



Department Source: Parks and Recreation

To: City Council

From: City Manager & Staff

Council Meeting Date: February 3, 2020

Re: L.A. Nickell Golf Course Driving Range Improvement Project

Executive Summary

The Parks and Recreation Department is requesting approval of an ordinance authorizing improvements to the driving range at L.A. Nickell Golf Course and appropriating funds needed to complete the project. The proposed improvements to the driving range include the expansion of the driving range tee box, expansion of the artificial turf hitting area and new cart path to hole #15. The total project budget is \$50,000 and is funded by the golf course improvement fee (GCIF) fund. In the City's FY-19 CIP, staff had proposed bunker improvements to Lake of the Woods Golf Course, but due to golfer comments, existing condition, amount of use of the driving range, and a need to generate more revenue, staff is proposing to delay the Lake of the Woods project in favor of the L.A. Nickel Driving Range project. Therefore, staff is requesting to appropriate the funds from the Lake of the Woods Golf Course Improvement project, which will be rescheduled at a later date, to the higher priority L.A. Nickell Golf Course Driving Range Project. The proposed improvements will be completed using a combination of contract and force account labor. Contract labor will be used for grading the new driving range tee box and installation of the new concrete cart path. All other work, including irrigation installation and sodding, will be completed by park staff. Improvements to the L.A. Nickell Golf Course driving range are scheduled to begin in March 2020, with an anticipated completion date of June 2020.

Discussion

L.A. Nickell Golf Course is situated in the northwest corner of the 533-acre Columbia Cosmopolitan Recreation Area. Located at 1800 Parkside Drive, the 157-acre golf course includes eighteen holes, two practice greens and a driving range that are open year-round to citizens of Columbia and surrounding communities. The golf course was established in 1954 and averages approximately 28,000 rounds of golf each year. The driving range has generated annual revenues averaging \$39,306 over the past five years and staff anticipates an increase in usage by golfers with the proposed improvements. The improvements to the driving range will expand the amount of space usable by patrons at the golf course. This will allow for an increase in the number of patrons that can use the grass hitting area on the driving range at one time and increase the amount of winter tee space on the artificial turf for patrons. The improvements allow for more efficient use of the driving range before large tournaments and allows for extended winter use. The improvements will also provide the golf course maintenance staff the necessary time to grow in damaged turf areas used in previous weeks, allowing for constant rotation on quality turf.

The Parks and Recreation Department is requesting approval of an ordinance authorizing the L.A. Nickell Golf Course Driving Range Improvement Project and appropriating funds



City of Columbia

701 East Broadway, Columbia, Missouri 65201

from the Lake of the Woods Golf Course Improvement Project, which will be rescheduled in a future year with funds from the Golf Course Improvement Fund.

Park staff held an interested parties meeting at the L.A. Nickell Clubhouse on Tuesday, January 14, 2020; and the plans with comment forms were available for review in the clubhouse from Wednesday, January 15 to Wednesday, January 22. The public also had an additional opportunity to provide comments about the project via an online survey at como.gov from January 17, 2020 to January 22, 2020. All feedback from the public input meetings and online como.gov surveys are included with this Council memo and may also be found online at:

<https://www.como.gov/parksandrec/cip/capital-improvement-project-la-nickell-driving-range-improvements/>

Park staff introduced the proposed plans for improvements to the L.A. Nickell driving range to the Parks and Recreation Commission on Thursday, January 16, 2020. After discussion of the project, the commissioners voted to endorse the proposed improvement plans at the golf course and recommended that Council approve the plans as presented. After considering all citizen comments and the P&R Commission recommendation, staff believes that proposed improvements to the driving range represent a consensus of golf course patrons and staff.

The proposed improvements to the L.A. Nickell Golf Course driving range will include the following:

1. A combination of contract and force account labor will be used to expand the existing 9,000 square foot natural grass driving range tee box. The expansion of the tee box will add 3,700 square feet of additional hitting space for users of the driving range. The expansion will include leveling the existing two tee boxes into one large tee box and adding new space on the north and southeast sides of the existing tee box. Contract labor will be used for grading and all other work will be performed by park staff. This will include irrigation installation, final laser grading and installation of turf.
2. A combination of contract and force account labor will be used to expand the existing 600 square foot artificial turf tee box. The improvement project will add an additional 290 square feet to the existing hitting area. The artificial turf tee box, also referred to as the winter tee box, is primarily used from December through March when grass is not actively growing on the large natural grass tee box. The use of the winter tee box reduces wear and tear on the main tee box and allows for continued winter use of the driving range. Contract labor will be used for the installation of the concrete base and park staff will install the artificial turf on the concrete base.
3. Contract labor will be used to reroute the existing cart path running from behind the existing driving range tee box to hole #15 tee box. The rerouting of the cart path is



necessary to create the space needed for expanding the driving range tee box and artificial turf tee box. The new cart path will also route golfers past the blue and white tee boxes on hole #15. The existing cart path does not provide close access to the blue tee box on hole #15.

4. The driving range has a large net on the north side of the range to reduce the number of golf balls hit onto hole #15. As part of the improvement project, two existing poles and netting will be repositioned adjacent to the tee box. This work will be completed by park staff.

The total project budget is \$50,000 and is funded by the golf course improvement fee (GCIF) fund. Due to amount of use of the driving range and needed expansion, this project is a priority improvement project for park staff and replaces the Lake of the Woods Golf Course improvement project, previously approved as part of the City's FY19 capital improvement program. Park staff will complete the proposed improvements to Lake of the Woods Golf Course in a future year with GCIF funding. Improvements to the L.A. Nickell Golf Course driving range are scheduled to begin in March 2020, with an anticipated completion date of June 2020. Park staff will designate a temporary hitting area on the driving range to allow for continued access for users to hit golf balls on the driving range during the improvement project. This area will be located to the west of the existing tee box.

Fiscal Impact

Short-Term Impact: The total project budget is \$50,000 and is funded by the Golf Course Improvement Fee (GCIF) fund. Funds will be appropriated from the Lake of the Woods Golf Course Improvement Project (#RS091).

Long-Term Impact: Park staff does not anticipate an increase in expenses associated with the proposed project as staff already maintains the existing tee boxes. Staff anticipates an increase in revenue after the completion of the project due to the improved hitting areas.

Strategic & Comprehensive Plan Impact

[Strategic Plan Impacts:](#)

Primary Impact: Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

[Comprehensive Plan Impacts:](#)

Primary Impact: Infrastructure, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable



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Legislative History

Date	Action
N/A	N/A

Suggested Council Action

Approve the ordinance authorizing the L.A. Nickell Golf Course Driving Range Improvement Project and appropriating the funds.