



**City of New York
Parks & Recreation**

The Arsenal
Central Park
New York, NY 10021

Solicitation # Q10-GC

REQUEST FOR PROPOSALS

**FOR THE RENOVATION,
OPERATION AND MAINTENANCE OF AN
18-HOLE GOLF COURSE AND CLUBHOUSE AT
CLEARVIEW GOLF COURSE, QUEENS**

COURSE SUPPLEMENT

Issue Date
July 8, 2003

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Mayor of the City of New York
Commissioner of Parks & Recreation
Assistant Commissioner for Revenue
Borough Commissioner of Queens

COURSE BACKGROUND:
CLEARVIEW GOLF COURSE

Founded in 1925, Clearview Golf Course is aptly named for its views of the East River and the Long Island Sound. Located near Little Neck Bay, the course is bounded by the Clearview Expressway, 23rd Avenue, 202nd Street, and Bell Boulevard. Landscape architect Willie Tucker designed the golf course, which lies on gently rolling terrain.

Upon the purchase of this property by the City of New York in 1931, Parks acquired jurisdiction over Clearview Park and Golf Course. Between 1935 and 1940, Parks redesigned the entire course and built new club facilities. In 1957, the Triborough Bridge and Tunnel Authority acquired lands on the eastern side of the property that it would use for the construction of Clearview Expressway. That year, the installation of a new course drainage system also began.

Today, Clearview Golf Course is a public 18-hole course located about 15 miles from midtown Manhattan. The somewhat hilly course contains both straight, open fairways as well others lined with trees and forest. Clearview is far and away the City's most popular golf course, with roughly 90,000 rounds played each year. It is designed for beginner to intermediate level players, and par ranges from 3 to 5 strokes. The course's signature hole is #17, which is a 395-yard, par 4 hole that offers spectacular views of the Long Island Sound and Throgs Neck Bridge. The course's longest hole is #2 at 473 yards. The facility includes such amenities as a pro shop, lessons, clinics, a clubhouse, lockers, a snackbar, a lounge/bar, and a snack cart roaming the course.

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

PROJECT DESCRIPTION: **CLEARVIEW GOLF COURSE**

Clubhouse

The existing clubhouse houses both a snackbar and pro shop. Although the current concessionaire recently performed renovations, Parks is seeking a substantial upgrade of the facility. In addition to providing all equipment and accessories necessary for the successful operation of the pro shop and snackbar, the concessionaire will be expected to submit plans and designs for the renovation and/or reconfiguration of the clubhouse, including the lobby, restrooms and locker areas, and 2nd floor reservations office. Parks will consider proposals that expand the snackbar and renovate the grille room.

Parking Lot

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

Community Relations

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

CAPITAL IMPROVEMENTS

Recent Capital Improvements

As part of the 2001 golf course irrigation project, as detailed in the General Guidelines RFP, Clearview Golf Course received approximately \$1.6 million worth of capital work, including the following improvements:

- 12 miles of new underground irrigation lines
- 540 Rainbird automated sprinkler heads
- New state-of-the-art, computerized pump house
- New play-enhancing holding pond
- New water well
- Electrical service upgrade to power new irrigation system
- Extensive fairway reseeding / resodding
- Rebuilt tee at 16th hole
- Reconstructed 1st fairway and 2nd tee

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

Anticipated Improvements

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

Course Improvements

- Construct stair from cart path at 16th tee

- Rehabilitate existing pond and weir system at front of clubhouse to control algae
- Construct new roof and perform renovation work to existing pump house utilized as accessory building

Clubhouse Improvements

Parks will consider favorably proposals that demonstrate sensitivity to the architectural and historic character of existing structures. The following is a list of the anticipated improvements to the clubhouse.

- Renovate central lobby with new matting, siding, lighting and ceiling
- Repair brick work on back porch
- Repair/replace doors at back of clubhouse
- Repair/replace doors and windows, as needed
- Patch roof, as needed
- Renovate locker room area and redesign space
- Renovate restrooms

In addition, Parks will consider proposals to expand the snackbar and renovate the grille room.

Auxiliary Structure Improvements

- Renovate or construct new starter's station
- Replace or refurbish all storage sheds, and provide landscaping to screen
- Install a new canopy over the patio
- Provide landscaping, including flowers, flowering shrubs, and flowering trees, in front of clubhouse, adjacent to patio

THE TERM

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

CLUBHOUSE TOUR

Parks representatives will conduct a tour of the Clearview clubhouse on **Wednesday, August 13, 2003 at 2:00 PM**. We will be meeting at the entrance to the clubhouse. If you are considering proposing on this course, please make every effort to attend this meeting.