



Langara Golf Course Drainage Improvement Project

REPORT REFERENCE

Regular Board Meeting
Monday, November 6, 2017



To provide information to the Board on the Langara Golf Course Drainage Improvement Project and subsequent RFP procurement process slated for late 2017 to early 2018.

History of Langara Golf Course



- Built in 1926 by the CP Rail and purchased by the Park Board in 1973;
- One of the busiest public courses during the summer months:
 - averages 49,675 rounds annually
 - 86% of rounds are played from April to Oct
- Drainage issues have created a reputation as one of the wettest courses in the lower mainland during the winter months and utilization drops significantly;
- Several renovations of varying scales over the years with the most significant 1994.

Background



- Park Board obtained a loan in 1993 from the Property Endowment Fund (PEF) totaling \$24,736,000 for the redevelopment of all three courses (Langara, Fraserview, and McCleery);
- \$7,834,000 of funding was allocated to Langara for a new clubhouse, pro-shop, and to upgrade course conditions;
- Due to budget constraints, existing soil on course was screened instead of replacing it with a new surface of sand, leading to current drainage issues;
- The loan was repaid in full by 2010 through increased green fee rates to the public across the 3 courses.

- The Golf Capital Reserve Fund was approved in 2001 to ensure sufficient funds are in place for future golf related capital projects:
 - Building and structural maintenance
 - Course improvements to facilitate play
 - Clubhouse improvements to enhance customer service
- Langara drainage issues were noted at the time the fund established as one of priority projects to be drawn from the reserve



Project Overview

- Improve customer experience;
- Remain competitive in the local golf market and increase service capacity;
- Increase revenue and rounds utilization in the winter months;
- Further naturalization opportunities on the course, increasing the usable habitat for urban wildlife;
- Conserve water with the redirection of drainage waters to the irrigation pond for use on the course instead of being diverted to storm sewers.

Drainage Issues

- Rounds at Langara drop by an average of 38% compared to Fraserview, and 23% compared to McCleery from November through March;
- Current drainage problems are caused by a soil profile consisting of a shallow layer sand and thatch over dry, very compact layer of fine sand and silt;
- Excess water gets trapped in the surface layer creating muddy conditions;
- Recommended drainage system includes the installation of up to 87,000M/ 87km of collection pipes that will eliminate excess water and maintain dry conditions year round.



Project Details

- Design RFP was awarded to Kelly Ami Inc, the premier Canadian golf course drainage design firm; design is complete and ready for a construction tender.
- Renovations will include all 18 holes; fairways, rough, approaches and tee decks.
- Estimated cost of the project will be in excess of \$2M and will be funded from the Golf Capital Reserve.
- Course will operate on 9 holes throughout the duration of the project.





Timeline

- Issue construction RFP by Dec 2017;
- Select successful contractor by end of Jan 2018;
- Seek approval from Bid Committee, Park Board, & Council by mid-Feb 2018;
- Award contract by end of Feb 2018;
- **Construction to take place from April thru Oct 2018;**
- Course will maintain 9 holes in operations at all times throughout the project;
- **Course returns to full 18 holes at completion of project in Oct 2018.**

Questions



