



February 26th, 2020

Mr. Rick Ryals
City of Chula Vista
276 Fourth Avenue
Chula Vista, CA 91910

Re: Chula Vista Golf Course Major Projects and Capital Improvements

Dear Rick:

As you know there are a number of improvements necessary to bring Chula Vista Golf Course up to an acceptable standard that will enable us to retain our current customers and attract new customers. This proposal has been created with the mindset that we will take an incremental approach to improving the golf course over time. Below you will find a list of projects that we need to address as soon as possible. Attached are additional items that are important but not as time sensitive, but none the less important, including the ADA project. Fortunately, the net income from the golf course is more than sufficient to cover the total cost.

Immediate Projects	Description	Est. Cost
Parking Lot	Reseal and level asphalt in the handicap parking areas. Demo existing parking barriers and add wheel stops achieve ADA compliance parking areas	\$34,000
Cart return area and ramp from parking lot	Seal and level concrete path and concrete cart return area. Seal and level asphalt in same area. Achieve safe path of travel from parking lot to pro shop.	\$20,000
19 th Hole	Install lift to the 19 th hole and upgrade bathroom to be ADA compliant	\$75,000
Oven	Currently staggering cooking for events	\$5,000
Fairway Sod	Install 35,000 square feet (1 acre) of Paspalum Sod in bare spots on various fairways to improve playability (quality) for the golfers. Golfers have a basic expectation that they will be able to play off grass.	\$25,000
Cart Bridge Hole 3	Install new bridge for cart and walking traffic to cross over the river on the 3 rd hole. Existing bridge is closed due to structural rusting causing it to be unsafe.	\$65,000
Tree work	Trim Various trees and remove dead trees and stumps from the course for safety purposes	\$40,000
Second AC Unit for Vista Room	Install second AC unit for Vista Room.	\$8,000
Total:		\$272,000

We look forward to working with the City to ensure the golf course and restaurant is properly maintained for the benefit of the community. If you have any questions or feedback feel free to contact me anytime. Thank you for your consideration.

Cordially,

Steve Harker
President & CEO

Cc: Armando Najera, Chris Gilfillen

Chula Vista Golf Course

Additional Capital Improvements and Equipment

2020-2021	Description	Est. Cost
Beverage Cart	Beverage cart needed for course. Can double for events in the evening	\$17,200
Dance Floor	Second dance floor needed for events	\$8,000
Banquet Chairs	100 Brown Banquet Chairs, 220 Chiavari Chairs, currently renting for larger events.	\$8,000
Bunker Renovation	Rebuild and reshape 3 to 5 greenside bunkers to improve their drainage, sand quality, and playability. The current bunkers are well below standard.	\$30,000
Tee Box Leveling	Strip, level, and re-sod 2 to 4 tees on the golf course to improve playability and turf coverage. Golfers expect a level tee with grass.	\$30,000
Bridal Suite/Demo old bar area	Create architectural plan to Split the middle room into half storage and other half bridal suite. Bar in inoperable and needs to be demo creating space for storage. Currently losing weddings and quinceaneras due to not having a bridal suite.	\$25,000
Led Lighting	Replace exterior lights with LED light to saving energy and money over time. Add 2 LED lights to driving range for night lit putting green and tee box.	\$15,000
Carpet & Dance Floor	Carpet banquet room and add permanent dance floor	\$35,000
Tractor Repair	New tires and clutch needed for tractor	\$8,000
Paint exterior of clubhouse	Exterior of clubhouse is dated.	\$20,000
	Total:	\$204,200