

## Summary of Capital expenditures and estimates of need for the Sligo Golf Course from Council Staff 10/22/09

All capital expenditures were included in the Parks Department's 6 year Capital Improvement Plan (CIP). The CIP is comprised of individual project description forms (PDFs). A PDF dated Sept 15, 1995 gave the following cost estimates for improvements at Sligo Golf Course including design money:

Cart storage building	\$136,000
Clubhouse repairs (pitched roof, HVAC, patio renovation, restrooms)	\$315,000
New maintenance facility	\$405,000
Pave maintenance yard and 5 parking spaces	\$193,000
Install new irrigation system	<u>\$208,000</u>
Total	\$1,257,000 in 1995 dollars

Since 1995, the consumer price index increased by 41 percent. Adjusting for inflation, the total cost estimate would equal \$1,772,000 in 2009.

The estimates above were the clearest description of needs and costs in all of the PDFs. In FY99 Park staff estimated the cost of clubhouse renovation (pitched roof, small expansion on the second floor, HVAC, patio renovation, and restrooms) at \$850,000. The last maintenance yard rebuilt by the Parks Department at Lake Needwood cost \$8,000,000. (The yard was mostly for the golf course but also included some additional room for general park maintenance.)

Between FY 1994 and FY 2006 the only construction at the Sligo Golf Course was for stream valley protection and a new stormwater management pond. Accounts indicate that \$323,572 was spent by the Parks Department on completing designs for improvements, pre-construction studies, and drilling test wells; other than \$25,000 spent on cabling and wiring and \$4,000 spent on turf, the remainder of the \$323, 572 was not spent on construction.

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The following material was provided by the Department of Parks to supplement the PDFs:

The first document contains several PDFs from FY94 – 03. The Sligo GC PDF was closed out at the end of FY03. The FY03 Enterprise Facilities Improvements PDF lists parking lot resurfacing at Sligo.

Sligo Creek Golf Course PDF #948729, originated in the FY94-99 CIP (see attached PDF's). The scope at that time was to design an expansion of the pro shop and renovate/expand the maintenance shop lunchroom. The scope evolved over the next

several CIPs (prepared annually through FY98, then biennially), to include restroom renovations, clubhouse and maintenance building expansions, clubhouse roof and patio replacements, stream stabilization (later moved to Stream Protection PDF), construction of a cart storage building, new heating, ventilation, and air conditioning (HVAC) system, new windows, new maintenance facility with bulk bins and equipment wash area, paved maintenance area, and new irrigation system. Regarding energy-related improvements at Sligo, the Energy Conservation PDF for FY90-95 lists HVAC improvements at Sligo GC Clubhouse; and the FY97-02 CIP mentions “Various energy management improvements scheduled in FY98 at Sligo GC clubhouse.

According to the language on the PDFs from FY99-04 CIP, in January 1997, the Commission decided to use already appropriated funds to do facility planning for the new cart storage building, clubhouse renovations, and feasibility study for water supply sources for future irrigation system. They also disappropriated \$125K for the new pitched roof, HVAC, patio and restroom renovations. The note also states that facility planning for the new golf course maintenance facility, including cart storage building, equipment storage building, bulk bin storage building, equipment wash area, and SWM is complete (\$573,000). The PDF was closed out in 2003.

In 1997, due to shortfalls in Enterprise funds, the clubhouse and maintenance yard renovations were designed but not pursued further and the construction was never started. Also in the late 90’s, DEP constructed a regional SWM pond near the 9th hole. In May through June 2006, Parks investigated wells for irrigation. Three wells we drilled, all were essentially dry, and this approach was suspended. In 2007, Parks completed a stream restoration project within the golf course area. Also in 2007, in response to NPDES requirements, Parks identified the need for SWM retrofits and covered bins at the yard based on a projects prioritization and completed Stormwater Pollution Prevention Plan. By agreement with MCRA, the NPDES responsibilities were turned over to MCRA for implementation.

The Enterprise Fund Summary for CIP actual expenditures for FY95-06 for Sligo Creek Golf course are as follows:

FY95	\$82,569
FY96	0
FY97	\$87,606
FY98	\$32,277
FY99	\$50,606
FY00	\$52,203
FY01	\$18,311
TOTAL	\$323,572

