



Rancho Santa Fe Association

Board of Directors Meeting

Staff Report – Request for Board Action

Date: May 6, 2021

**By: Board of Governors
Rancho Santa Fe Golf Club**

Item: Approval of Proposal by Ocio Design Group and affiliate consultants to complete construction documents for the Ranch Clubhouse Restaurant Renovation Project

Executive Summary:

The Food and Beverage Operation Joint Agreement (herein “Joint Committee”) was created by resolution June 24, 2019. The Joint Committee (also known as the 3X3 Committee) is recommending that permitting documents be completed as soon as possible for our long-planned renovation of the Ranch Clubhouse. The RSF Golf Club Finance Committee and its Board of Governors have approved the expenditure. It is estimated that this design phase will take 5-7 months to complete, allowing us to obtain building permits and begin construction as soon as the funds are available. This entire project, which grew out of an extensive community survey completed in 2018, is estimated to cost approximately \$3 million, and our RSFGC Golf Club leadership believes that it is a critical component of the shared vision the Joint Committee has for making the Ranch Clubhouse a much-improved amenity in the Rancho Santa Fe community.

Background / Discussion:

In early 2019, the RSF Golf Club Board of Governors approved a proposal to prepare schematic designs for the renovation of the Ranch Clubhouse Restaurant, and the Association Board agreed. This proposal was the culmination of an exhaustive search led by the RSF Golf Club’s House Committee to hire an accomplished interior design firm who specializes in restaurant remodels. The chosen firm was Ocio Design Group. Through 2019 and into the first half of 2020, story boards including schematic site plans, floor plans, elevations and interior and exterior perspectives were produced by Ocio, and these were used to prepare preliminary budget numbers which were presented in the fall of 2019 and revised in early 2020.

The Joint Committee recommended revitalizing the project this spring and, as a first step, they asked Ocio to prepare working documents for permitting. Both the Golf Club Finance Committee and the Board of Governors voted unanimously in April to accept their recommendation, provided, of course, that the Association Board approves their part of the necessary expenditure as stipulated in the Joint Committee Agreement. The Ocio design not only refreshes and updates the interior spaces of the restaurant, but also features a dramatic new design of the bar area which will be visible to all diners. Also, it includes a few disappearing door concepts that will directly connect the interior to the newly upgraded and expanded patio spaces, with such enhanced amenities as fire pits and small group socializing areas. Before proceeding with the construction documents we plan to present our concepts to the entire community for their input.

Fiscal Impact:

The Golf Club has already spent over \$85,000 on the previously mentioned story board designs. The completion of the construction documents necessary for a building permit will cost \$80,000 more. Per the Joint Committee Agreement, these costs are to be shared 50/50, so the proposed budgets for both the Golf Club and the Association include \$40,000 each.