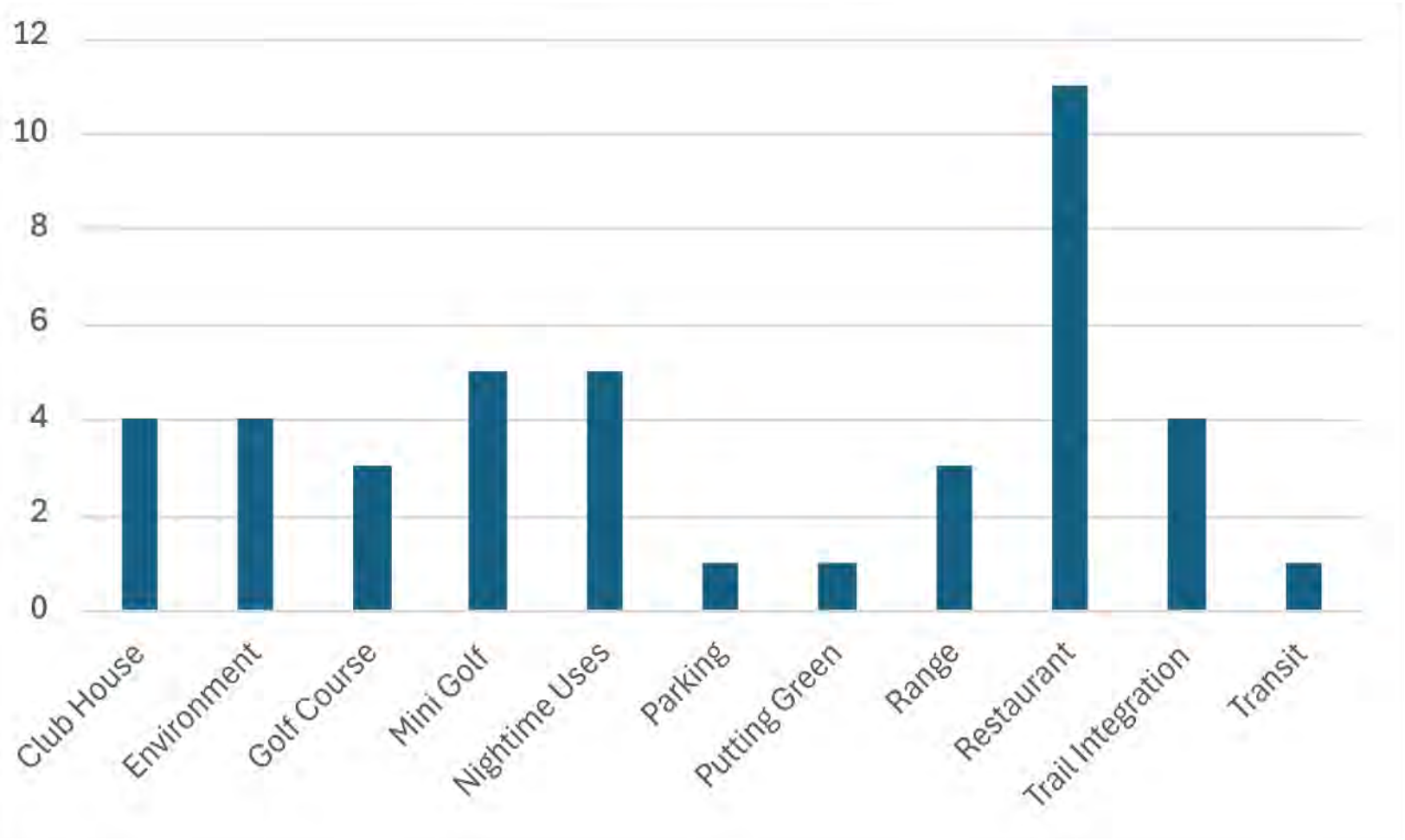
PUBLIC MEETING: RESULTS

PRIORITY 2: COMBINED RESPONSES



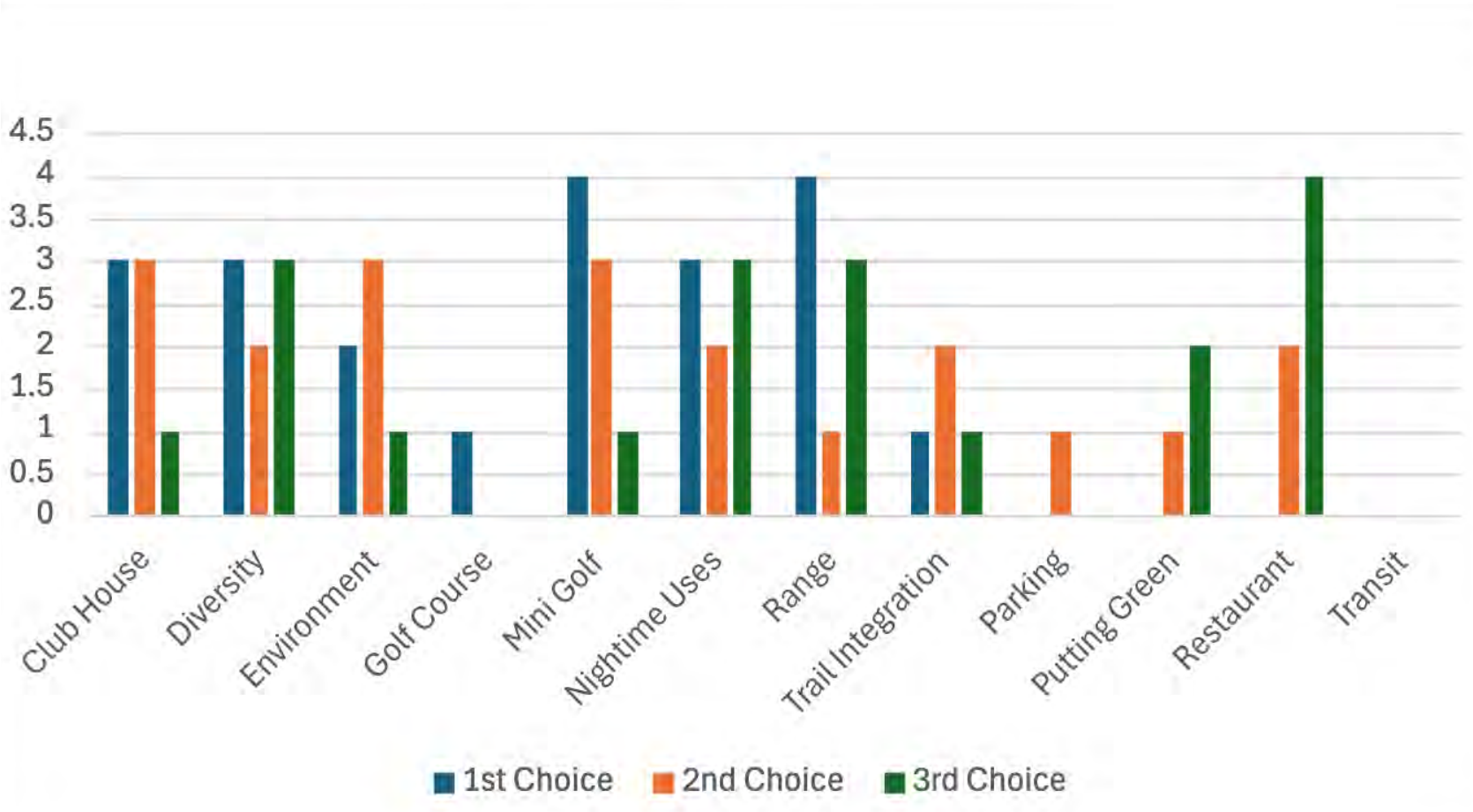
PUBLIC MEETING: RESULTS

PRIORITY 2: COMBINED TOTAL



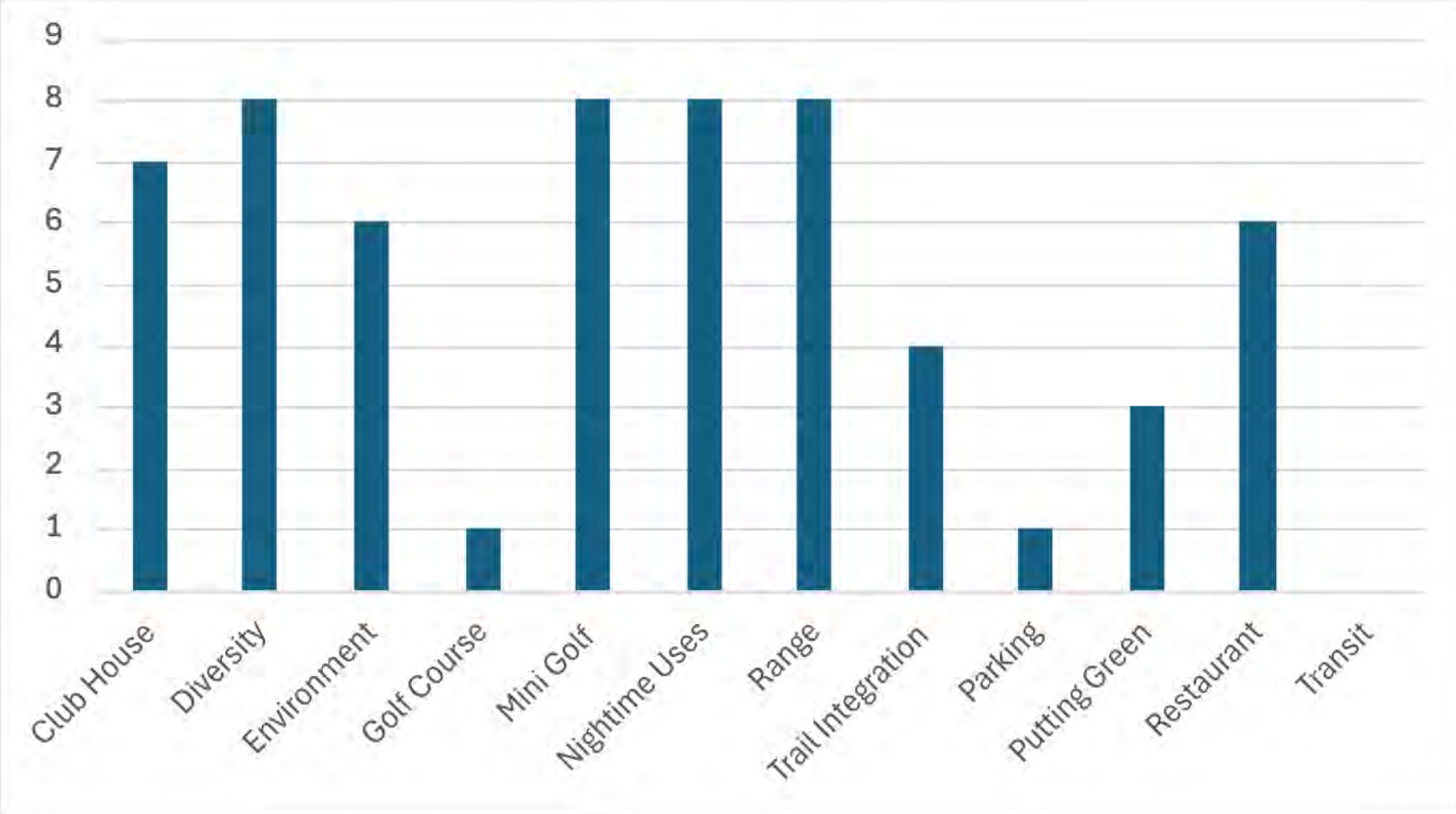
PUBLIC MEETING: RESULTS

PRIORITY 3: COMBINED RESPONSES



PUBLIC MEETING: RESULTS

PRIORITY 3: COMBINED TOTAL



PUBLIC MEETING: RESULTS SUMMARY

PRIORITY 1



PRIORITY 2



PRIORITY 3









FORREST RICHARDSON
GOLF COURSE ARCHITECTS

PUBLIC MEETING: RESULTS SUMMARY



48% of respondents selected the Golf Course as top priority



Clubhouse was one vote away from making Priority 3





Transit and Parking ranked the lowest in priority

PUBLIC OUTREACH FINDINGS: GOLFERS

Likes:

Course

- 18 holes, against less holes
- Favorite holes: 9 & 15
- Easy to get tee times
- No bunkers
- Course / hole length
- Short game practice course
- Return after the 9th hole
- Great course for all ages and abilities
- Affordable / fair rate
- Lots of trees and shade on the course
- The course condition, especially the greens
- Benches at every hole
- Love the creek

Public comments were recorded on a white pad during an open meeting format



PUBLIC OUTREACH FINDINGS: GOLFERS

Likes: **Facilities**

- Likes the history/nostalgia of the facility
- Likes mini golf, would like to keep the historic course if refurbished
- Wildlife corridor w/ natural trails
- Community resource
- Hosting events / venues on the course
- Likes the range
- When there are new mats
- Bridge for new golfers
- Practice area: putting and chipping
- Kids classes
  Family friendly experience
- Plenty of parking
- The social clubs
  - Schools
  - Women's / men's clubs
- Night play at the range—wish they could on the course
- Like the Management Team / Staff

PUBLIC OUTREACH FINDINGS: GOLFERS

Dislikes: **Course**

- [15 votes] Restroom Facilities at Club House
- [8 votes] No short game warmup
- [5 votes] Poor lighting on the course
- [4 votes] Constant course irrigation maintenance shutting down areas of the course / interrupt play
- [4 votes] No on course restroom
- [3 votes] Artificial matts at each hole (Poor quality / Not able to tee up)
- [1 vote] No drivable carts or course accessibility
- [0 votes] Does not have multiple tee boxes for variability
- [0 votes] No ball washers at the tee box
- [0 votes] Not cost competitive to other local facilities or affordable for juniors

PUBLIC OUTREACH FINDINGS: GOLFERS

Dislikes:

Facilities

- [23 votes] No F&B / Gathering area
- [13 votes] The range quality (No shade + Mat quality)
- [3 votes] The range does not have tracking
- [4 votes] No easy access from Arroyo Drive
- [5 votes] Mini golf course quality
- [2 votes] No community events are hosted at the facility
- [2 votes] No pro shop
- Does not like the low compression range balls
- At putting area, add cups to the greens
- Special membership options
- Does not like that facilities close at 8pm (both course and range)

PUBLIC OUTREACH FINDINGS: GOLFERS

Community Ideas / Comments:

General

- “South Pasadena Museum has good historic maps of this golf course…apparently, there used to be an ostrich farm up the hill in the past…”

Course

- “Hole 3 used to have a tree you had to hit around creating more of a challenge and character, making it memorable.”

- “Sand traps might slow down the pace of play…but a sand trap for practice in a short game area would be great…”

PUBLIC OUTREACH FINDINGS: GOLFERS

Community Ideas / Comments:

- “An 18-hole miniature golf course will entertain kids longer…”
- “A central lawn space would be great for gathering and will soften the amount of concrete…it will be great for lawn games, seating, events, and shade…”
- “We need more shade everywhere…”
- “There are no gathering or hanging out areas…we need people to come hit some golf balls and not leave…we need a reason for them to hang around…”
- “A multi-tier range with photovoltaic shade at the top will be great…”

PUBLIC OUTREACH FINDINGS: GOLFERS

Community Ideas / Comments:

Facilities

- “The driving range is hard to use in the summer afternoons, as you are hitting right into the sun... it’s hard to track the ball...”
- “The number of bays at the driving range is enough for us now...”
- “We should also have photovoltaic shade structures in the parking lot for shade and to help implement an electric only facility...”
- “The bike rack parking should accommodate the larger size electric bicycles...”

RECOMMENADTIONS SUMMARY

FACILITY SUMMARY RECOMMENDATIONS

Based on public input and site assessment by the Consultant Team, the following recommendations are summarized as a preamble to the Comprehensive Master Plan and findings.

The exhibits have been prepared in conjunction with staff input, management input and review of preliminary financial analysis by Pro Form Advisors.

FACILITY SUMMARY RECOMMENDATIONS

- All clubhouse buildings are past their useful lifecycle and would be more costly to attempt to rehabilitate than to re-build. ADA issues need to be resolved.
- Keep clubhouse buildings in their present location to take advantage of utilities, access and parking proximity. Re-orient new building(s) with more patio/ outdoor space with connectivity to golf, mini-golf and the range.
- The range perimeter netting, where recently replaced (right side), is adequate. The balance of the range netting heights are not high enough and need replacement with new poles and nets of appropriate heights.
- Retain range footprint and perimeter, reusing structures (poles) where feasible, and to maintain range relationship to the neighborhood.
- The entry and parking are comingled, presenting issues with clubhouse access and congestion. There is no adequate drop-off area. Study reconfiguration of the entry drive and parking to yield more parking and separated vehicular access without using parking as a primary 'first impression' drive isle.

FACILITY SUMMARY RECOMMENDATIONS – *Continued*

- The golf course areas suffer from an inadequate irrigation system, overall poor drainage, invasive trees (roots and excess shade in areas), and safety set-back issues between golf holes.
- Remodel the full golf course, replacing all infrastructure (irrigation, drainage and root zones), and study orientation of holes to avoid repetition in terms of yardage (length) and the predominantly NW-SW alignments.
- The entire maintenance facility is past its useful lifecycle and should be rebuilt with a new and updated facility. The existing facility is wholly unable to be refurbished, nor would any remediation effort be able to render the buildings safe and reliable. ADA issues and inadequate areas for staff are prevalent and need to be planned as part of a new facility.
- Study relocation of the maintenance facility to separate it from public areas to the greatest degree possible; including delivery of materials.
- Replace all golf, range and site lighting with solar system

FACILITY SUMMARY RECOMMENDATIONS – *Continued*

- Study development of a 2-level range hitting structure to increase (double) range capacity, and therefore bring in additional revenue.

- Refurbish the existing 9-hole 'classic' mini-golf venue, returning luster to the beloved facility that is now approaching its 70th anniversary.

- Study adding 9-holes of new mini-golf that will be ADA compliant, thus meeting DOJ guidelines for mini-golf facilities. As part of the study, look at creating a Public Arts program where nine individual artists would be selected to design one new mini-golf hole each. Both mini-golf would be in the same proximity.

- Upgrade/replace all perimeter fencing with an architectural themed barrier.

- Study the creation of new outdoor public spaces, including use of the driving range as a large event space during select times.

FACILITY SUMMARY RECOMMENDATIONS – *Continued*

- Reduce water consumption — make the managed turf footprint smaller and fully replace the outdated irrigation system.

- Integrate trails to the facility in a more formal connection approach, and make access from Arroyo Drive ADA accessible to encourage parking and access along that public street.

- Integrate wetlands and storage of water to augment the Arroyo Seco Water Quality initiatives that the City of South Pasadena is actively engaged in pursuing with other public entities.

- Develop a new 'brand' and graphics theme to signify the renaissance of the Arroyo Seco Facility.

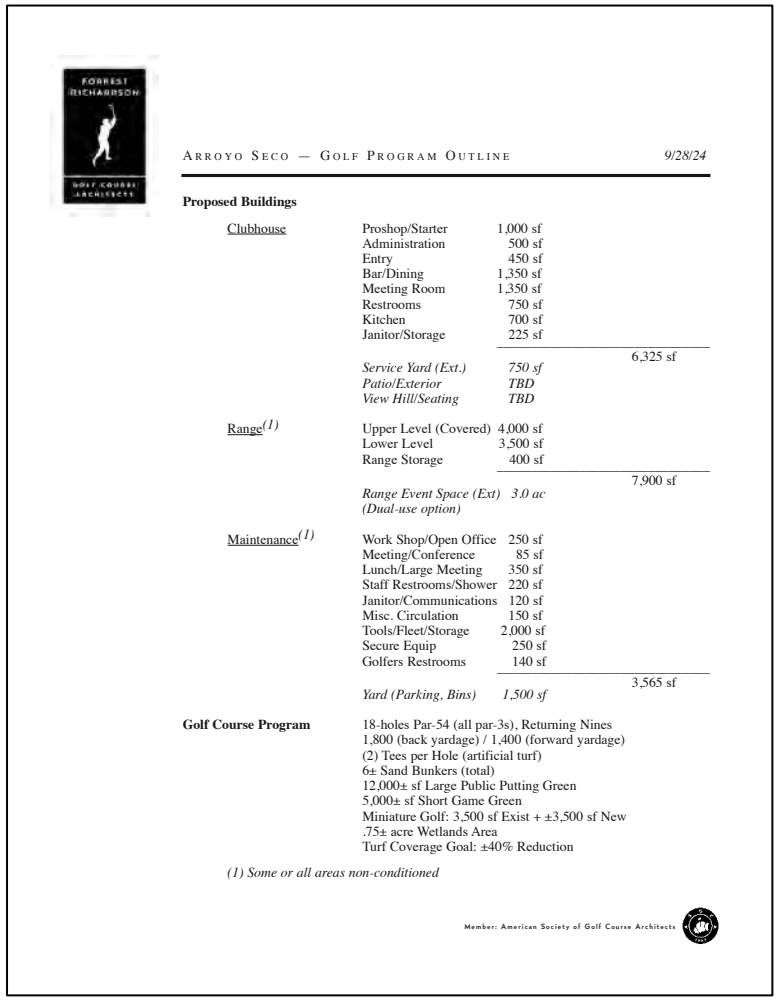
FOOD & BEVERAGE RECOMMENDATIONS

- Casual, convenient, visually appealing
- Don't overbuild
- Geared towards golfers, trail users, etc. but also serves as a neighborhood hangout, place to watch sporting events, etc.
- Outdoor space is critical
- Al fresco dining –
- Pick up window for golfers
- Fast casual at times; open kitchen (counter open to kitchen)
- Flexible meeting space (>150 with a higher capacity preferred for events)
- Firepit; bocce, cornhole, etc.
- Sports bar theme consideration
- Fire pit areas, gathering spaces for small groups – especially around amenities like technology ranges, modern mini golf/putting courses
- For driving range / mini golf – F&B service that is nearby is critical
- Food Truck area should be studied for special events and times when the golf F&B may be to capacity (weekend nights, etc.)
- High-quality but affordable fare for a golf facility at this price point
- Simple menu, simple offerings
- Craft beers, locally sourced foods.
- Study Korean/Asian offerings

RECOMMENDED PROGRAMMING

FACILITY PROGRAMMING RECOMMENDATIONS

- New Clubhouse — 6,000 s.f.±
- Exterior Patio(s) — 2,000 s.f.±
- Other Outdoor Lawn Space(s)
- Large Public Putting Green/Lawn
- 2-Level Range Hitting Structure (±40 bays)
- Improved Range Outfield w/ Targets
- New Maintenance Facility (Relocated)
- New Entry/Parking Configuration (>Spaces)
- Fully Remodeled 18-Hole, Par-3 Course
- New Artificial Tee System (length flexibility)
- Restored Mini-golf w/ 9-New Holes
- Integrated Wetlands with the Golf Course and Range Areas
- Water Harvesting as Part of the New Irrigation System



ARROYO SECO — GOLF PROGRAM OUTLINE 9/28/24

Proposed Buildings

Clubhouse	Proshop/Starter	1,000 sf	
	Administration	500 sf	
	Entry	450 sf	
	Bar/Dining	1,350 sf	
	Meeting Room	1,350 sf	
	Restrooms	750 sf	
	Kitchen	700 sf	
	Janitor/Storage	225 sf	
			6,325 sf
	Service Yard (Ext.)	*750 sf*	
	Patio/Exterior	*TBD*	
	View Hill/Seating	*TBD*	
Range(1)	Upper Level (Covered)	4,000 sf	
	Lower Level	3,500 sf	
	Range Storage	400 sf	
			7,900 sf
	Range Event Space (Ext) (Dual-use option)	*3.0 ac*	
Maintenance(1)	Work Shop/Open Office	250 sf	
	Meeting/Conference	85 sf	
	Lunch/Large Meeting	350 sf	
	Staff Restrooms/Shower	220 sf	
	Janitor/Communications	120 sf	
	Misc. Circulation	150 sf	
	Tools/Fleet/Storage	2,000 sf	
	Secure Equip	250 sf	
	Golfers Restrooms	140 sf	
			3,565 sf
	Yard (Parking, Bins)	*1,500 sf*	

Golf Course Program

18-holes Par-54 (all par-3s), Returning Nines
1,800 (back yardage) / 1,400 (forward yardage)
(2) Tees per Hole (artificial turf)
6± Sand Bunkers (total)
12,000± sf Large Public Putting Green
5,000± sf Short Game Green
Miniature Golf: 3,500 sf Exist + ±3,500 sf New
.75± acre Wetlands Area
Turf Coverage Goal: ±40% Reduction

(1) Some or all areas non-conditioned

Member: American Society of Golf Course Architects

Preliminary Programming Memo

NEW WETLANDS HABITAT INTEGRATION





Conceptual images

- Create new North and South Wetlands
- Positioned to intercept LA County storm drain
- Manage stormwater surface runoff
- Diverse vegetation with aquatic plants
- Nature based solution for stormwater quality
- Wildlife habitat
- Blend seamlessly into the golf course with natural elements
- Connected by realigned creek
- Overflow to the Arroyo Seco Channel

WATER CONSERVATION MEASURES



Arroyo Seco Diversion (Existing Condition)

- **Three Existing Sources:**
  - **> Arroyo Seco Diversion**
  - **> Ground Water Well**
  - **> Potable Water**
- **Plan for the goal to use 100% Arroyo Seco Diversion with limited use of Ground Water Well water sources**
- **Wean the golf course and range turf of all potable water uses**



Ground Water Well (existing condition)



Potable Water (existing connection point)

WATER STORAGE MEASURES





Conceptual images

- Positioned to intercept LA County storm drain
- Manage stormwater surface runoff
- Capture and reuse surface stormwater for irrigation
- Provide enough storage for golf irrigation
- Incorporates piping system to irrigation
- System protection when cistern is located underground
- Overflow to the Arroyo Seco Channel
- Save space for other activities
- Study use of driving range area for underground storage

DRAINAGE IMPROVEMENTS





- Drainage approach is to capture enough surface water to meet the irrigation demands of the golf course
- Drainage generally flows from north to south and east to west
- Overflow will go to the Arroyo Seco Channel
- Existing large diameter storm drains collect surface water at the golf course and convey it to the Arroyo Seco Channel
- Explore overflow condition with dry wells for groundwater recharge
- Wetlands will be used for water quality purposes
- Cistern will be used for storage

UTILITIES IMPROVEMENTS





- Much of the existing utility infrastructure is beyond its intended design life
- Water, Sewer, and Electrical need to be replaced and/or upgraded
- Overhead electrical and telecom are recommended to be underground
- Storm drains should be remodeled to accommodate water conservation effort

COMPREHENSIVE MASTER PLAN

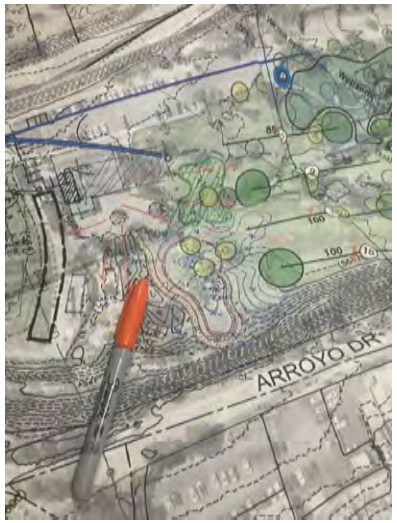
MASTER PLAN DESIGN OPTIONS











The Design Team created numerous alternative plans given the site constraints. The recommended Master Plan is the result of staff consultation, maximizing revenue generation and creating a market-viable and safe facility with sustainable and long-lasting improvements.

The comprehensive Master Plan is the result of detailed site analysis, intensive public outreach surveys public meetings, interaction with staff and recommendations of the Project Team members based on national trends, revenue enhancement and 'best practices' to attain environmental, diversity and public safety hallmarks for the facility.

COMPREHENSIVE MASTER PLAN



10

MASTER PLAN COMPONENTS

MASTER PLAN COMPONENTS



MASTER PLAN COMPONENTS



MASTER PLAN COMPONENTS



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MASTER PLAN COMPONENTS



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MASTER PLAN COMPONENTS



MASTER PLAN COMPONENTS



1

THE ARRIVAL

CREATE A NEW SENSE OF ARRIVAL

Re-think the entry drive to signal a sense-of-place for those arriving by car. Reconfigure parking for better access and more capacity.

Create a new trail link for those using the Arroyo Seco Bicycle and Pedestrian Trail

ARRIVAL IMPROVEMENTS — ENTRY & PARKING



- Separated Entry Drive
- Expanded Parking (+30 Spaces)
- Enhanced Landscaping
- New Entry Signage (and Brand)
- Designated Drop-off
- Accessible (ADA) Surfaces/Routes
- Arroyo Seco Trail Link

ARRIVAL IMPROVEMENTS – ENTRY & PARKING











Conceptual Images

FORREST RICHARDSON GOLF COURSE ARCHITECTS

2

THE CLUBHOUSE

DEVELOP A NEW & DYNAMIC CLUBHOUSE

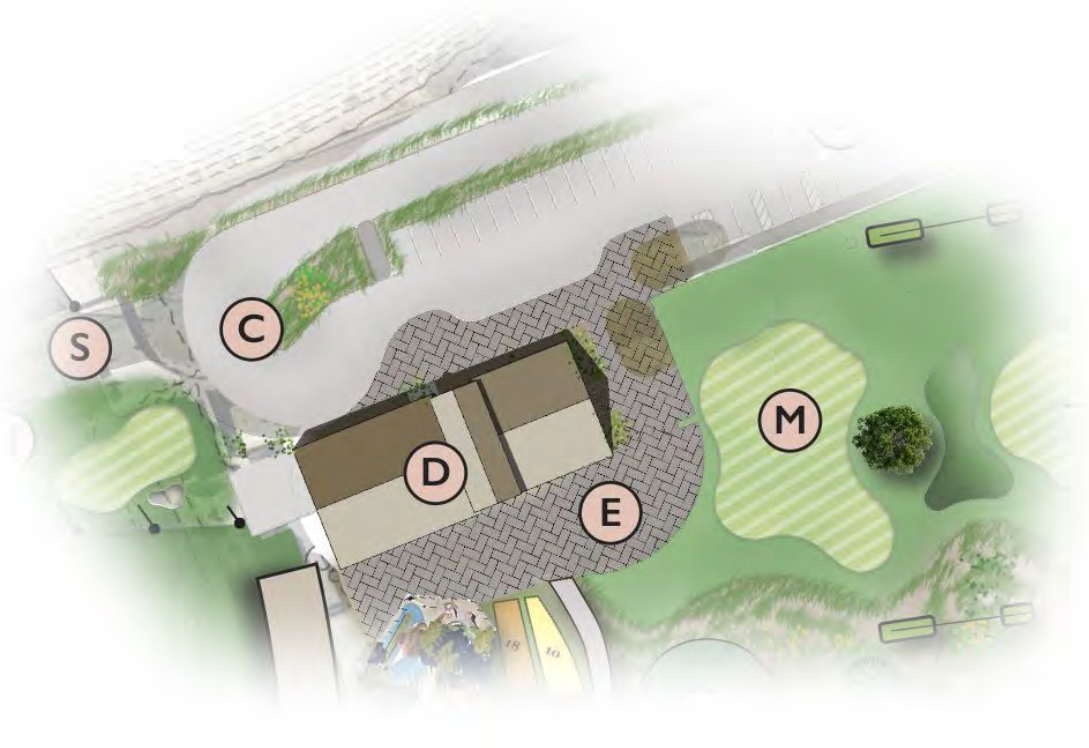
Replace the once-thriving clubhouse with a fresh concept that is inviting to all — both golfers and non-golfers.

Embrace the feel of a neighborhood 'hangout' that will welcome hikers, bicyclists, golfers and locals.

Make it comfortable, airy, flexible and environmentally compatible with the Arroyo Seco.

FORREST RICHARDSON GOLF COURSE ARCHITECTS

NEW CLUBHOUSE & GROUNDS



- Use the existing ‘hub’ location
- Replace all buildings
- Meet the program criteria
- Create meet space for 150±
- Create flexible outdoor spaces
- Articulate the F&B to both outdoor and driving range areas
- Create adjacent lawn spaces for group events and general use by the public
- Conceal service entry to the degree possible

PROPOSED CLUBHOUSE PROGRAM & FLOORPLAN

#	PROGRAM
1	**Pro Shop / Starter**
	Indoor Retail
	Retail Counter and Starter
2	**Administration**
	Office
	Pro Office
	IT & Electrical
3	**Circulation / Grand Entry**
	Covered Breezeway
	Porte Cochere / Bag Drop Off Cover
4	**Food & Beverage**
	Bar w/ Storage
	Café Seating
5	**Restrooms**
	3 Fixture Women's Restroom
	3 Fixture Men's Restroom
	Vestibule
6	**Commercial Kitchen**
	Janitor Closet
	Delivery Drop Off
8	**Service Yard**
	Maintenance Cart Storage
9	**Meeting Room**
	Storage



Conceptual Images







CLUBHOUSE DESIGN CONCEPT — *East Side*



CLUBHOUSE DESIGN CONCEPT — *West Side*



CLUBHOUSE DESIGN CONCEPT — *South Elevation*



CLUBHOUSE DESIGN CONCEPT — *East Elevation*



CLUBHOUSE DESIGN INSPIRATION








Conceptual Images

CRAFTSMAN/RANCH ARCHITECTURE








Conceptual Images

DESIGNING THE DETAILS








Conceptual Images

FOOD & BEVERAGE IMSPIRATIONAL THEME









Conceptual Images

3

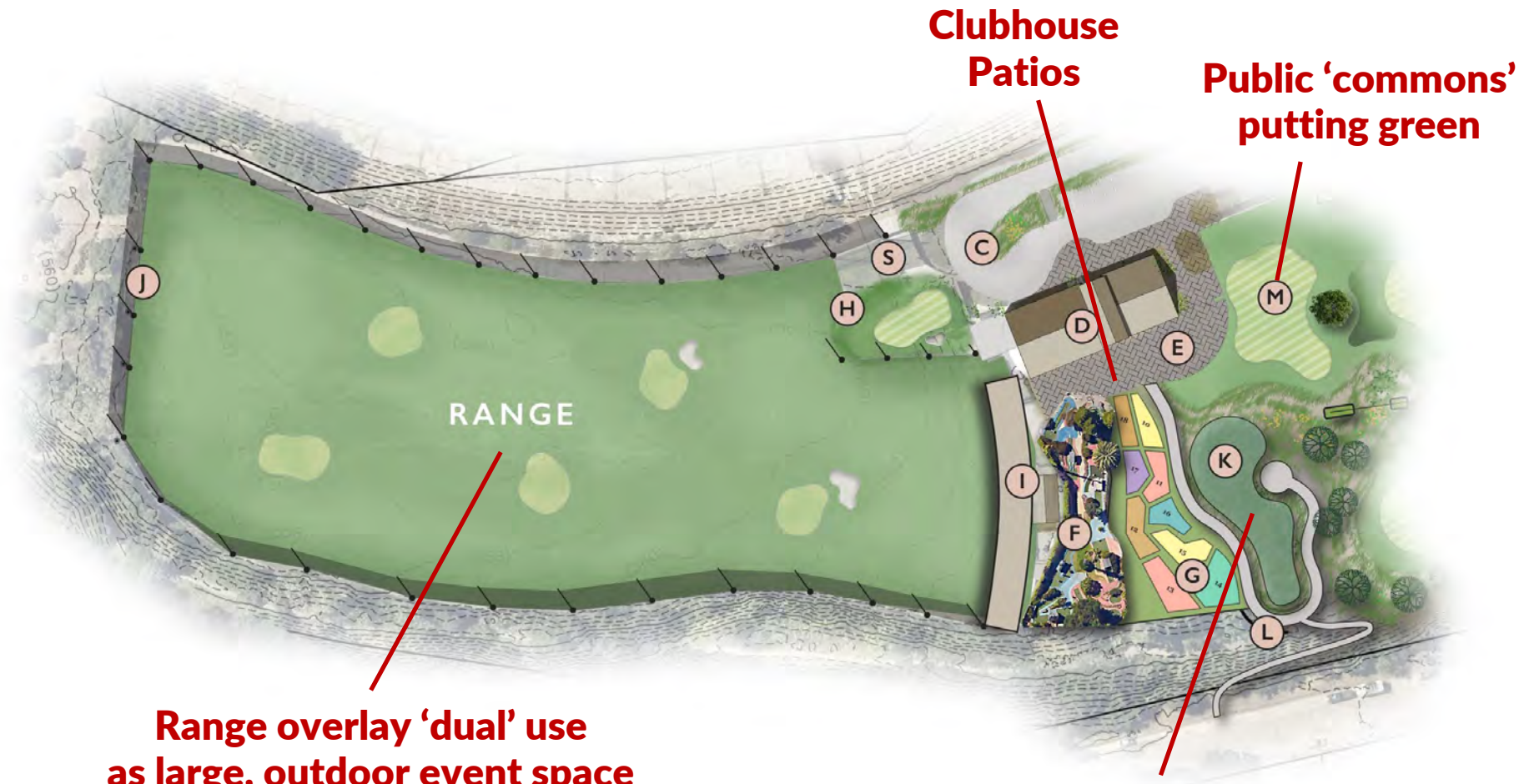
MEETING SPACES

ESTABLISH NEW COMMUNITY MEETING SPACES

Integrate community event space to a new clubhouse that will accommodate up to 150 — creating a new opportunity for South Pasadena residents and groups.

Plan flexible outdoor spaces that are an extension of the clubhouse — paving the way for entertainment, social gatherings and outdoor food and beverage .

MEETING SPACES — CREATIVE & FLEXIBLE



OUTDOOR SPACES









Conceptual Images

DRIVING RANGE 'DUAL-USE' SPACE





- Special Event Dual-Use (range)
- ADA Access (staging and public)
- Nearby facilities (clubhouse)
- Lighting
- 4,000 Person Capacity (25 s.f. per person based on ±100,000 s.f.



THE VIEW HILL CONCEPT — *And Access Trail to Arroyo Drive*







Conceptual Images

4

THE DRIVING RANGE

ADD NEW RANGE TECHNOLOGY & REVENUE

Re-build the existing driving range to double the capacity with two-levels of hitting bays.

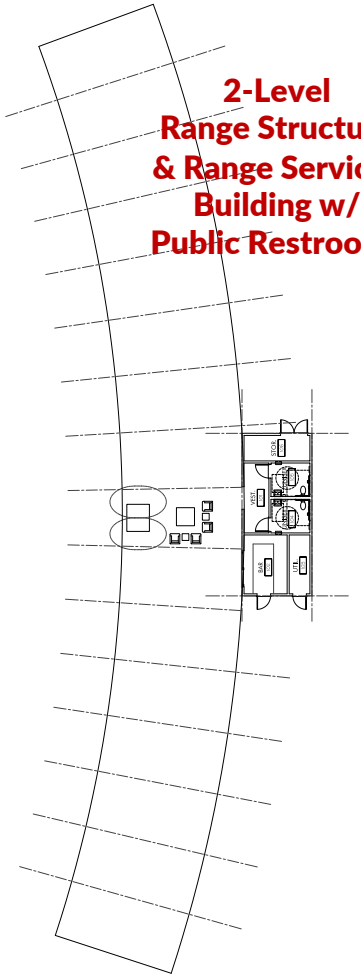
Integrate entertainment, food and beverage — creating a new Arroyo Seco destination for social recreation.

As part of the re-build, complete perimeter containment netting and plan for overlay uses for community events.

DRIVING RANGE

- 2-Level Range Hitting Bay Structure
- Integrated Technology & Entertainment
- Night-sky Compliant
- Open-air Design (fans and heating)
- New Outfield Target Areas
- Dual-use for Large Special Outdoor Events





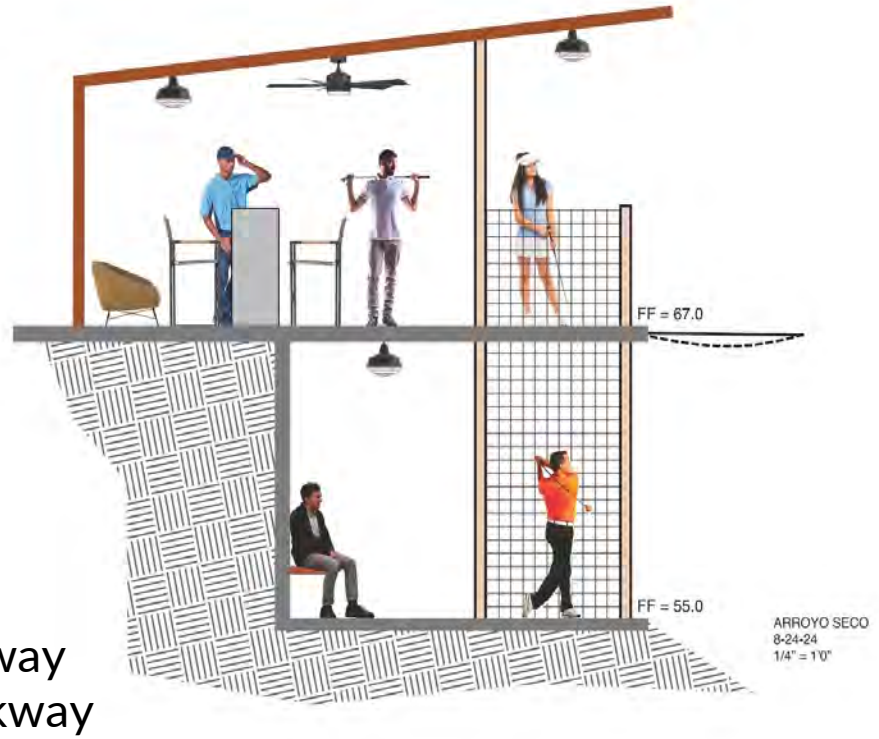
DRIVING RANGE BUILDING CONCEPT

Length = 200 yds
- 2-Levels = 20 bays per level

Bay Height
- 12’ to 14’

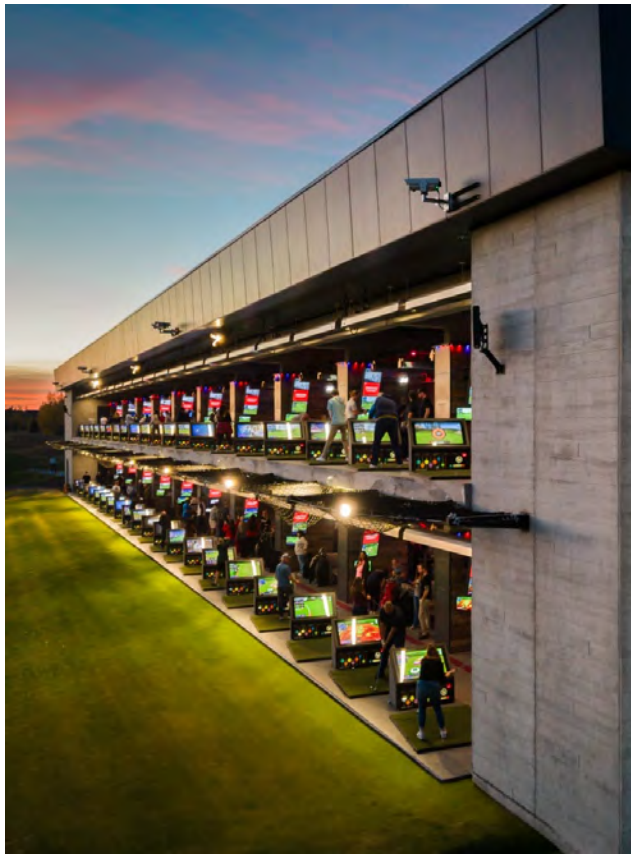
Bay Width
- 2 ea. 16’ wide Dual Bays – End Caps
- 16 ea. 10’ wide Single Bays - Dividers

Bay Depth
- Lower Level = 10’ + 8’ (seating for 4) + 8’ walkway
- Upper Level = 10’ + 12’ (seating for 6) + 8’ walkway



Other Details
- Monitors – Tech & Viewing
- Fans / Heaters
- Climate Controlled Room for Tech Hardware (Servers, Router, Hardwire Internet + WiFi)

DRIVING RANGE GOALS



Conceptual Image

Market Differentiator
- Become a Destination, Not Just a Driving Range

Increase Revenue
- New Business Model / Extended Hours / F&B

Increase Traffic
- Use Technology to Attract Players Looking to Improve
- Use Technology to Attract Patrons Looking for Entertainment

Increase Player Retention
- Performance Tracking & Training App
- Virtual Golf Course Tournaments

Grow & Sustain The Game
- Introduce New Players to the Game via Technology
- Provide Programming to Transition from Range to the Golf Course

DRIVING RANGE BUILDING & OUTFIELD CONCEPT







Conceptual Images

DRIVING RANGE BUILDING & OUTFIELD CONCEPT







Conceptual Images

SOLAR INTEGRATION TO RANGE STRUCTURE







Conceptual Images

DRIVING RANGE OUTFIELD DESIGN



Example of Solar Lighting International Pole and Solar LED Lighting

Target Greens with Flags

- 50 yds with 25-to-50-yard increments
- Encourage Players to Focus on Accuracy
- Range Design Incorporated into InRange Software (to be studied)

Improved Netting

- Modified Based on Trajectory(TBD)

Improved Lighting

- Solar / LED Proposed (Night Sky Compliant)

Dual-use for Events

- Plan Power Requirements

DRIVING RANGE TECHNOLOGY

InRange®
- Track Balls with Zero Lighting Required – Dark Sky
- Lease – 60-month term
- Hardware / Software / Installation / Support / Updates

Replicate Driving Range
- Actual Range Design Displayed on In-Bay Monitors

Performance Tracking
- In-Bay & Saved to App on Players Phone

Entertainment
- Gamification for All Ages & Abilities
- Virtual Golf Courses



Other Tech Options – Require fully lit driving range
- TopTracer – Focused on Entertainment, Less Performance
- Trackman Range – Focused on Performance, Less Entertainment

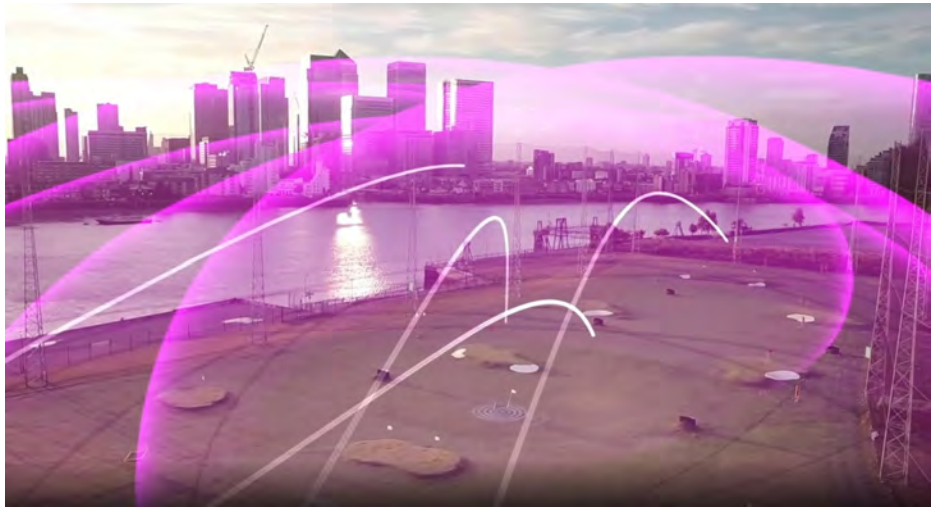
DRIVING RANGE TECHNOLOGY











Conceptual Images

DRIVING RANGE PROGRAMMING + REVENUE MODEL

Hourly Bay Rental (30-minute option during off-periods)
- Model proven to increase revenue vs. traditional basket sales
- Pricing to reflect a modest upcharge from current rates
- Same pricing and technology access on both levels, all bays

Dynamic Pricing
- Open to Noon | Noon to 4pm | 4pm to Close
- Monday – Thursday & Friday | Saturday | Sunday | Holidays pricing
- Reservations 'encouraged' | Pre-pay 'optional'

Group & Corporate Sales | Youth + Non-Profit Support
- Multi-bay, Multi-hour rental + Increased F&B
- Community support initiatives

Special Events
- Long Drive & Closest-to-the-Pin Contests
- Virtual Golf Tournaments

Instruction & Club Fitting
- Enhanced Teaching, Learning and Fitting Experiences with Accurate Ball Flight Data and Graphics

Assumptions based on conceptual planning / All financial models are to be studied by the City's golf pro forma analyst

DRIVING RANGE PROGRAMMING + REVENUE MODEL

	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY	TOTAL	F&B (45% Golf Revenues)	Golf + F&B Annual
8am-12pm	$20.00	$20.00	$20.00	$20.00	$25.00	$25.00	$25.00			
4 Hours	35%	35%	35%	35%	40%	55%	55%			
Bays per hr	8.4/hr	8.4/hr	8.4/hr	8.4/hr	9.6/hr	13.2/hr	13.2/hr			
24-Bays	$672.00	$672.00	$672.00	$672.00	$960.00	$1320.00	$1320.00	$6288.00	$2,829.60	$9,117.60
48-Bays	$1344.00	$1344.00	$1344.00	$1344.00	$1920.00	$2640.00	$2640.00	$12,576.00	$5,659.20	$18,235.20
12pm-4pm	$25.00	$25.00	$25.00	$25.00	$35.00	$35.00	$35.00			
4 Hours	40%	40%	40%	40%	65%	65%	65%			
Bays per hr	9.6/hr	9.6/hr	9.6/hr	9.6/hr	15.6/hr	15.6/hr	15.6/hr			
24-Bays	$960.00	$960.00	$960.00	$960.00	$1596.00	$1596.00	$1596.00	$8628.00	$3882.60	$12,510.60
48-Bays	$1920.00	$1920.00	$1920.00	$1920.00	$3192.00	$3192.00	$3192.00	$17,256.00	$7765.20	$25,021.20
4pm-10pm	$40.00	$40.00	$40.00	$40.00	$50.00	$50.00	$50.00			
6 Ho	50%	50%	50%	50%	80%	80%	80%			
Bays per hr	12/hr	12/hr	12/hr	12/hr	19.2/hr	19.2/hr	16.8/hr			
24-Bays	$2880.00	$2880.00	$2880.00	$2880.00	$5760.00	$5760.00	$5040.00	$28,080.00	$12,638.00	$40,718.00
48-Bays	$5760.00	$5760.00	$5760.00	$5760.00	$11,520.00	$11,520.00	$10,800.00	$56,880.00	$25,272.00	$82,152.00

24-Bays	per week	$42,996.00	**per month**	$171,984.00		per year	**$2,063,808.00**	$787,082.40	$2,850,890.40
48-Bays	per week	$85,992.00	**per month**	$343,968.00		per year	**$4,127,616.00**	$1,574,164.80	$5,701,780.80

Assumptions based on conceptual planning / All financial models are to be studied by the City's golf pro forma analyst

DRIVING RANGE PROGRAMMING + REVENUE MODEL

	Total	Annual
Instruction		
40 @ $100/month	$4,000	
40 @ $75/month	$3,000	
40 @ $50/month	$2,000	
	$9,000	$10,800.00
Club Fitting		
10 @ $75/month	$750	$9,000
Camps/Clinics		
8 @ $100/month	$800	$9,600
Memberships		
5 @ $150/month	$750	$9,000
		$38,400.00

Standard Range Ball Rates	
Small	$6.00
Medium	$10.00
Large	$12.00

Annual Revenue with 24 Bays	
$320,000	
$42.00	per bay per day

Assumptions based on conceptual planning / All financial models are to be studied by the City's golf pro forma analyst

DRIVING RANGE TRAJECTORY ANALYSIS — *Recommendations*

Range Side — NORTH
(Already Improved)

- Leave as-is with trail adequately protected
- Pick any errant balls in Arroyo Seco Channel
- Focus on West and South Sides

Range End — WEST

- Install Poles & Nets to ± 120-ft Heights
- Plan Base Pole Segments for Future Raising

Range Side — SOUTH

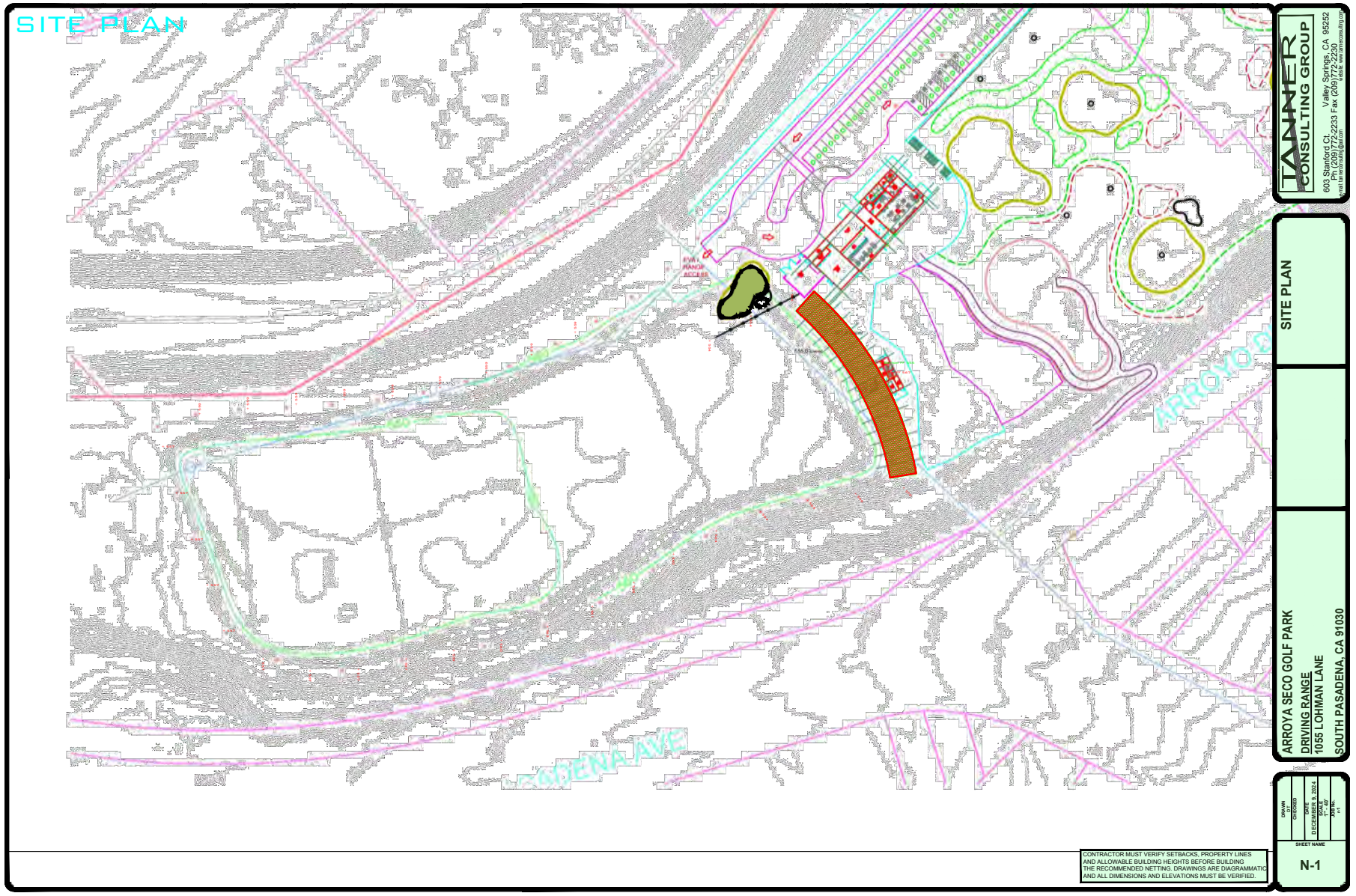
- Install Poles & Nets to ± 120-ft Heights
- Plan Base Pole Segments for Future Raising

Overall Mitigation Measures

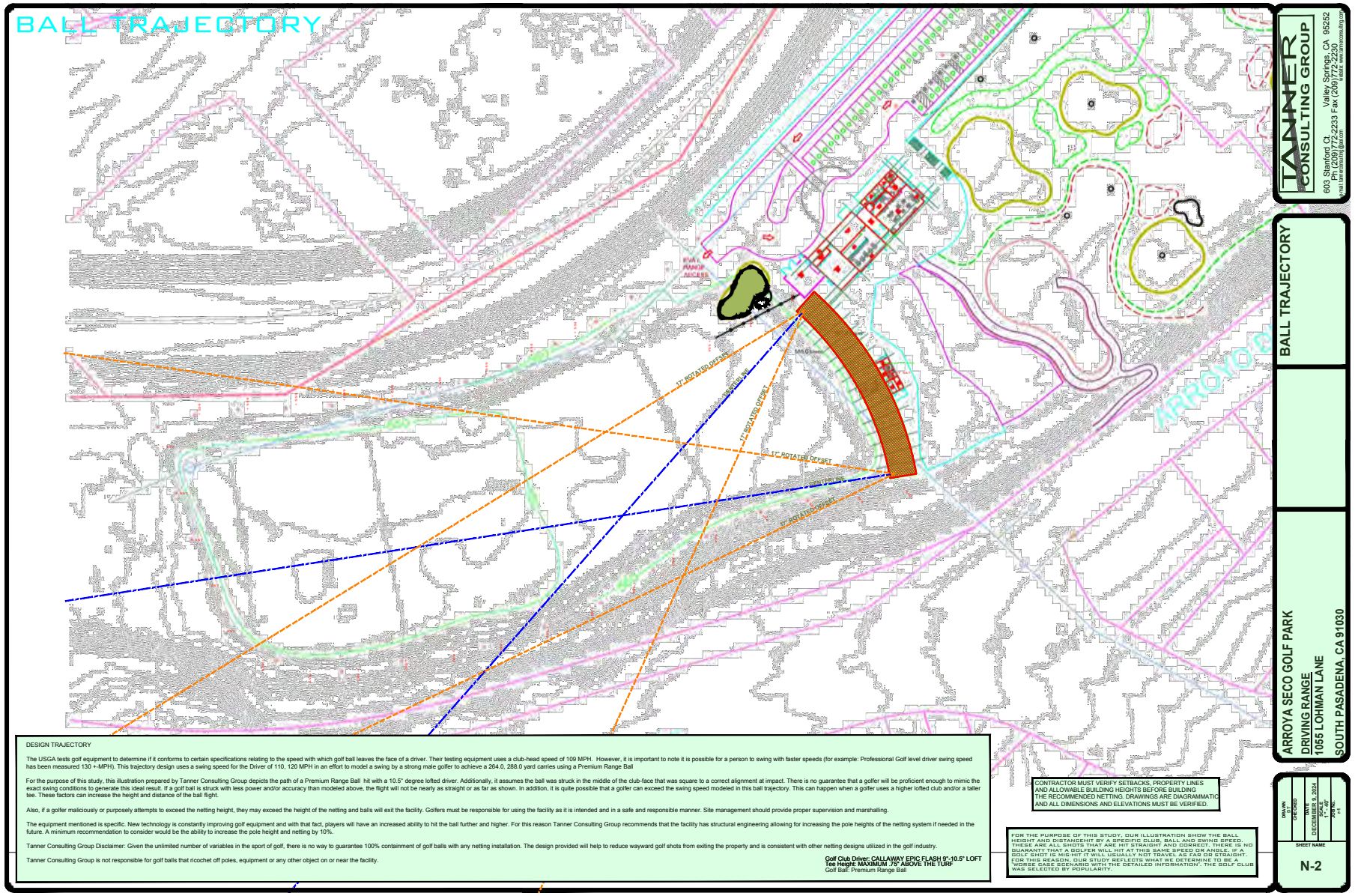
- Convert to Lower Compression Range Balls

By focusing on the west and south sides, the City will save funds and still provide adequate mitigation of current conditions. The Trajectory Analysis is preliminary and will require further study and engineering upon final programming.

SITE PLAN



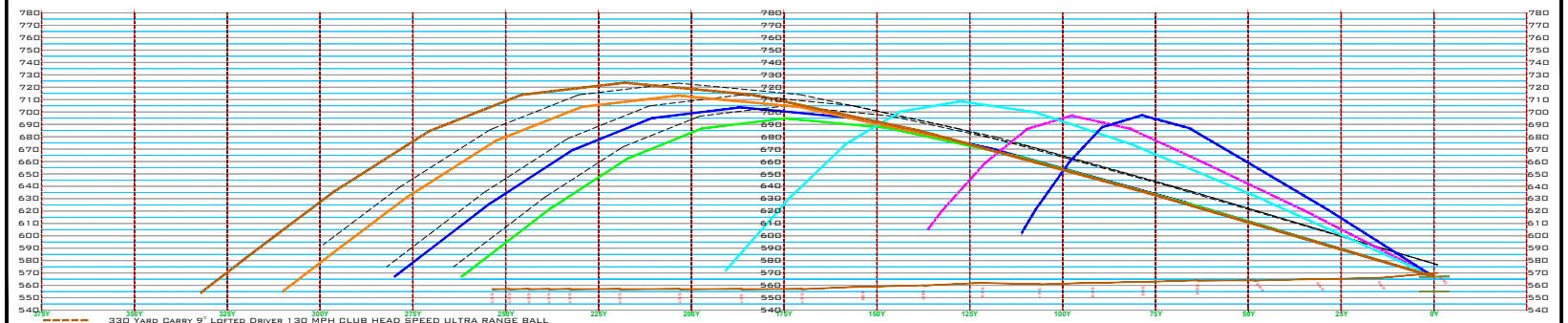
Updated 12-15-24



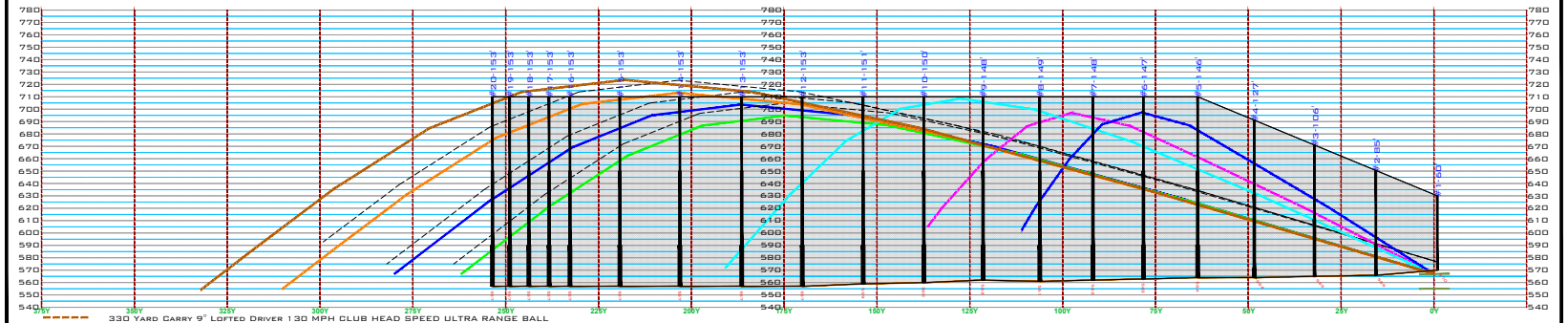
Updated 12-15-24

BALL TRAJECTORY/NETTING PLAN

BALL TRAJECTORY LEFT SIDE OF RANGE



BALL TRAJECTORY LEFT SIDE OF RANGE



DESIGN TRAJECTORY

The USGA tests golf equipment to determine if it conforms to certain specifications relating to the speed with which golf ball leaves the face of a driver. Their testing equipment uses a club-head speed of 109 MPH. However, it is important to note it is possible for a person to swing with faster speeds (for example: Professional Golf level driver swing speed has been measured 130 +-MPH). This trajectory design uses a swing speed for the Driver of 110, 120 MPH in an effort to model a swing by a strong male golfer to achieve a 264.0, 288.0 yard carries using a Premium Range Ball

For the purpose of this study, this illustration prepared by Tanner Consulting Group depicts the path of a Premium Range Ball hit with a 10.5° degree lofted driver. Additionally, it assumes the ball was struck in the middle of the club-face that was square to a correct alignment at impact. There is no guarantee that a golfer will be proficient enough to mimic the exact swing conditions to generate this ideal result. If a golf ball is struck with less power and/or accuracy than modeled above, the flight will not be nearly as straight or as far as shown. In addition, it is quite possible that a golfer can exceed the swing speed modeled in this ball trajectory. This can happen when a golfer uses a higher lofted club and/or a taller tee. These factors can increase the height and distance of the ball flight.

Also, if a golfer maliciously or purposely attempts to exceed the netting height, they may exceed the height of the netting and balls will exit the facility. Golfers must be responsible for using the facility as it is intended and in a safe and responsible manner. Site management should provide proper supervision and marshalling.

The equipment mentioned is specific. New technology is constantly improving golf equipment and with that fact, players will have an increased ability to hit the ball further and higher. For this reason Tanner Consulting Group recommends that the facility has structural engineering allowing for increasing the pole heights of the netting system if needed in the future. A minimum recommendation to consider would be the ability to increase the pole height and netting by 10%.

Tanner Consulting Group Disclaimer: Given the unlimited number of variables in the sport of golf, there is no way to guarantee 100% containment of golf balls with any netting installation. The design provided will help to reduce wayward golf shots from exiting the property and is consistent with other netting designs utilized in the golf industry.

Tanner Consulting Group is not responsible for golf balls that ricochet off poles, equipment or any other object on or near the facility.

Golf Club Driver: CALLAWAY EPIC FLASH 9°-10.5° LOFT
Tee Height: MAXIMUM .75" ABOVE THE TURF
Golf Ball: Premium Range Ball

CONTRACTOR MUST VERIFY SETBACKS, PROPERTY LINES AND ALLOWABLE BUILDING HEIGHTS BEFORE BUILDING THE RECOMMENDED NETTING. DRAWINGS ARE DIAGRAMMATIC AND ALL DIMENSIONS AND ELEVATIONS MUST BE VERIFIED.

FOR THE PURPOSE OF THIS STUDY, OUR ILLUSTRATION SHOW THE BALL HEIGHT AND DISTANCEHIT BY A SPECIFIC CLUB, BALL AND SWING SPEED. THESE ARE ALL SHOTS THAT ARE HIT STRAIGHT AND CORRECT. THERE IS NO GUARANTY THAT A GOLFER WILL HIT AT THIS SAME SPEED OR ANGLE. IF A GOLF SHOT IS MIS-HIT IT WILL USUALLY NOT TRAVEL AS FAR OR STRAIGHT. FOR THIS REASON, OUR STUDY REFLECTS WHAT WE DETERMINE TO BE A 'WORSE CASE SCENARIO WITH THE DETAILED INFORMATION'. THE GOLF CLUB WAS SELECTED BY POPULARITY.

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Valley Springs, CA 95252
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email: tanner@tannerconsulting.com www.tannerconsulting.com

BALL TRAJECTORY NETTING PLAN

ARROYA SECO GOLF PARK
DRIVING RANGE
1055 LOHMAN LANE
SOUTH PASADENA, CA 91030

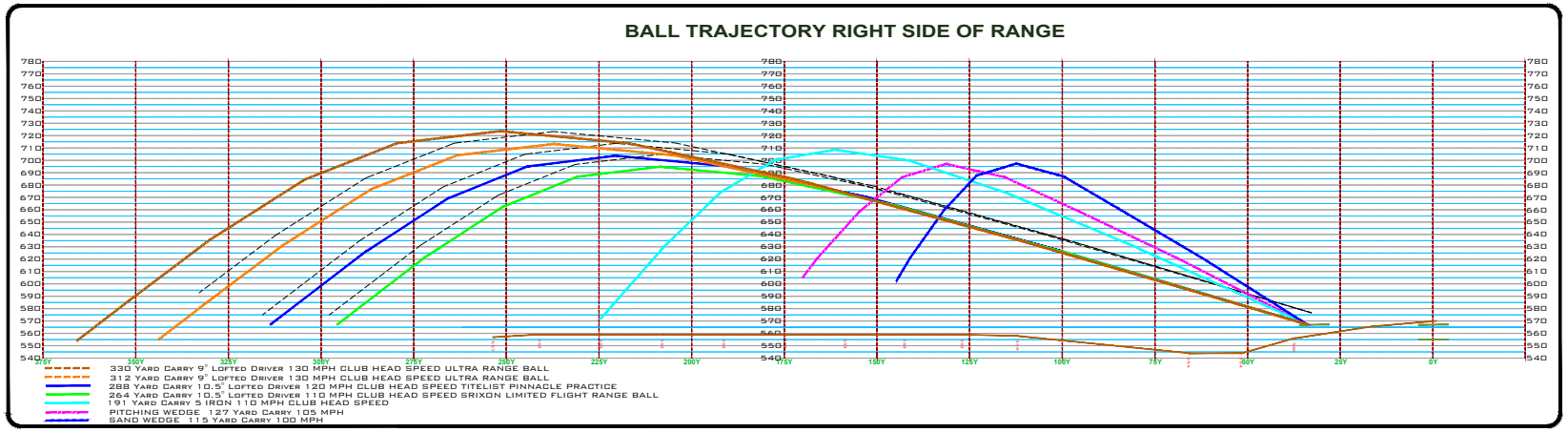
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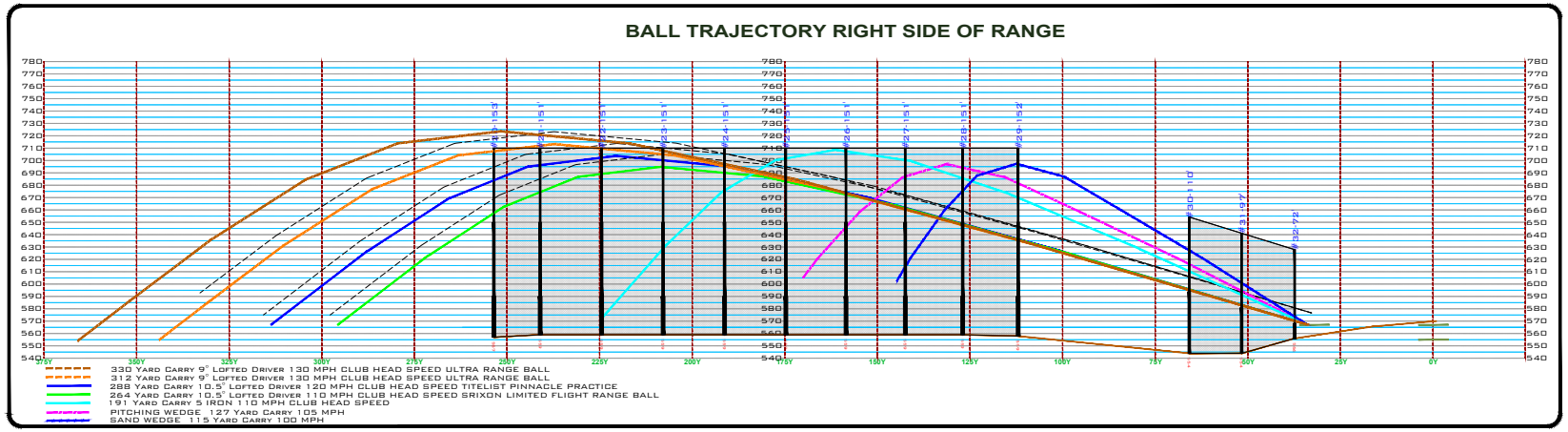
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N-3

FORREST RICHARDSON
GOLF COURSE ARCHITECTS

Updated 12-15-24

BALL TRAJECTORY/NETTING PLAN





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BALL TRAJECTORY NETTING PLAN

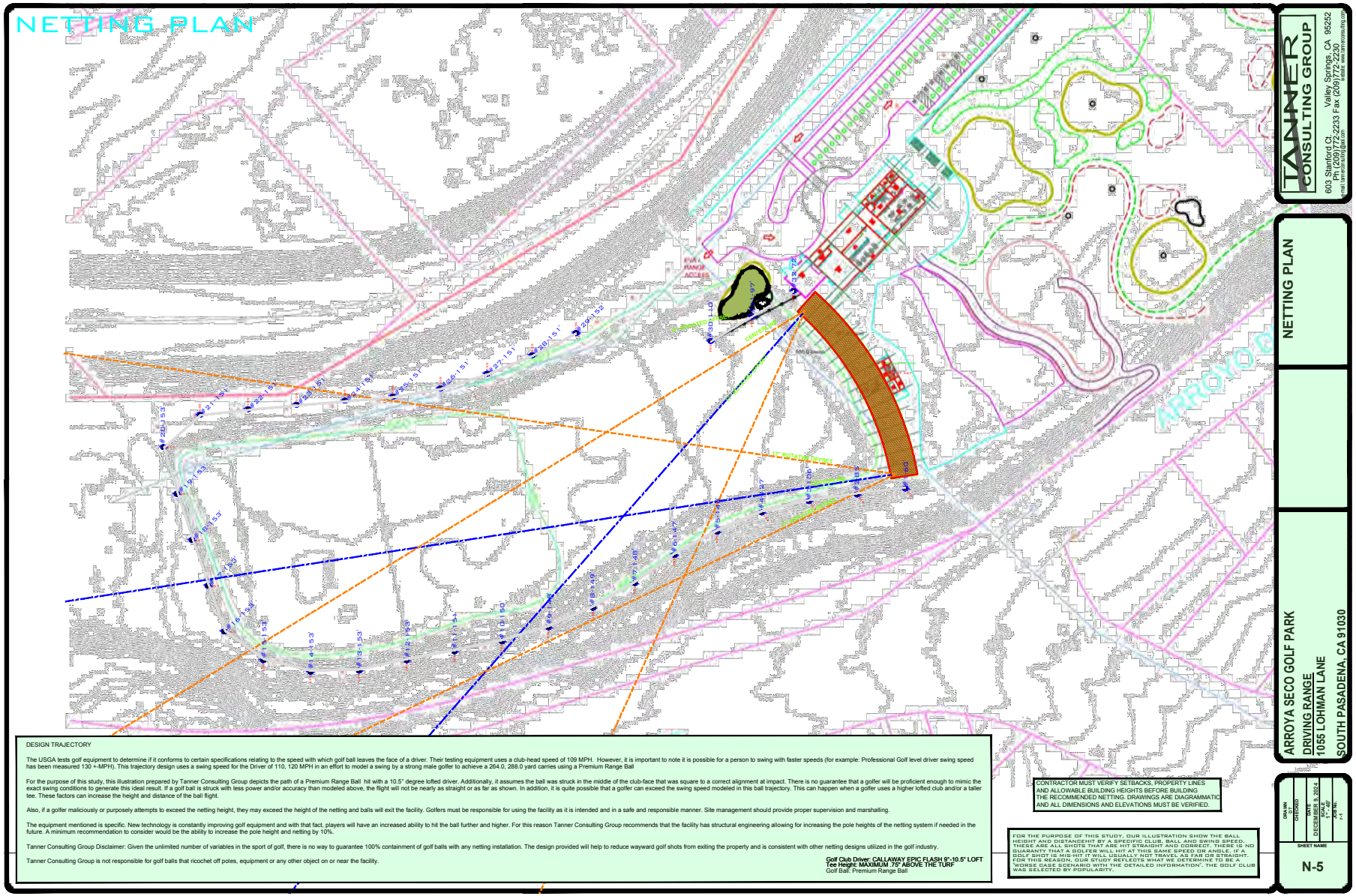
ARROYA SECO GOLF PARK
DRIVING RANGE
1055 LOHMAN LANE
SOUTH PASADENA, CA 91030

DRAWN: FR
CHECKED:
DATE: DECEMBER 9, 2024
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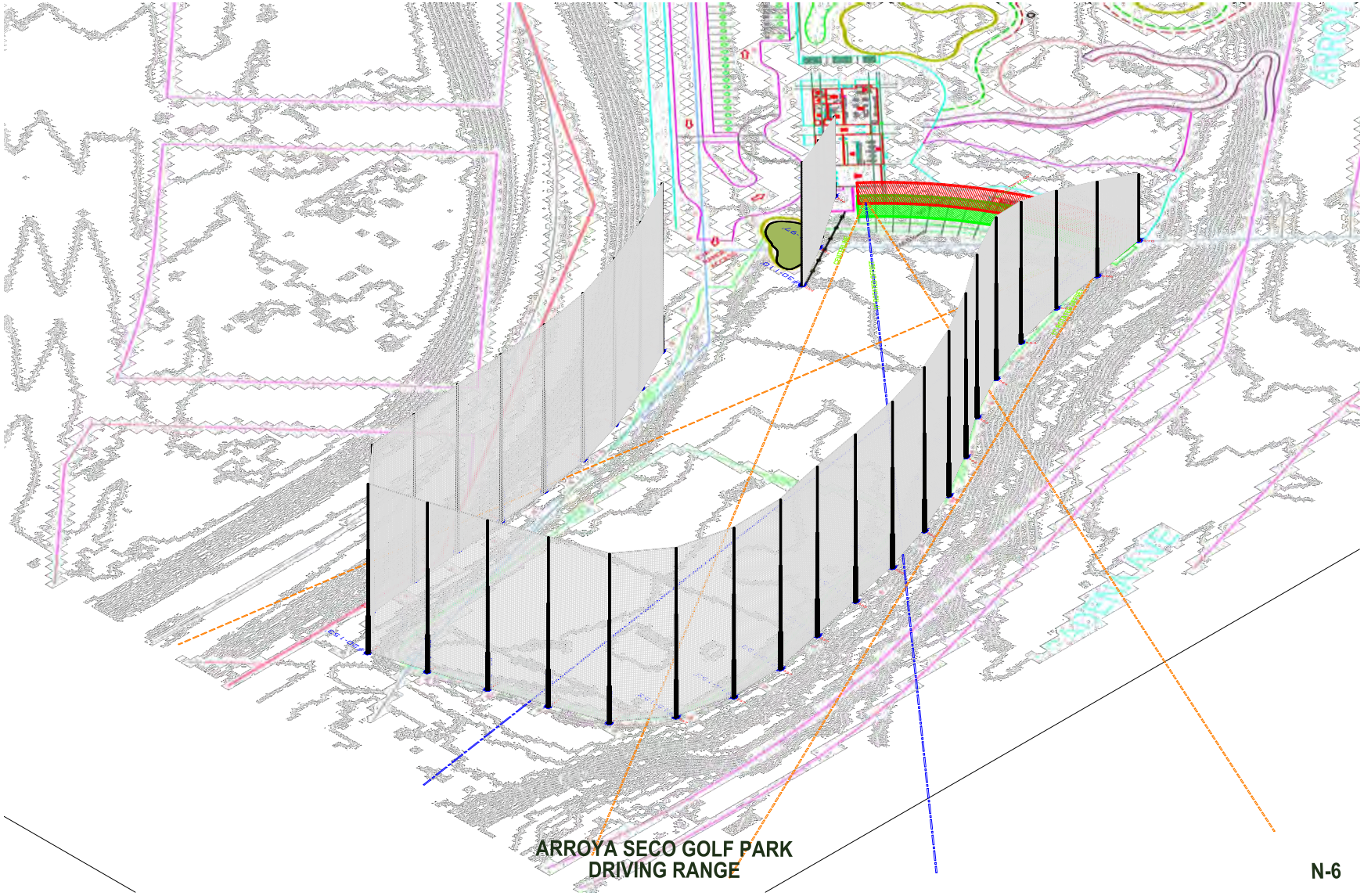
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FORREST RICHARDSON
GOLF COURSE ARCHITECTS

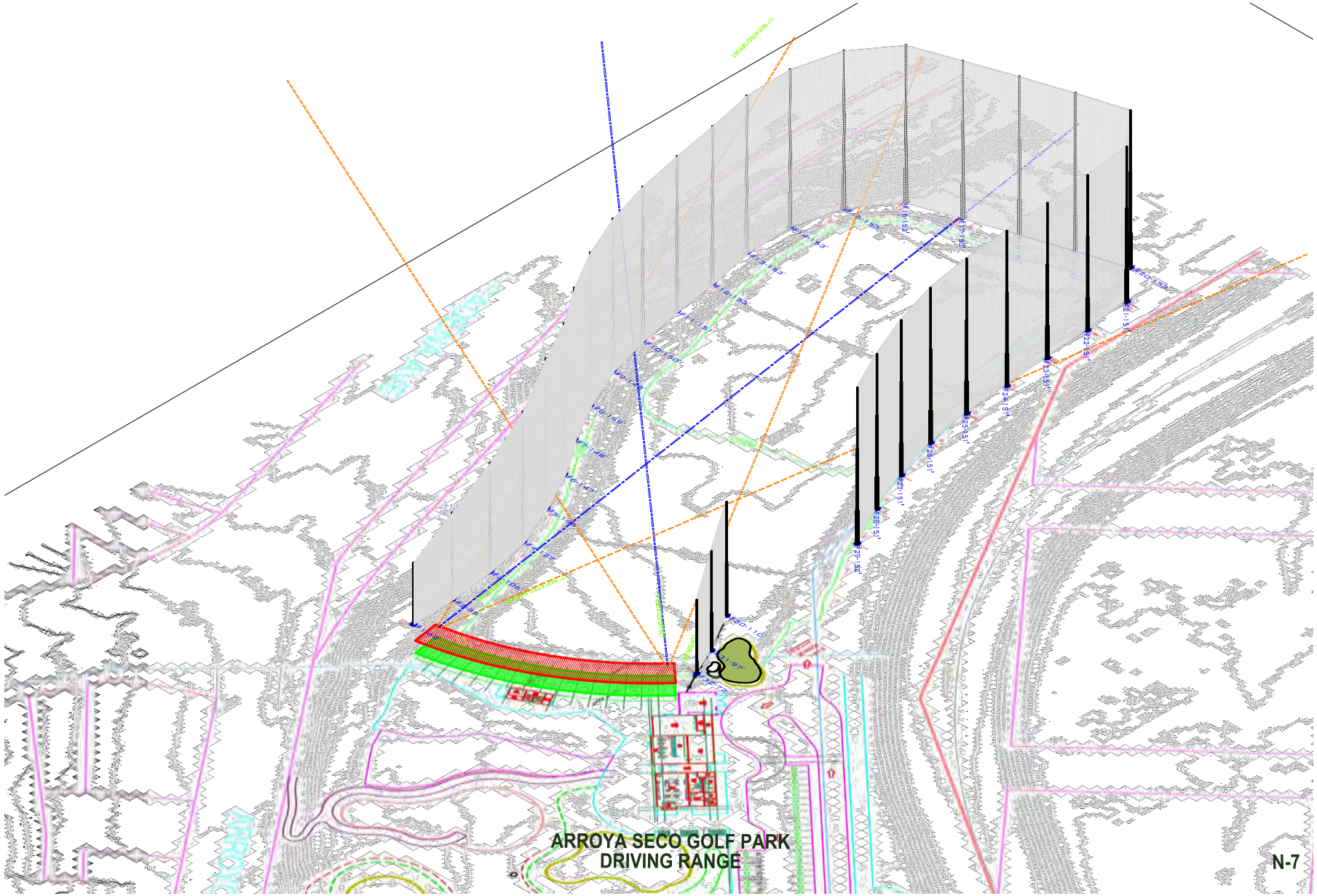
Updated 12-15-24



Updated 12-15-24



Updated 12-15-24



Updated 12-15-24

5

THE 18-HOLE GOLF COURSE

REIMAGINE THE 18-HOLE, PAR-3 COURSE

Renovate and vitalize the 18-hole par-3 course, preserving yardage and improving quality in terms of teeing areas, drainage, irrigation and conditions.

Take the opportunity to make room for new and beneficial environmental initiatives — wetlands, less water use and additional oak tree habitat.

COMPREHENSIVE MASTER PLAN



REMODELED 18-HOLE PAR-3 COURSE

SCORECARD (Out Nine)

HOLE	PAR	BACK	FWD
1	3	110	75
2	3	130	100
3	3	80	65
4	3	100	55
5	3	85	60
6	3	95	70
7	3	110	55
8	3	90	75
9	3	100	70
	27	900	555

(In Nine)

HOLE	PAR	BACK	FWD
10	3	90	70
11	3	130	90
12	3	115	65
13	3	85	50
14	3	120	105
15	3	145	100
16	3	115	85
17	3	130	95
18	3	105	80
	27	1035	740
	54	1935	1295

- 18-Holes, all par-3
- 1,935 Back-tee Yardage
- New artificial tees / 2-per Hole
- Flexible Yardage for diversity of ability
- Conversion of managed turfgrass from >18 acres to 8.3 acres total
- Integration of naturalized zones with oak and sycamore clusters
- New restroom serving Holes 4 and 13

FORREST RICHARDSON GOLF COURSE ARCHITECTS


BEFORE


AFTER


Enhanced Stream
Reconstructed Greens
Enlarged & Enhanced Artificial Tees
New Solar Lighting
> 80 New Trees
Managed Turf Conversion to Native Grass

GOLF COURSE & RANGE GRADING CONCEPT



PROPOSED NEW IRRIGATION WATER SYSTEM



FORREST RICHARDSON GOLF COURSE ARCHITECTS

EXISTING CONDITIONS – WATER USE

Site Information & Historical Data							Area information			
Arroyo Seco Golf Course ESTIMATES										
Evapotranspiration* (ETo)										
* Eto data from Department of Water Resources										
							Area	size (acres)	size (sq/ft)	Irrigation Efficiency (IE)
Months	ET			1 acre foot (gallons)	325,851		Existing golf course & driving range	19.75	860,310	50.0%
Jan	2.1			1 acre inch	27,154					*IE is reduced due to age of system and inefficiency*
Feb	2.7									
Mar	3.7									
Apr	4.7									
May	5.1									
Jun	6									
Jul	7.1									
Aug	6.7									
Sep	5.6									
Oct	4.2									
Nov	2.6									
Dec	2									
Totals	52.5									
Est. Range of Annual Irrigation Usage										
ET Reduction - management						Days	Daily			
Turf Coefficient						per	Average			
80% of ET with 50% IE						Month	Irrig. & Evap.			
Months	ET	Plant Factor (% of ET)	Irrigation Efficiency	Gallons			Gallons			
Jan	2.1	80%	50%	1,792,198		31	57,813			
Feb	2.7	80%	50%	2,304,254		28	82,295			
Mar	3.7	80%	50%	3,157,682		31	101,861			
Apr	4.7	80%	50%	4,011,109		30	133,704			
May	5.1	80%	50%	4,352,480		31	140,403			
Jun	6	80%	50%	5,120,565		30	170,686			
Jul	7.1	80%	50%	6,059,335		31	195,462			
Aug	6.7	80%	50%	5,717,964		31	184,450			
Sep	5.6	80%	50%	4,779,194		30	159,306			
Oct	4.2	80%	50%	3,584,396		31	115,626			
Nov	2.6	80%	50%	2,218,912		30	73,964			
Dec	2	80%	50%	1,706,855		31	55,060			
Totals	52.50			***44,804,945***		365				

Existing Water Use
44,804,945 gallons
(annual)

RENOVATED COURSE – WATER USE PROJECTION

Site Information & Historical Data

Arroyo Seco Golf Course ESTIMATES

Evapotranspiration* (ETo) & Water Surface Evaporation^ (WSE)

*** Eto data from Department of Water Resources**

Pan evap data from NOAA Pan Evaporation info data archive - 1982 Tujunda Spreading Gr

	ET	WSE
Jan	2.1	3.35
Feb	2.7	3.7
Mar	3.7	5.04
Apr	4.7	6.06
May	5.1	7.68
Jun	6	8.03
Jul	7.1	10.16
Aug	6.7	9.61
Sep	5.6	7.36
Oct	4.2	5.79
Nov	2.6	4.53
Dec	2	3.5
Totals	52.5	74.81

1 acre foot (gallons)	325,851
1 acre inch	27,154
Wetlands (sq ft)*	30,492
Wetlands (acres)	0.70

Estimated Weekly & Daily Irrigation Demand

Area information (Design ET)

Area	size (acres)	Irrigation Efficiency (IE)
18 Hole golf course	8.5	80.0%
Driving Range	4.0	80.0%
Naturalized zones	7.3	80.0%

Application Amount (inches)

	1 inch	Weekly (1.5 in)	Daily (.20)
	Gals	Gals	Gals
18 Hole golf course	288,514	432,771	57,703
Driving Range	135,771	203,657	27,154
Naturalized zones	247,783	371,674	49,557

Pumping Projections

Est. Max Usage	134,414
Water Window Hours	5
Est. Hourly Pumping Rate (gpm)	**515.2518938** includes ~15% buffer

Est. Range of Annual Irrigation Usage

	ET Reduction - management **Turf Coefficient** *90% of ET with 75% IE*			ET Reduction - management **Naturalized Coefficient** *30% of ET with 75% IE*		Monthly Wetlands Evaporation Loss		Days per Month	Daily Average Irrig. & Evap.
	90% of ET	Gallons		30% of ET	Gallons	WSE	Gallons		Gallons
Jan	1.89	801,899	Jan	0.63	156,103	3.35	63,677	31	32,957
Feb	2.43	1,031,013	Feb	0.81	200,704	3.7	70,330	28	46,502
Mar	3.33	1,412,870	Mar	1.11	275,039	5.04	95,800	31	57,539
Apr	4.23	1,794,726	Apr	1.41	349,373	6.06	115,188	30	75,310
May	4.59	1,947,469	May	1.53	379,107	7.68	145,981	31	79,760
Jun	5.40	2,291,140	Jun	1.80	446,009	8.03	152,634	30	96,326
Jul	6.39	2,711,182	Jul	2.13	527,777	10.16	193,121	31	110,712
Aug	6.03	2,558,439	Aug	2.01	498,043	9.61	182,667	31	104,489
Sep	5.04	2,138,397	Sep	1.68	416,275	7.36	139,899	30	89,819
Oct	3.78	1,603,798	Oct	1.26	312,206	5.79	110,056	31	65,357
Nov	2.34	992,827	Nov	0.78	193,270	4.53	86,106	30	42,407
Dec	1.80	763,713	Dec	0.60	148,670	3.5	66,528	31	31,578
Totals	47.25	***20,047,474***	Totals	15.75	***3,902,575***	74.81	***1,421,987***	365	

Total Water Use Estimate ***25,372,035*** ***Water Use Reduction versus Current Estimate*** ***43%***

New Water Use 25,372,035 gallons (annual)

43% Reduction

FORREST RICHARDSON GOLF COURSE ARCHITECTS

NEW IRRIGATION TECHNOLOGY



Central computer with interactive map and smart device access



Flow optimized control with integration with pump station



Engineered Pump Station with VFD controls



High efficiency control and nozzle technology sprinklers



Moisture sensing soil probe



On-site weather station

IRRIGATION & WATER CONSERVATION SCHEMATIC



PRESERVATION OF EXISTING TREES



All existing and viable oaks and sycamores on the golf course areas will be preserved under the proposed Master Plan — (80) New trees (Oaks and Sycamores) are shown on the Master Plan to be added within habitat areas throughout the reimagined golf course.

TREE PRESERVATION & ADDED TREE HABITATS



- Add ±80 new trees appropriate to the Arroyo Seco corridor and ecosystem
- Oak and Sycamore varieties
- Secondary varieties: Camphor, Valley Oak and California Walnut
- Preserve all existing Oaks and Sycamores, except those diseased and/or unsafe





Conceptual Images

PALM TREE GROVE CREATION FOR OWL HABITAT



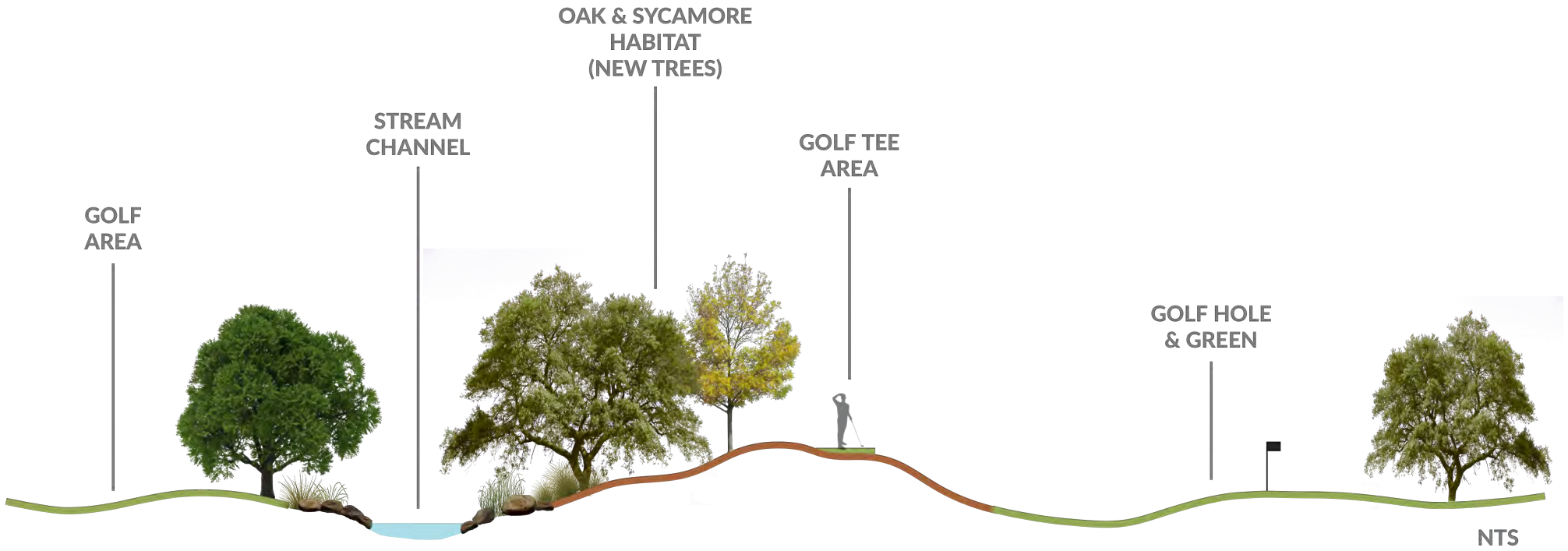
Hooded Owl

- Transplant existing palm trees
- Create a ‘palm grove’ in and around the clubhouse as a landscape theme
- Palm trees in California are a favorite Habitat of the Hooded Oriel



Conceptual Image

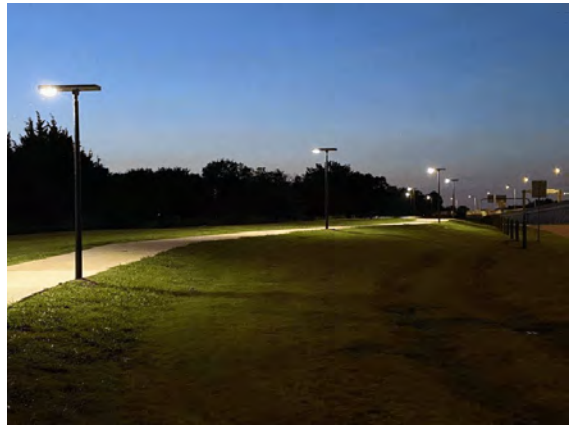
REDUCTION OF MANAGED TURF TO NATIVE HABITAT



Conceptual Section

MASTER PLAN LIGHTING APPROACH





Sample Lighting

- Follow Illuminating Engineering Society (IES) Standards
- RP-6-15 Standard on lighting for outdoor sports (using solar equivalent)
- Lighting criteria for illuminance, uniformity, color temperature, source selection, light pollution, and spectrum should be incorporated
- Driving Range: 1 footcandle (adjusted for solar/LED)
- Recreational and Training: 15-30 footcandles (adjusted for solar/LED)

6

WETLANDS — FOR WATER QUALITY

IMPROVE WATER QUALITY & FOSTER LEARNING

As part of the golf renovation and reimagination, create new wetlands areas that will improve water quality as it makes its way through the Arroyo Seco Golf site.

As part of this new environmental component, develop a bird-watch trail and platform with interpretative signage and educational opportunities.

NEW WETLANDS & HABITAT AREAS



SAFE CLEAN WATER PROGRAM — *Grant Funding Potential*



Driving Range Stormwater Cistern



North Wetland's Diversion Outfall to Golf Course

Examples of study projects involving the Safe Clean Water Program that can be furthered by the Arroyo Seco Golf Course planning and improvement work

7

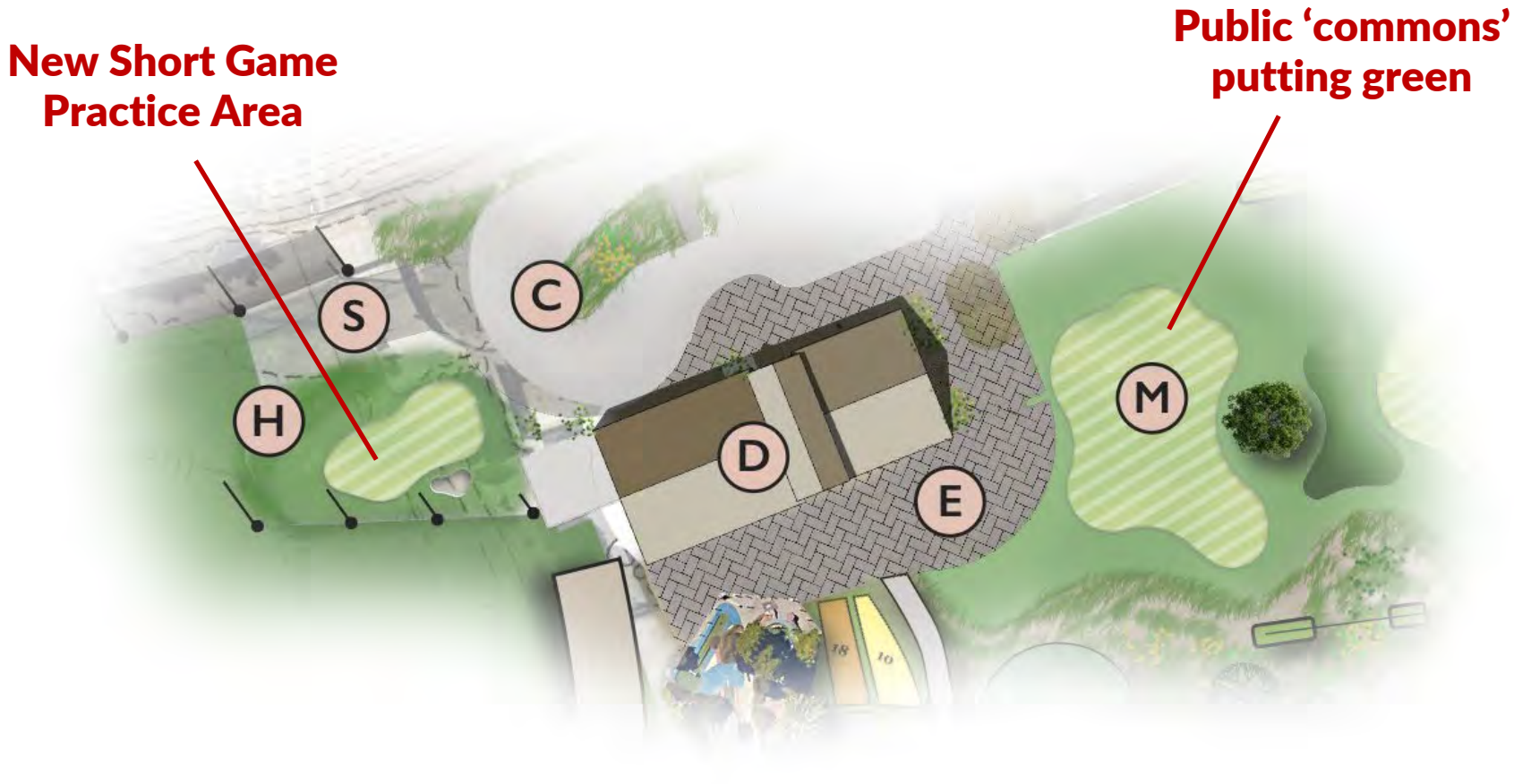
GOLF PRACTICE & PUBLIC PUTTING

BRING THE GAME OF GOLF TO EVERYONE

Develop a new public putting green that can be enjoyed by all on an outdoor 'commons' where putters and balls are free to use by all.

Integrate a short game practice area to the driving range area, to be used by golfers and as an instruction space.

PUBLIC 'COMMONS' GREEN & SHORT GAME AREA



8

ENHANCED MINI-GOLF

BLEND CLASSIC MINI-GOLF WITH PUBLIC ART

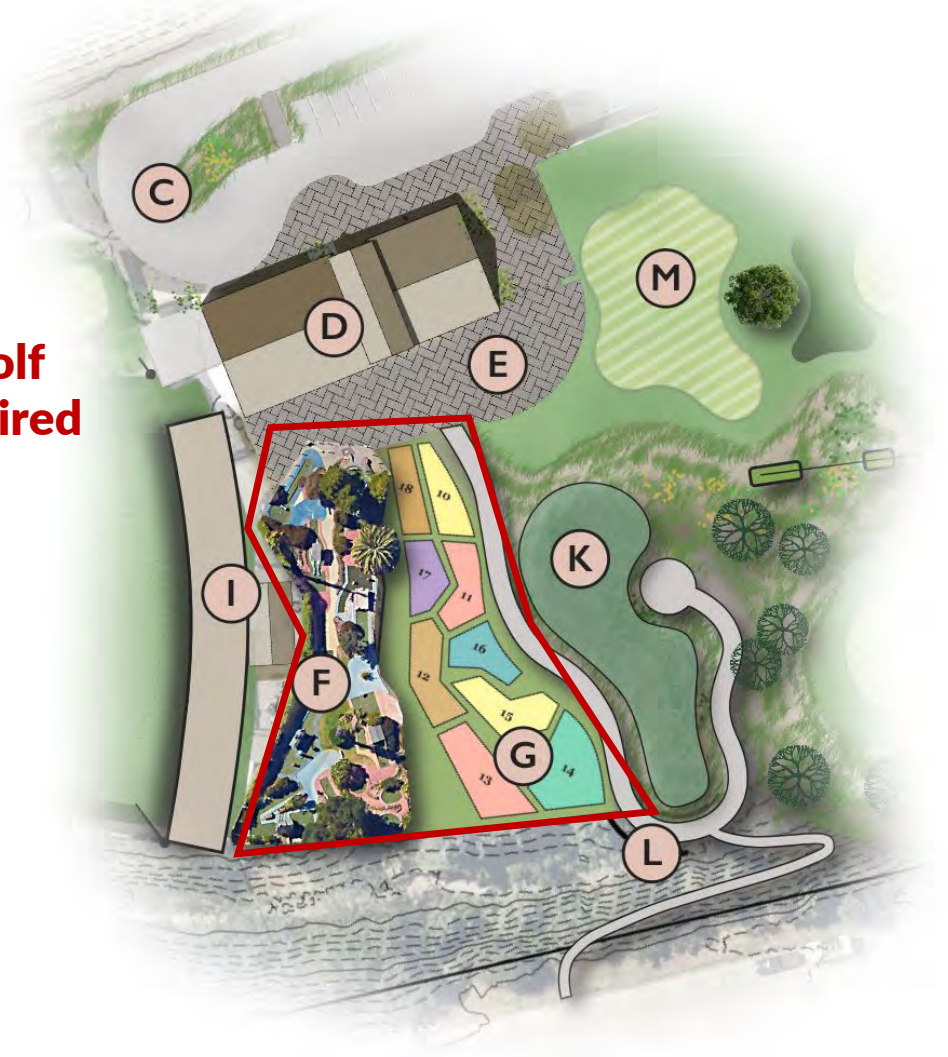
We asked the public whether 'preservation' was important when it came to the vintage mini-golf course — and they responded with a resounding 'yes' … 68% of all surveyed.

The concept is to preserve the existing 9-holes of classic 1960s mini-golf while creating nine new holes — each imagined by a different artist selected by the South Pasadena Public Arts Commission.

RESTORE THE OLD 9-HOLES ... BUILD 9 NEW HOLES



9-new Mini-Golf Holes, each inspired by an artist



FORREST RICHARDSON GOLF COURSE ARCHITECTS

RESTORE THE OLD 9-HOLES – BUILD 9 NEW HOLES



+





Conceptual images

AN ARTS PROCESS TO CREATE SOMETHING SPECIAL





Conceptual images



FORREST RICHARDSON GOLF COURSE ARCHITECTS

THE NEW 'PUBLIC ART' MINI-GOLF PROCESS

- Restoring the existing c.1960s mini-golf (9-holes)
- Creating a new 9-holes of mini-golf (that will be ADA compliant) is envisioned as a project of the Community Services Department, with assistance by Public Arts Comm.
- The new 9-holes of Mini-golf will allow artists to propose designs under a juried program
- Designs may have a common theme, yet to be determined (Environment, Heritage, Arroyo Seco History, etc.)
- The City will compensate artists (a) for design, (b) for plans, (c) for hands-on time during fabrication/building
- Recommended commission is in a range of $15,000 to $20,000 for each artist
- Guidelines for size, footprint will be provided to each artist based on a lottery system
- Designs will need to be functional (outdoor, ADA, buildable, within a pre-defined budget)
- The completed mini-golf will be a lasting legacy for South Pasadena with opportunities to promote the arts
- The project budget would be part of the golf improvement work, unless otherwise determined by the City

9

MAINTENANCE FACILITY

STATE-OF-THE-ART MAINTENANCE FACILITY

Relocate and rebuild the aging facility, creating a safe and efficient new building that will accommodate an all-electric fleet of equipment to care for the Arroyo Seco Golf assets.

Lay the foundation for the City to charge maintenance equipment with solar panels, and to begin using robotic mowers and range ball collectors.

MAINTENANCE FACILITY – NEW & RELOCATED



MAINTENANCE FACILITY PROGRAM

#	PROGRAM
1	**Maintenance Yard**
	Workshop
	Tool Storage
	Mud Room
2	**Administration**
	Office
	Reception & Open Office
	IT & Electrical
3	**Staff Support**
	Break Room
	Lockers
	Unisex Restroom
4	**Public Restrooms**
	Unisex Restroom [2]



MAINTENANCE FACILITY ARCHITECTURAL THEME







Conceptual Images

PROPOSED ALL-ELECTRIC FLEET — WITH ROBOTICS









Conceptual Images

10

A NEW BRAND & THEME

RE-IMAGINED NAME & BRAND

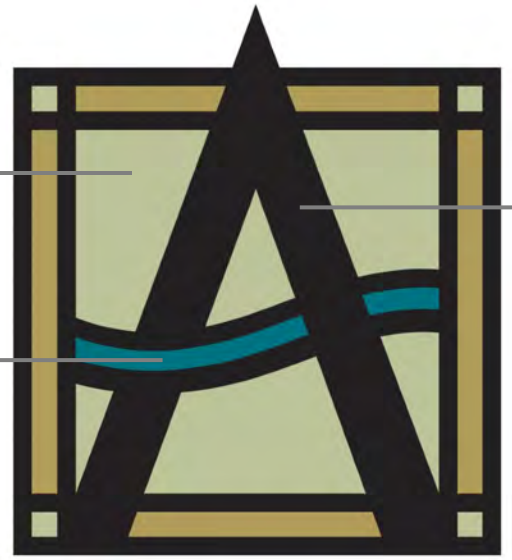
Establish the Arroyo Seco Golf Course as being 'more' than just a golf facility — Create a sense of place that is more welcoming to non-golfers and the community as a whole.

Embrace the reimagined facility as a 'trail stop' for hikers and bicyclists, offering food, drink and entertainment.

RE-IMAGINED NAME & BRAND



RE-IMAGINED NAME & BRAND



ARTS & CRAFTS MOTIF

A STONG "A"

THE ARROYO RUNS THROUGH THE PARK

ARROYO SECO

GOLF PARK

DECORATIVE IRON FONT "HOMESTEAD"

COMMUNICATING GOLF & OPEN SPACE

THE BRAND INTEGRATED TO THE SITE



FORREST RICHARDSON
GOLF COURSE ARCHITECTS

THE BRAND INTEGRATED TO THE SITE



PROPOSED BRAND NOMENCLATURE

ARROYO SECO
GOLF PARK

Arroyo Seco Golf Park

The Trail Stop Grill
at Arroyo Seco

Arroyo Seco
Golf Park & Trail Stop Grill

Arroyo Seco Mini-Golf

Arroyo Seco Bird-watch

PROPOSED BRAND COMPONENTS

- Signage
  - > Entry Signage
  - > Clubhouse / Range Signage
  - > Golf Course Tee Signs
  - > Trail Signage — Link to “The Trail Stop at Arroyo Seco”
- Printed
  - > Scorecards
  - > Menus
- Digital
  - > Website
  - > Social Media
  - > Arroyo Seco App

PRELIMINARY PROBABLE COST ESTIMATE

PRELIMINARY PROBABLE COST SUMMARY *(Base Improvements)*

Category	Improvements	Low Range	High Range
Site Items	Demo, Entry Drive, Parking, Utilities, Perimeter Fencing, Clubhouse Landscaping	**$2,500,000**	**$3,000,000**
New Buildings	New Clubhouse & Furnishings	**$6,500,000**	**$7,400,000**
	New Maintenance Facility (less equipment)	**$1,700,000**	**$2,000,000**
Golf Course Areas	Re-build/Remodel All Areas (New Turf, Features, Artificial Tees, Added Trees, Native Conversion, New Irrigation/Pump Sys., Solar Lighting, New Short Game Area & Putting Green)	**$8,700,000**	**$10,000,000**
Mini-Golf	Restore Existing 9-holes, Add 9-holes	**$1,100,000**	**$1,300,000**
Golf Range	Construct New 2-Level Range Structure, New Lighting, Range Targets, etc.	**$2,500,000**	**$2,900,000**
Misc. Public Spaces	View Hill	**$250,000**	**$300,000**
TOTAL PROBABLE COST ESTIMATE		**$ 23,250,000**	**$ 26,900,000**

FORREST RICHARDSON GOLF COURSE ARCHITECTS

PRELIMINARY PROBABLE COST SUMMARY *(Optional Scopes)*

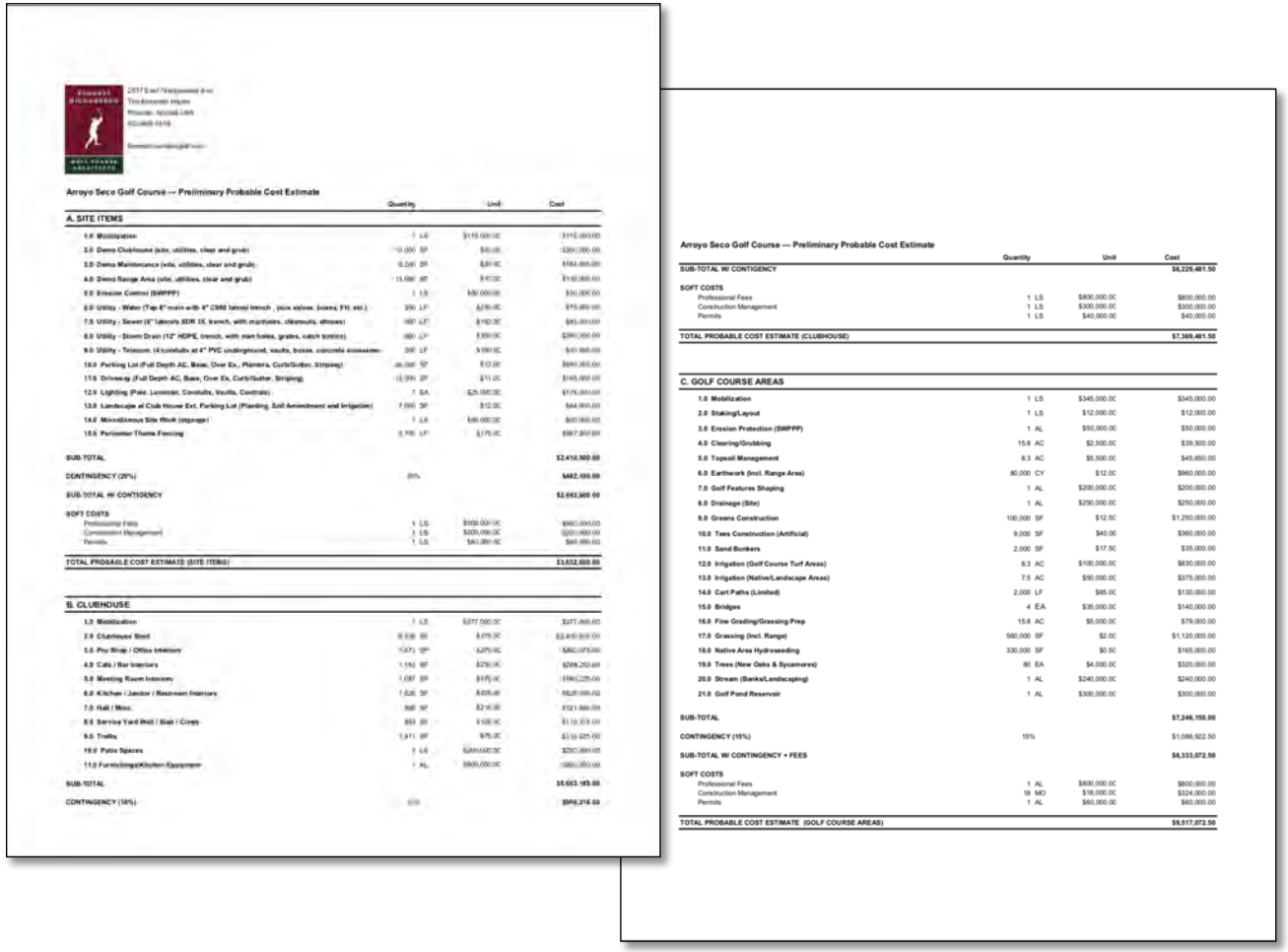
Category	Improvements	Low Range	High Range
Range Containment	Replace Poles & Netting at West & South Sides	**$2,000,000**	**$2,400,000** (1)
Range Containment	Increase Height at North Side (Arroyo Seco)	**$800,000**	**$1,100,000** (1)
Wetlands Areas	Develop (2) New Wetlands Areas	**$350,000**	**$400,000** (2)
Underground Water Storage (Range Area)	Storage System, Water harvesting Pump	**$1,500,000**	**$2,000,000** (3)
Sand Capping	8-in. Sand Import for Golf Course Turfbed	**$300,000**	**$350,000**

(1) Per Tanner Consulting Study

(2) Assumes grading and work performed in conjunction with golf course work

(3) Assumes work performed in conjunction with golf course and range work

PRELIMINARY PROBABLE COST *(Detailed Spreadsheet)*



Arroyo Seco Golf Course — Preliminary Probable Cost Estimate

	Quantity	Unit	Cost
A. SITE ITEMS			
1.0 Mobilization	1	LS	$115,000.00
2.0 Demo Clubhouse (site, utilities, clear and grub)	10,000	SF	$3.00
3.0 Demo Maintenance (site, utilities, clear and grub)	8,240	SF	$30.00
4.0 Demo Range Area (site, utilities, clear and grub)	15.000	AC	$10,000.00
5.0 Erosion Control (SWPPP)	1	LS	$50,000.00
6.0 Utility - Water (Tap 6" main with 4" C900 tblind trench , pvc valves, (vaves), FH, etc.)	200	LF	$75.00
7.0 Utility - Sewer (6" laterals SDR 35, trench, with manholes, cleanouts, elbows)	100	LF	$85.00
8.0 Utility - Storm Drain (12" HDPE, trench, with man holes, grates, catch basins)	800	LF	$300.00
9.0 Utility - Telecom. (4 conduits at 4" PVC underground, vaults, boxes, concrete encasem	200	LF	$150.00
10.0 Parking Lot (Full Depth AC, Base, Over Ex., Planters, Curb/Gutter, Striping)	40,000	SF	$10.00
11.0 Driveway (Full Depth AC, Base, Over Ex, Curb/Gutter, Striping)	15,000	SF	$11.00
12.0 Lighting (Pole, Luminair, Conduits, Vaults, Controls)	7	EA	$25,000.00
13.0 Landscape at Club House Ext. Parking Lot (Planting, Soil Amendment and Irrigation)	7,000	SF	$12.00
14.0 Miscellanous Site Work (signage)	1	LS	$50,000.00
15.0 Perimeter Theme Fencing	3,700	LF	$175.00
SUB-TOTAL			$2,410,500.00
CONTINGENCY (20%)	20%		$482,100.00
SUB-TOTAL W/ CONTIGENCY			$2,892,600.00
SOFT COSTS			
Professional Fees	1	LS	$800,000.00
Construction Management	1	LS	$325,000.00
Permits	1	LS	$60,000.00
TOTAL PROBABLE COST ESTIMATE (SITE ITEMS)			$3,852,600.00
B. CLUBHOUSE			
1.0 Mobilization	1	LS	$277,000.00
2.0 Clubhouse Shell	8,000	SF	$275.00
3.0 Pro Shop / Office Interiors	1,471	SF	$275.00
4.0 Cafe / Bar Interiors	1,150	SF	$250.00
5.0 Meeting Room Interiors	1,087	SF	$175.00
6.0 Kitchen / Janitor / Restroom Interiors	1,625	SF	$225.00
7.0 Hall / Misc.	848	SF	$215.00
8.0 Service Yard Wall / Slab / Cover	853	SF	$150.00
9.0 Trellis	1,911	SF	$75.00
10.0 Patio Spaces	1	LS	$250,000.00
11.0 Furnishings/Kitchen Equipment	1	AL	$800,000.00
SUB-TOTAL			$5,653,193.00
CONTINGENCY (15%)	15%		$848,214.00

Arroyo Seco Golf Course — Preliminary Probable Cost Estimate

	Quantity	Unit	Cost
SUB-TOTAL W/ CONTIGENCY			$6,229,481.50
SOFT COSTS			
Professional Fees	1	LS	$800,000.00
Construction Management	1	LS	$300,000.00
Permits	1	LS	$40,000.00
TOTAL PROBABLE COST ESTIMATE (CLUBHOUSE)			$7,369,481.50
C. GOLF COURSE AREAS			
1.0 Mobilization	1	LS	$345,000.00
2.0 Staking/Layout	1	LS	$12,000.00
3.0 Erosion Protection (SWPPP)	1	AL	$50,000.00
4.0 Clearing/Grubbing	15.8	AC	$2,500.00
5.0 Topsoil Management	8.3	AC	$5,500.00
6.0 Earthwork (Incl. Range Area)	80,000	CY	$12.00
7.0 Golf Features Shaping	1	AL	$200,000.00
8.0 Drainage (Site)	1	AL	$250,000.00
9.0 Greens Construction	100,000	SF	$12.50
10.0 Tees Construction (Artificial)	9,000	SF	$40.00
11.0 Sand Bunkers	2,000	SF	$17.50
12.0 Irrigation (Golf Course Turf Areas)	8.3	AC	$100,000.00
13.0 Irrigation (Native/Landscape Areas)	7.5	AC	$50,000.00
14.0 Cart Paths (Limited)	2,000	LF	$65.00
15.0 Bridges	4	EA	$35,000.00
16.0 Fine Grading/Grassing Prep	15.8	AC	$5,000.00
17.0 Grassing (Incl. Range)	560,000	SF	$2.00
18.0 Native Area Hydroseeding	330,000	SF	$0.50
19.0 Trees (New Oaks & Sycamores)	80	EA	$4,000.00
20.0 Stream (Banks/Landscaping)	1	AL	$240,000.00
21.0 Golf Pond Reservoir	1	AL	$300,000.00
SUB-TOTAL			$7,246,150.00
CONTINGENCY (15%)	15%		$1,086,922.50
SUB-TOTAL W/ CONTINGENCY + FEES			$8,333,072.50
SOFT COSTS			
Professional Fees	1	AL	$800,000.00
Construction Management	18	MO	$18,000.00
Permits	1	AL	$60,000.00
TOTAL PROBABLE COST ESTIMATE (GOLF COURSE AREAS)			$9,517,072.50

Refer to Appendix for the detailed spreadsheet of the Preliminary Probable Cost Estimates developed based on the conceptual planning

POTENTIAL FUNDING APPROACHES



Deferred Maintenance for Life Safety Components



Capital Project Funds for Range Containment



Grant Funding for Water Quality (Wetlands)



Public-Private Investment Funding for Components

Return on Investment (ROI) Capital Investment by the City Based on Revenue-generating Components

(Enhanced Golf, Range, Meeting Spaces, Special Event Usage)

GRANT FUNDING OPPORTUNITIES *(Potential Sources Identified)*

- **County of Los Angeles – Safe Clean Water Program**
- **National Science Foundation – Environmental Engineering and Sustainability**
- **National Alliance for Accessible Golf**
- **Southern California Golf Association**
- **Environmental Enhancement Fund 2024**



PHASING OPTIONS

PHASING OPTION A 18-20 MONTHS



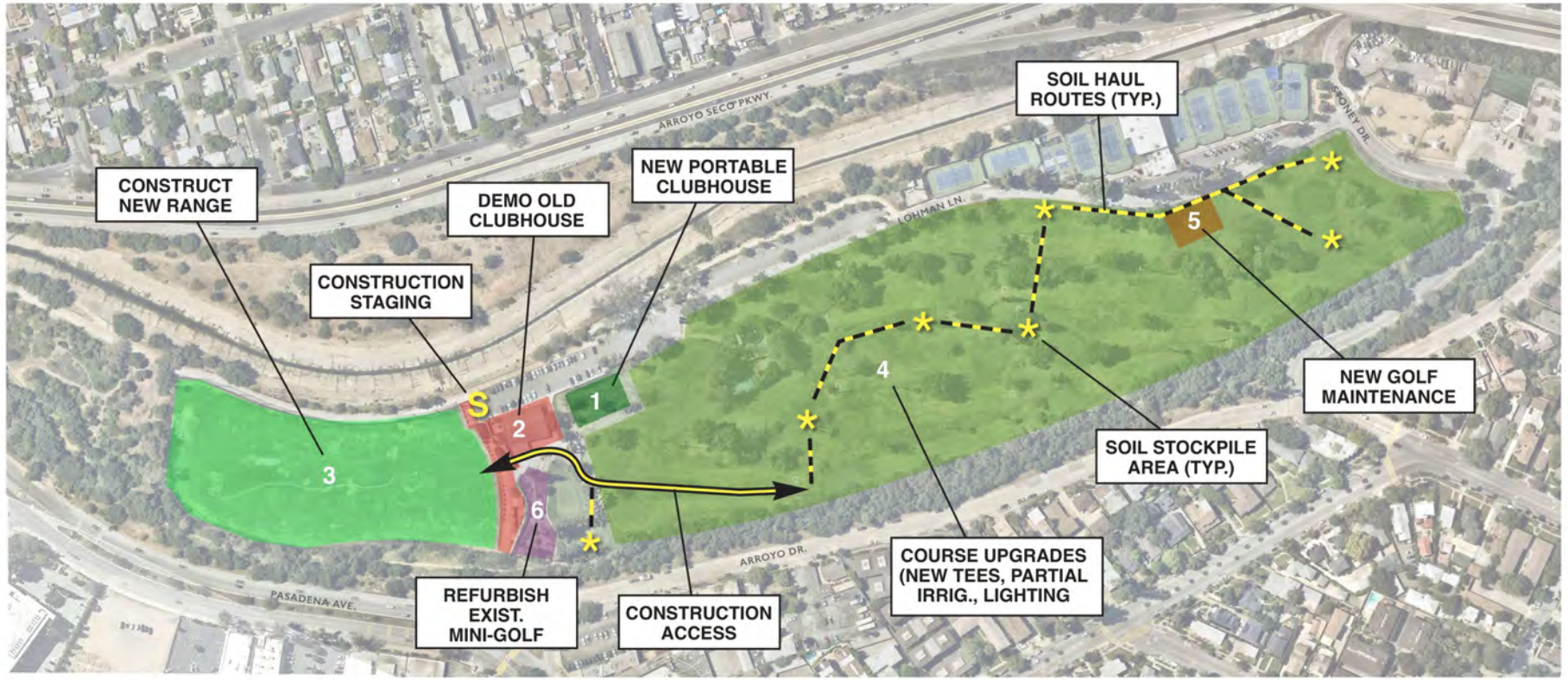
PHASING OPTION B 30-36 MONTHS



PHASING OPTION C 24-30 MONTHS



LONG RANGE PLAN APPROACH OPTION



11-30-24 (V1)

LONG RANGE IMPROVEMENT OPTION — *Phase I*

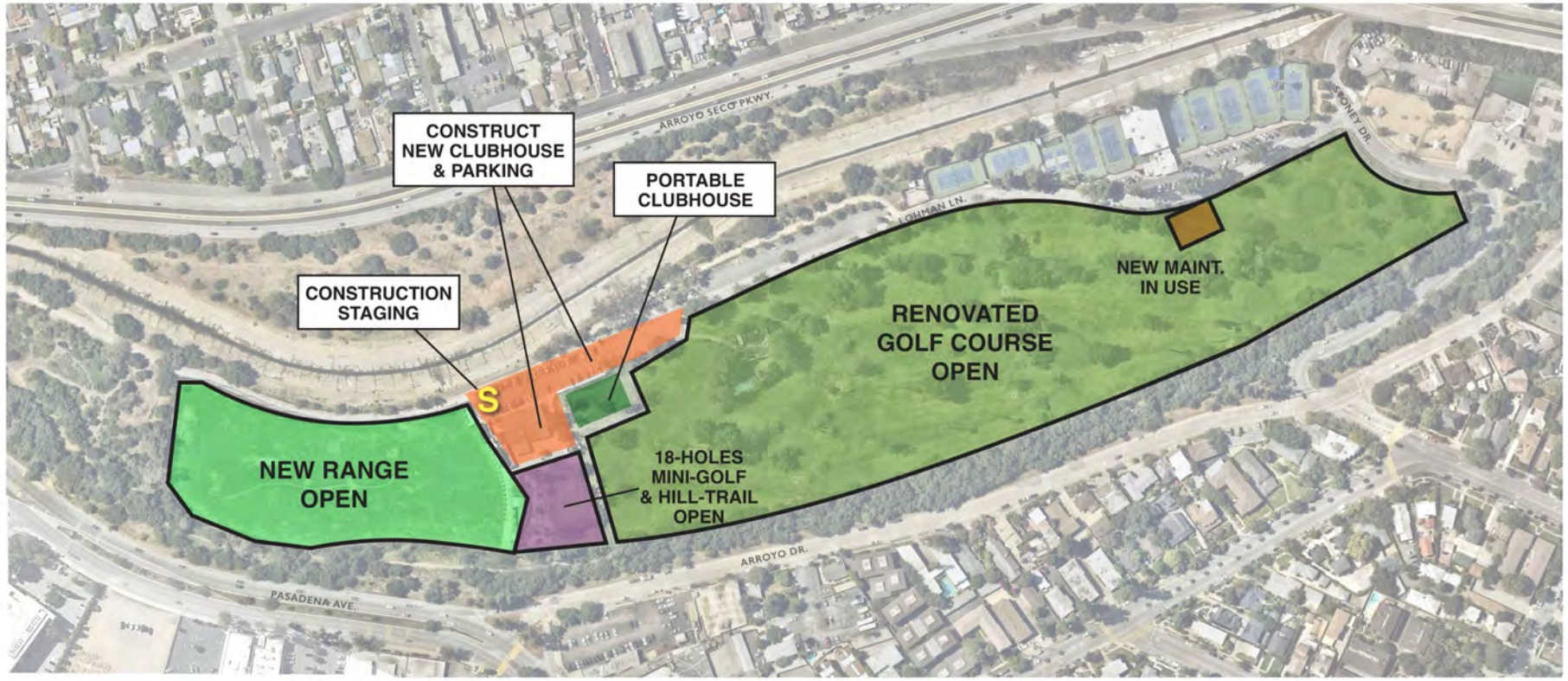
LONG RANGE PLAN APPROACH OPTION



11-30-24 (V1)

LONG RANGE IMPROVEMENT OPTION — *Phase II*

LONG RANGE PLAN APPROACH OPTION



11-30-24 (V1)

LONG RANGE IMPROVEMENT OPTION — *Phase III*

PRELIMINARY PROBABLE COST SUMMARY *(Long Range Approach)*

PHASE I	Portable Clubhouse Building, New 2-Level Range, Lowered Rage, Partially Improved Course, New Maintenance Facility & 9-Holes Mini-golf Restored	$ 11-12 million
PHASE II	Balance of Golf Course Improvements (course-wide), Demolition of Old Maintenance Facility and New 9-holes of Mini-Golf	$ 9-10 million
PHASE III	New Entry Drive with Expanded Parking & the Permanent, New Clubhouse Building	$ 8-9 million
	TOTAL PROBABLE COST ESTIMATE (Long Range Approach)	**$ 28 - 31 million**

REPORT DISCLAIMER STATEMENT

This Preliminary Probable Cost Estimate is based on the following conditions:

(1) All statements of the Estimated Probable Construction Cost prepared by the Consultant shall represent the Consultant's best judgment as a design professional of the probable construction cost for the Project. It is recognized, however, that neither the Consultant nor the City has control over the cost of labor, materials, equipment or course accessories, over any contractor's methods of determining bid prices, or over competitive bidding, market or negotiating conditions. Accordingly, Consultant does not warrant or represent that bids or negotiated prices will not vary from any project budget which may have been proposed, projected, established or approved by the City or from any Statement of Probable Construction Cost or other cost estimate or evaluation prepared by the Golf Course Architect. The preliminary estimates herein are based on conceptual plans and in some instances are based on allowances, lump sums and other magnitude of cost format that is a reasonable estimate based on the conceptual level of the designs, plans and approaches to the proposed work covered by Consultant's work and services.

(2) No environmental or other unforeseen site mitigation has been assumed in the preparation of these probable cost estimates.

(3) Consultant's work have been prepared using data, surveys and instructions from the City and City's consultants. Accordingly, Consultant has endeavored to make accurate take-offs and calculations on areas, dimensions and requirements for the proposed work. However, given the conceptual nature of the proposed improvements and reliance on City provided information, Consultant's estimates are limited by these factors.

(4) Phasing of the project will affect probable cost estimates. The probable costs herein are based on a single project contract using prevailing wage factors for the South Pasadena, California area. Phasing of the work into multiple contracts will amount to higher project costs. Any statements of phasing cost impacts are subject to these same conditions.

(5) Recommendations by the Consultant may be optional in some instances. However, it is the aggregate of recommendations that form the proposed improvements as designed and conceptually planned in order to meet the City's goals and objectives as determined by the Consultant in coordination with the City and public input. Should portions of the proposed improvements be omitted as "optional" it is best for the City to re-engage the Consultant for opinions, impacts and other considerations in order that goals, objectives and the intent of the proposed improvements be adhered to for the purposes so noted.

(6) Consultant's work and se3rvices have relied on sub-consultants approved by the City, including some consultants engaged by the City directly. The City has also provided data and information from other jurisdictions, agencies and public utilities to the Consultant. Consultant shall not be held liable for any good faith reliance on sub-consultants, including the City's own data and information or that conveyed via the City to Consultant.

(7) Time is of the essence in forming budgets based on the above Preliminary Cost Estimates. Contingencies included represent the Consultant's best judgement on project contingencies during the work being carried out, and do not reflect cost escalations from the date of this document until actual bids are secured from qualified contractors. The costs estimated above are based on fair market value (prevailing wage) project costs at the time of the preparation of this document. No estimation of future costs from the date of this document to any time certain has been provided, nor should the City rely on any statements of such cost escalations or estimates thereto.

Prepared by:

Forrest Richardson Golf Course Architects
(dba: Golf Group Ltd.)
2337 East Orangewood Avenue
Phoenix, Arizona 86020
602-906-1818

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