



**City of New York
Parks & Recreation**

The Arsenal
Central Park
New York, NY 10021

Solicitation # Q411-R-GC

REQUEST FOR PROPOSALS

**FOR THE RENOVATION, OPERATION, AND
MAINTENANCE OF AN 18-HOLE
GOLF COURSE AND HIGH-QUALITY
RESTAURANT/CATERING FACILITY AT
DOUGLSTON GOLF COURSE, QUEENS**

COURSE SUPPLEMENT

Issue Date
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Mayor of the City of New York
Commissioner of Parks & Recreation
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COURSE BACKGROUND:
DOUGLASTON GOLF COURSE

Bounded by 61st Avenue, Commonwealth Boulevard, and 72nd Avenue, Douglaston Park lies on the site of the former North Hills Country Club Golf Course. The North Hills Golf Club selected this site in the Douglaston neighborhood for its rolling and scenic terrain. A father and son team of landscape architects, Willie Tucker Sr. and Jr., laid the 18-hole course, which opened on Labor Day 1927. The course featured an elegant Spanish Mission style clubhouse, which many consider to be architect Clifford C. Wendehack's finest work. Between 1962 and 1963, the City of New York purchased the 104.6 acres of property that comprise Douglaston Golf Course. Upon acquisition of the property, Parks assumed jurisdiction over the golf course.

Today, Douglaston Park offers a public 18-hole golf course located approximately seventeen miles from midtown Manhattan. The course is designed for beginner to intermediate skill level players. The fairways are wide, tree-lined, and sloping. Hole # 5 is the course's signature hole; it requires driving over water to a small, well-bunkered green. At 495 yards, the course's longest hole is the 18th. Douglaston Golf Course also features a pro shop, lessons and clinics, a practice putting green, a clubhouse, a men's locker room, a restaurant, a catering facility, a bar/lounge, a snackbar, as well as snack carts at the 6th and 15th holes.

THIS DOCUMENT CONTAINS INFORMATION THAT IS SPECIFIC TO DOUGLASTON 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: **DOUGLASTON GOLF COURSE**

Clubhouse

The existing clubhouse contains both a snackbar and pro shop. Although the current concessionaire recently renovated the snackbar, Parks would look favorably upon proposals to further upgrade the facility. Parks is also seeking a substantial renovation of the pro shop. 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. Parks expects the concessionaire to upgrade the locker and restroom areas as well.

Restaurant and Catering Facility

Adjacent to the clubhouse, but within the same building, is the restaurant/catering facility. The restaurant/catering facility is wood framed with primarily stucco-finished exterior walls and a red clay tiled roof. The interior has mostly plaster wall finishes, varying floor finishes and either exposed wood beams or drop ceilings.

Parks is seeking an extensive renovation of the restaurant/catering facility. The successful concessionaire will be required to completely restore the building's façade, replace the boiler, provide a new HVAC unit, renovate the interior décor, replace kitchen equipment, and perform various other repairs to the facility.

Parking Lot

Down a slight hill from the restaurant is the parking lot. This lot serves both the golf course and the restaurant; there is a driveway to the front door of the restaurant for valet service. The parking lot requires regrading, curb repair, paving/stripping, and the removal of underbrush from the perimeter. Prospective proposers should also devise and submit security plans for the parking lot.

Community Relations

Parks will view favorably proposals that demonstrate an awareness of the role of the golf course, restaurant, and catering facility as an integral part of Douglaston Park and demonstrate a commitment to cooperate with and support Douglaston 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, Douglaston Golf Course received approximately \$1.5 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 and new transformer to power new irrigation system
- Extensive fairway reseeded / resodding
- Reconstructed 1st fairway and 2nd tee
- Improved access to pump house for maintenance vehicles
- Reconstructed various sections of cart paths

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 Douglaston Golf Course:

Course Improvements

- Rebuild all tee boxes, expanding where possible
- Clean out brush and cut back overgrowth in areas surrounding tees, greens and fairways
- Reconstruct 16th green to enlarge, reduce the slope and improve drainage
- Reconstruct 15th green to enlarge and improve drainage
- Improve drainage to low lying greens, particularly greens #7 and #14
- Enlarge 17th green
- Provide new bunkers in approaching slope to 17th green
- Enlarge all par 3 tee areas
- Rebuild and restore sand traps throughout
- Improve cart path, drainage, fencing and landscape around 18th green to make a more attractive entrance to the course from the parking lot

Restaurant and 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 restaurant and clubhouse:

- Restore the façade by repairing all stucco, repairing or replacing windows as needed, replacing wood door and window frames to match the original, painting and repairing cracks
- Repair or replace as needed gutters, drains and downspouts
- Replace the boiler
- Construct a boiler room with a fire-rated enclosure
- Provide a new HVAC unit, the location of which is subject to Parks' approval
- Repair or replace hot water heater, as needed
- Repair or replace staircase railings, as needed
- Cover all exposed conduits and pipes
- Repair damage from leaks, patch roof where necessary
- Replace kitchen equipment as needed
- Renovate restrooms, including replacement of doors, partitions, windows, frames, and mouldings
- Renovate the interior décor
- Paint and repair or replace fence on veranda

Maintenance and Storage Building Improvements

- Install a new roof on golf cart storage area
- Replace roof on existing maintenance building
- Provide new fencing and landscaping to screen maintenance area

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 Douglaston golf clubhouse and restaurant on **Monday, August 18, 2003 at 11:00 AM**. We will be meeting at the entrance of the clubhouse. If you are considering proposing on this course, please make every effort to attend this meeting.