

Golf Operations Division

Torrey Pines Golf Course Master Plan and Phase I Construction

Parks and Recreation Board
February 15, 2024
Item 204





Project Description

Request for Proposal (RFP)

On December 19, 2023, the City of San Diego issued a request for proposals to provide architectural services for the development of a Master Plan for Torrey Pines Golf Course facilities and for Bridging Documents for Phase I of the Master Plan, which will consist of a new Clubhouse and Maintenance Facility.

The purpose of the Master Plan is to establish short and long-term goals and objectives for the improvement and future development of Torrey Pines Municipal Golf Course structures and ancillary facilities.



Scope of Work

Master Plan

- Identification of needed improvements to existing facilities located on the golf course.
- Phasing for the renovation and/or construction of new and existing facilities on the golf course.
- Exterior Architectural Plan that includes concept renderings, exterior color schemes, approved plant lists, and approved materials (with cost estimates for chosen materials).



Scope of Work

Master Plan (cont.)

- Utility Study (both wet and dry) for the new facilities, including necessary infrastructure upgrades
- Technology Infrastructure Upgrades involving telecommunications and security
- Signage and Wayfinding
- ADA Improvements
- Transportation and Multi-modal Plan
- Parking Lot Improvements and Expansion



Scope of Work

Phase I

Bridging documents will be created for Phase I of the Master Plan, which will include the following:

- Demolition and removal of the existing Clubhouse, Maintenance Facility, and practice putting greens.
- Creation of temporary facilities to ensure continuous operation of the golf course during construction.
- Construction of a new Clubhouse, Maintenance Facility, and practice putting greens.



Clubhouse and Maintenance Facility

Minimum Design Elements

Clubhouse	Maintenance Facility
Golf shop of equal or larger size	One all-inclusive structure
Cart barn for 150 golf carts	Covered garage for all equipment
Locker room facilities for 156 players	Properly sized break area for staff
Permanent food concessions	Covered mixing station
Comprehensive office space Golf Staff	Enhanced administrative offices
Smart conference rooms	State of the art computer lab
Sufficient storage	Secured storage areas



Project Costs

Estimates

- Design fee: \$2,500,000
- Phase I construction cost: \$60,000,000



Design Consultant Selection

Timeline

- Advertise and Issued RFP: Tuesday, December 19, 2023
- Torrey Pines Site Visit: Tuesday, February 13, 2024
- Proposal Due Date: Tuesday, February 27, 2024
- Short-list Determination: March 2024
- Oral Interviews: April 2024
- Selection and Notification: May 2024
- Finalize Contract Negotiation: July 2024
- City Council Approval of Contract: September 2024
- Notice to Proceed: November 2024



THANK YOU FOR YOUR TIME
QUESTIONS?