



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

9500 Brunett Avenue
Silver Spring, Maryland 20901

MCPB Agenda Item 1
June 30, 2005

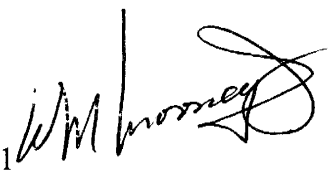
June 24, 2005

MEMORANDUM

TO: Montgomery County Planning Board

FROM: William Mooney, Chief, Enterprise Division, 301-495-2501
Mary Ellen Venzke, CIP Manager, Park Development Division,
301-495-2477

SUBJECT: Proposed Needwood Golf Course PDF Capital Improvements PDF 068705



Recommendation

Approve the attached PDF for transmittal to the County Council and County Executive as an amendment to the FY05-10 Capital Improvements Program (CIP) and request for special appropriation to the FY06 Capital Budget.

Background

Needwood Golf Course is an 18-hole facility that is 6,300 yards long with rolling fairways and a par rating of 71. Adjacent to the 18-hole fairway is a challenging executive 9-hole course Scottish design.

The current irrigation system is over 30 years old. An analysis of the irrigation system was done in October 1999. At that time, the system was evaluated to be 5 – 10 years beyond useful life. Since that time, the system has had regular and major maintenance problems which result in disruptions of the irrigation of the course – sometimes for multi-day periods – and disruption of the normal operations and play. During the intervening years several major elements have been replaced. The transfer pump station dates from 1995 and does not need replacement. The irrigation pump station dates from 1993 and is nearing the end of useful life.

When the irrigation system has failed in the past we were forced to pay a company to bring in trucks to keep the greens irrigated. Extended loss of irrigation during adverse weather conditions will result in the loss of turf on the fairways and greens requiring the course to be closed for an extensive period of time for reconstruction. The major elements of piping and sprinklers are in serious risk of major failure. The piping is over thirty years old and regularly breaks – interrupting the operation of the course and threatening the survival of the grasses.

The current irrigation system does not have isolation valves in the proper areas. When the system fails the whole system must be shut down to make repairs. A new system will have everything isolated so that water can be routed in different direction if repairs are needed. Modern irrigation will reduce water consumption and protect the turf.

Tee to green cart paths reduce damage to turf, improve playability and enhance the customer experience. When golf courses do not have complete path systems they cannot open for play as soon after bad weather – heavy rain or melting snow – and considerable rounds can be lost. Needwood is the only 18-hole course of our three courses that does not have tee to green paths.

Description

This project replaces the existing irrigation system and cart paths at the Needwood Golf Course located in the Rock Creek Regional Park. Improvements include replacement and renovation of the irrigation system as well as improvement of the cart path system to provide tee to green paths. The main components of the irrigation system are 10 to 15 years beyond the normal life expectancy of irrigation systems, which is 20 to 25 years.

The system will be replaced with a modern double row system in the fairways that will provide better coverage and reduce over watering. New valves will be installed to enable zone control in the system and the central control system will be upgraded.

Tee to green cart paths will be installed in the same construction cycle in order to reduce the time that the course is under construction. The paths will complete the network which currently only serves the areas around the tees and greens. Connecting the paths reduces turf damage and enables the course to be open for cart use sooner after major rain events, thus improving play and customer experience.

We anticipate having approval for this project in the early fall to have the work completed by November, 2005 and not disrupt the golf season. In order to accommodate this aggressive schedule, it is our intention to prepare a Design and Build RFP to streamline the process. It is important that we submit this request for Council consideration and public hearing in September. The procurement process could run concurrently of seeking Council approval.

Funding

The proposed PDF provides \$1.6 million in County Bonds. Needwood Golf Course is in the Rock Creek Regional Park and is a facility that serves a county-wide customer base. Regional park facilities are eligible for County Bonds. Because, the Enterprise Fund is not able to support this capital expenditure, County Bonds are requested.

Needwood Golf Course Improvements -- No. 068701

Category **M-NCPPC**
 Agency **M-NCPPC**
 Planning Area **Rockville**
 Relocation Impact **None.**

Date Last Modified
 Previous PDF Page Number
 Required Adequate Public Facility

June 24, 2005
NONE
NO

EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY04	Rem. FY04	Total 6 Years	FY05	FY06	FY07	FY08	FY09	FY10	Beyond 6 Years
Planning, Design and Supervision	115	0	0	115	0	115	0	0	0	0	0
Land											
Site Improvements and Utilities	1,485	0	0	1,485	0	1,485	0	0	0	0	0
Construction	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0
Total	1,600	0	0	1,600	0	1,600	0	0	0	0	0

FUNDING SCHEDULE (\$000)

G.O. Bonds	1,600	0	0	1,600	0	1,600	0	0	0	0	0
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ANNUAL OPERATING BUDGET IMPACT (\$000)

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JUSTIFICATION

The main components of the irrigation system are 10 to 15 years beyond the normal life expectancy of irrigation systems, which is 20 to 25 years. Irrigation system failure results in interruption of operations of the course, threatens survival of grasses, and reduces potential revenue. Tee to green golf cart paths are needed to reduce damage to turf, improve playability and enhance the customer experience.

Plans and Studies

Consultant report supports the need for irrigation system replacement.

FISCAL NOTE

FY06 supplemental appropriation to the FY05-10 CIP. Requesting \$1.6 million in GO Bonds for a county-wide facility.

APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY05	(\$000)
Initial Cost Estimate		1,600
First Cost Estimate		
Current Scope	FY05	0
Last FY's Cost Estimate		0
Present Cost Estimate		1,600
Appropriation Request	FY06	0
Supplemental Appropriation Request	FY05 06	1,600
Transfer		0
Cumulative Appropriation		0
Expenditures/		
Encumbrances		0
Unencumbered Balance		0
Partial Closeout Thru	FY03	0
New Partial Closeout	FY04	0
Total Partial Closeout		0

COORDINATION

MAP

