



Rancho Santa Fe Golf Club

RSF Finance Committee

Staff Report – Request for Recommendation

Date: November 11, 2020

By: RSF Joint Committee, Bill Johnson-Rick Sapp Chairs

Item: Wind Protection Wall adjacent to Snack Bar

Executive Summary:

The snack bar area is located adjacent to the golf clubhouse, but is much more than a traditional restaurant for golfers making the turn. It is the hub for the walking trails that are a major asset to the Covenant. It also has been identified and used for family events prior to COVID. For the area to reach its potential, the wind from the west needs to be controlled. The wall designed here will control the wind without obstructing the views of the golf course. Because of the size of the project and use by entire community, the Joint Committee is recommending cost-sharing of the wind wall and voted unanimously (with 1 abstention) in favor of it.

Background / Discussion:

In March of 2020, the Golf Club House Committee of the Golf Club evaluated the snack bar area and decided to upgrade the space and invested \$15,000+ on new furniture, lighting, potted plants and a fire pit. This was all funded by the golf club.

The space is unprotected and controlling the wind has been identified as the largest factor in growing usage of this area. After studying similar hospitality spaces at resorts and clubs, a glass wind wall was identified as the leading solution. The golf club house committee started the process and had a wall designed to minimize the wind without obstructing the view

Please see pictures included: Note the pictures of the wall are at Spanish Bay and Monterey Peninsula Country Club and represent a similar wall, not exact.

Fiscal Impact:

Three Bids were solicited and received. Summary attached. The Design Build Company is the architect and we feel is the best choice. With a 10% contingency, the total is \$37,510.

In the June 2019 agreement between the Golf Club and Association regarding sharing responsibilities for the F&B operation, item 6 states "Major capital improvements to the Food and Beverage Operations shall be the joint responsibility of the RSFA and RSFGC.

The total for each entity will not exceed \$18,755.

Recommendation:

Staff requests that the Audit/Finance Committee recommends approval to the RSF Association Board of the expenditure of the wind wall at a cost not to exceed \$37,510, to be split equally by the Golf Club and Association.

HARDSCAPE LEGEND

Symbol	Description and Remarks
A	Ex. 6" wide concrete planter edge to be removed
B	Line of existing turf
C	Line of existing paving
D	Line of existing stone wall
E	Ex. Stone wall to remain, install 2" thick Cameron Flagstone cap
F	Ex. Paver pathway
G	Ex. Paver patio area - option to remove and reinstall existing pavers. And re-align pavers to be square with proposed new wind screen wall. Lower the grade as much as possible without damaging Oak roots.
H	Ex. Irrigation valves and valve boxes, to be relocated
J	Provide weather proof 100 VAC electrical outlet protected with GFI.
K	Provide recessed lighting at locations per plan - see details.
L	New location of planter edge/ turf edge.
M	New pavers pathway from turf,
N	Remove portion of concrete behind proposed wall
O	Proposed stucco CMU solid grouted wall 36" high with 48" high Glass wind screen installed per manufacturers specs. Wall is to be installed level per plan and details.
P	Optional section of CMU solid grouted wall 36" high w/ 48" high Glass wind screen installed per manufacturers specs. Wall is to be installed level per plan and details. This section of wall would have Bond beam footing with caissons to avoid cutting any oak roots.
Q	Additional paver area, to enlarge existing paver area slightly in order to adjoin proposed wind wall and existing stone wall at oak tree.
R	New location of irrigation valves.
S	Approx. location of caissons for optional Wall "P". see notes below
T	Corner - see detail drawing "W" for base bid
U	Probable best route for bringing 110 vac electric to the proposed wall(s).

Bidding notes:

Wall labeled "O" on the plan is approx. 28' long. This wall and glass install will be base bid. Optional Wall labeled "P" on plan is approx. 21' long. Provide glass installation and masonry wall installation as an alternate bid additional cost for this section of wall with glass.

Glazing specs:

- Install 'base shoe' system per CRL Manuf. 8B10 mill Alum. Square base shoe undrilled. Installed per manuf recommendations.
- Glass panels 3/4" thick 48" high by equal lengths. (approx. 5'-4" each) verify in field once Wall is built.

Masonry specs:

Wall "O"

- Install 12" wide masonry block grouted solid with #4 rebars vertically every 24" o.c. over 2' wide x 12" deep concrete footing with 3-#4 rebars horizontally continuous.
- Stucco finish to match snack bar.

Wall "P"

- Install 12" wide masonry block grouted solid with #4 rebars vertically every 24" o.c. over 12' wide x 12" high concrete footing with 4-#4 rebars horizontally continuous. Footing is to be constructed above all Oak Roots as a bond beam footing. Drill caissons 30" deep x 12" dia into grade every 6' o.c.
- Stucco finish to match snack bar.

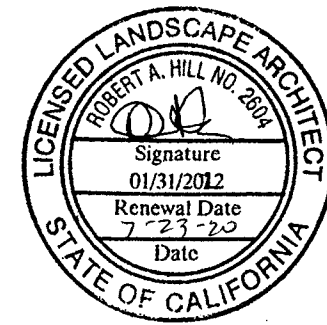
BASE BID

- Pavers to remain as is with same slope, remove bands to allow for extending paver
- Add Pavers to fill in areas called out as "Q"
- Add flagstone cap to existing Oak seat wall "E".
- Provide glass installation and masonry seat wall per "O".
- Construct Wall "P" and remove Wall "D"
- Include "A, H, L, M, N, O, R," in base bid.
- Electrical to be brought from snack bar.

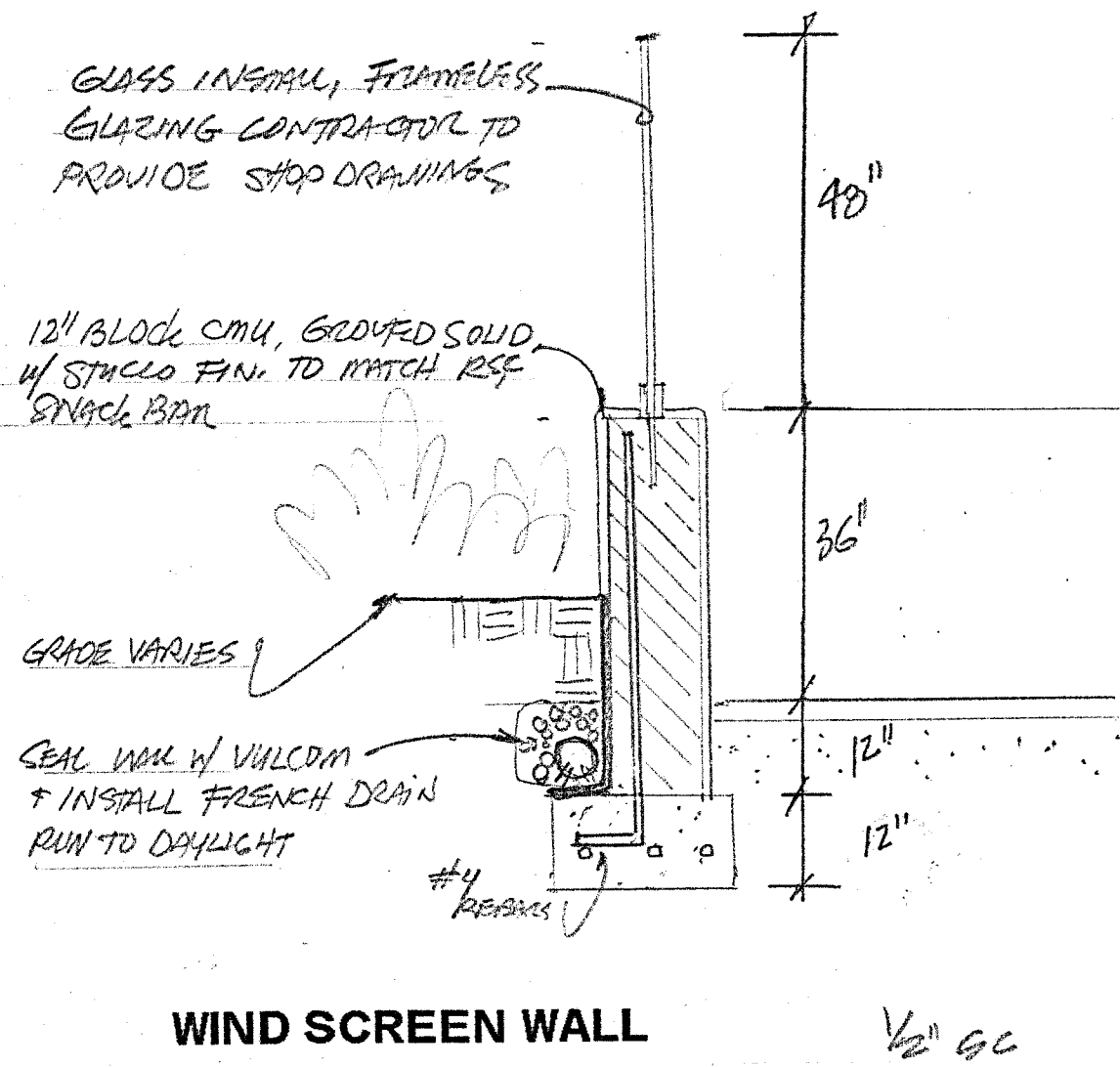
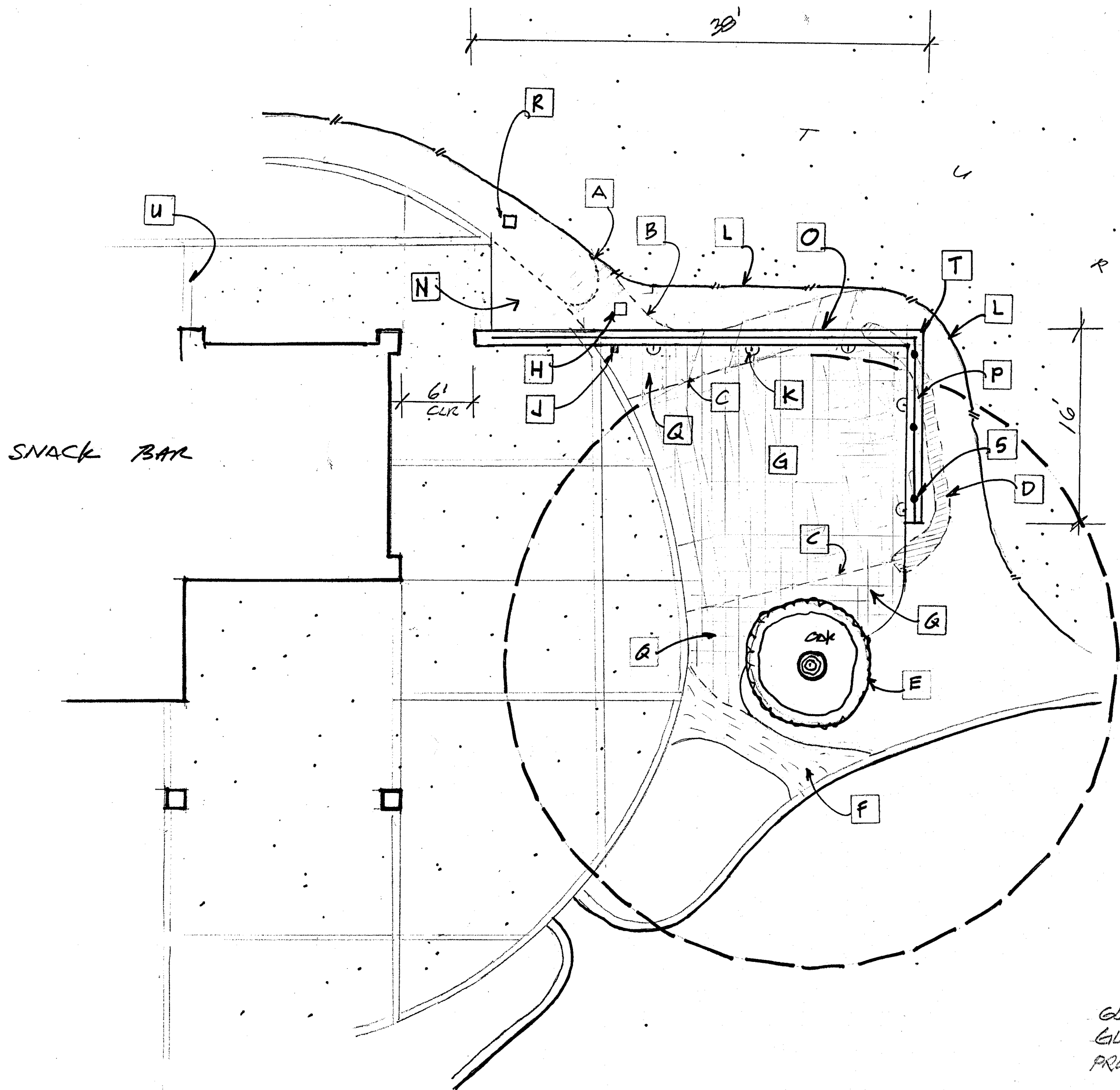
BID UPGRADES

- Remove and replace pavers per note "G"
- Add 2" thick Tumbled Flagstone cap on existing stone wall "E"
- Provide allowance for Electrical and Lighting "J" and "K"

REVISIONS	BY
7-22-20	RAH
7-23-20	RAH



RSF GOLF
PAIO WIND SCREEN WALL



ELEVATION LOOKING WEST

3/8" GC

RSFGC

Screen Wall

8/1/2020

Bidders

GFG Landscaping, Inc.	\$33,017.00
Design Build Company	\$34,100.00 (excl power/lights)
Carnation Construction	\$48,000.00



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Section
Is
Closed

