



Memorandum

TO: HONORABLE MAYOR AND
CITY COUNCIL

FROM: Sara L. Hensley

SUBJECT: SAN JOSE MUNICIPAL
GOLF COURSE CART BARN
AGREEMENT

DATE: 06-01-04

Approved

Date

COUNCIL DISTRICT: 4
SNI: N/A

RECOMMENDATION

City Council approval of an agreement with Mike Rawitser Golf Shop to manage the design, bidding, and construction of a new enclosed space for electric carts at the existing maintenance facility at San José Municipal Golf Course, in an amount not to exceed \$400,000.

BACKGROUND

Mike Rawitser Golf Shop (Mike Rawitser), a California corporation, is the current operator of San José Municipal Golf Course. The City entered into an Operation Agreement with Mike Rawitser in 1988 for a term of 25 years; the agreement was revised and extended in 1994. Under the Operation Agreement, Mike Rawitser is responsible for the maintenance and operations, and for certain capital improvements at the San José Municipal Golf Course.

San José Municipal Golf Course was designed by Robert Muir Graves and is an 18-hole, par 72 course totaling 6,659 yards. It averages from 80,000 to 90,000 rounds annually.

ANALYSIS

The golf industry has transitioned from the use of gas powered golf carts to electric powered carts because of new environmental regulations. In fact, gas powered carts are no longer being manufactured. The current fleet at San José Municipal Golf Course is all gas powered.

The existing cart barn storage facility is inadequate to house a fleet of electric powered carts and will need to be modified. The improvement will be to add an area of approximately 4,230 square feet in size which will accommodate a minimum of 60 electric cars and will include the required

charging stations. The exterior design of the new building will match the existing maintenance facility.

This agreement will allow the operator, Mike Rawitser, to manage, on behalf of the City, and implement the design, bidding, and construction of the improvements needed to the existing cart barn to accommodate the electric powered carts. The City will provide funding not to exceed \$400,000 for these improvements. Acquisition of a fleet of electric powered carts will be the responsibility of the operator and not of the City. The proposed agreement is separate from the City's Operation Agreement with Mike Rawitser for the management and operations of the golf course. The improvement to the cart barn is separate and apart from the improvements the operator was obligated to make as part of the Operation Agreement. Those improvements have long been satisfied by the operator.

The design of the cart barn will be reviewed and approved by the Departments of Public Works and Parks, Recreation and Neighborhood Services and the project will be subject to prevailing wage, performance and payment bonds, and the City's bidding and awarding processes.

PUBLIC OUTREACH

N/A

COORDINATION

Preparation of this memo has been coordinated with the City Attorney's Office and the City Manager's Budget Office.

BUDGET REFERENCE

1. SOURCE OF FUNDING: 391 – City-Wide Construction and Conveyance Tax Fund

Fund #	Appn. #	Appn. Name	RC #	Total Appn.	Amt. for Contract	Proposed Budget Page	Last Budget Action (Date, Ord. No.)
391	4865	Municipal Golf Course Cart Barn Conversion		\$400,000		Page V-600	02/17/04, Ord. No. 27074
		<u>Total</u>		\$400,000			

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CEQA

Not a project; additional environmental review will be needed prior to award of contracts.

SARA L. HENSLEY
Director of Parks, Recreation and
Neighborhood Services