



Chuck Corica Park

1 Clubhouse Memorial Road
Alameda, CA 94502

To: Amy Wooldridge, City of Alameda
From: Ken Campbell, Greenway Golf
Date: February 26, 2018
Re: Response to the letter received by the City from Concerned Citizen Alameda

Amy,

We value community input and appreciate the opportunity to address statements presented in the letter by the Concerned Citizen. Below we have prepared a summary outlining impacts to the South project and matters presented in the letter we believe warrant further clarification.

As the City is aware, the South course has experienced delays and taken longer than originally planned but this has been due to several factors outside Greenway control or due to desired quality standards and not because of any desire to import more dirt. As originally outlined and supported in Greenway's proposal, the importing of dirt to elevate the course out of the land fill and water table was the only solution that fully addresses all the concerns identified in the City's commissioned site evaluation conducted by the National Golf Foundation (NGF) prior to Greenway in 2007.

The overall scope of work on the South course is in line with the original proposal and plans. The notion it is lucrative to import more dirt and delay the opening of the South for financial gain is not accurate. Greenway is very motivated to open the South course and supported by the fact that; 1) there is considerable expense associated with the importing and construction process that is eliminated with opening; 2) the company's private equity funding and bank financing terms are based on opening projections and more at risk with delays and: 3) opening of South course will generate positive operating income for the company versus the current private financing of construction.

To further clarify this matter, what has impacted the project timelines are noted below.

Primary Project Impacts:

- Site Permitting – Process took 6 month longer than planned, over 1 year to complete.
- Red Tail Hawks Mating – The discovery of nesting red tails delayed some site work by 8.5 months until approval to continue was safe and approved.
- Weather – As well documented, the region experienced record rainfalls during the project period taking California from a drought to full reservoirs in one year, impacting project work. Further, storms and wind impacted over 50 trees on property resulting in delays to remove and clean up. And, 2-holes of the South had to be completely re-grassed with 7-holes requiring reshaping due to extremely high winds in April 2017.
- Sand Cap Import – The benefits of sand capping a golf course are well documented within the golf course industry, however, it adds significant cost to golf course construction projects and as such usually is only undertaken at select clubs. Greenway could secure the desired sand due to its ability to value engineer the project without outside contractor markups and added costs but controlling of delivery dates

was difficult due to sand demands in the region. This resulted in several months delay to complete capping and final grading for turf grow-in. Due to these challenges of getting sand efficiently and timely proved to be significant, therefore sand capping is not feasible to the proposed timelines of the North.

- Expanded Irrigation Heads - A typical 18-hole golf course in the region has around 2,300 sprinkler heads, the new south course has 5,540 sprinkler heads. Although this adds costs and time to the project, this ensures water is accurately and efficiently applied to the turf and allows for greater uniformity.
- Turf Grass Selection - Santa Anna hybrid Bermuda grass was chosen for the fairways and tees, it is a warm season turf grass and only actively grows during the warmer months. Although it takes longer to develop, the benefits are less water, fertilizer and chemicals to maintain its quality. Once established it is superior to other grasses.

As to the project impacts on trees, the City's NGF report (see NGF excerpts enclosed) along with Greenway's agronomy findings clearly show that the properties soils, high water table and salts combined with a severe drought followed by record rains have allowed insects and other organisms to kill already weakened trees. Many of the trees on the property are not native to the region and have not handled these extreme changes while others have fallen due to storms. The tree and landscape plan underway is to replant Californian natives (such as the California sycamores recently planted on South) where appropriate to encourage native birds, insects and other animals of the local ecology. There are ample pictures of trees that have died and the insect activity in these trees on both the south and both courses.

Merit of the North Course Revised Plans... Greenway's efforts on maintenance of the North have been well documented with the Golf Commission, which has included implementing its exclusive programs to improve the greens and spending over \$100,000 in over planting the fairways with a unique process that has resulted in greater turf coverage in fairways. It has been in Greenway's best interest to be committed to allocating adequate resources to deliver the best possible conditions on the North while the South is under construction, as this promotes more play and revenue which then assists efforts to offset South construction expenses. In support of this, over \$1M was spent in 2017 for maintenance of the North course, which is in line with nearby comparable 18-hole public courses.

North Course Proposed Scope... It would be desirable (and to Greenway's financial benefit) to not have to propose a larger scope of renovation to the North and only complete the more limited remaining scope originally planned. However, even with extensive maintenance efforts, we have discovered the North course infrastructure is not adequate to consistently achieve and sustain the desired standards. The proposed revised North plans have been developed to allow for a shorter timeline to complete. The primary factors in the shorter timelines on the North are: 1) The current permits cover the entire property so only a new grading plan is required and will be submitted to the City for review and approval, which will address any concerns of neighboring impacts); 2) Less acreage of construction; 3) The main irrigation line doesn't need replacement; and 4) No sand capping which will allow for immediate grassing once each hole is completed.

Sample Photos of Tree Rot on Corica Property



Current Turf Grass Root Depth on South and North Courses



South Course Root Depth is 7"
This is a result of improved import soil, sand cap and better drainage. Greater root depth allows turf to better handle stresses and requires less frequent watering



North Course Roots are 3"
This is a result of inferior soils and poor drainage. Under performs when stressed.