

## **Draft Statement of Work**

Opened in 1946, the Heroes Golf Course is a 9-hole course featuring 1,144 yards of golf from the longest tees for a par of 27. Located within the North Campus of the West Los Angeles VA Medical Center, the golf course has two buildings containing a total of 517 square feet.

The Department is evaluating the feasibility of acquiring golf course management services in the form of an operating lease agreement for continued use as an existing 9-hole golf course, which may also incorporate additional compatible recreational uses. We anticipate a proposed lease term of ten (10) years and the prospective golf course tenant will have the option and opportunity to invest its own capital in order to improve the quality of the golfing experience, increase the asset value of the golf course, and enhance the long term earning potential of the golf course.

Under a potential operating lease agreement, the golf course tenant will be responsible for the overall operation and maintenance of the golf course and golf course related operations, including, but not limited to, starter service; collection of fees; golf course marshaling; sales, rentals, purchases, storage, and repairs of all golf-related merchandise and equipment; operating the pro shop, golf instruction, snack bar, and driving range (if such program is implemented); providing food service, providing grounds, landscape, and golf course maintenance; providing and maintaining a fleet of golf carts (if such program is implemented); and maintaining all buildings, structures, parking lots, service yards, and improvements.

### **KEY OBJECTIVES & OPERATING PARAMETERS:**

- Continue golf course operations.
- Enhance golfing experience and incorporate additional compatible recreational uses.
- Provide an environment conducive to progressive therapy, rehabilitation, job training, and education for Veterans.
- Provide recreational facilities for Veterans.
- Veteran centric focus on golf course operations.
- Job training and educational opportunities for Veterans.
- Enhance land use economics.
- Food and beverage sales are permitted on site. No alcoholic beverages may be sold or consumed on site.
- Implement industry standard water management plan in a manner consistent with applicable laws, codes, and ordinances.
- Offer recreational facilities to the local community and general public, however, priority placement will be given to Veterans.