

**FACILITIES  
STUDY GROUP**

**INITIAL ASSESSMENT REPORT**

**OF**

**SVRA FACILITIES**

**July 21, 2006**

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## SVRA Facilities Examined

1. Administration Building
2. Barn
  - a. Barn Lounge
3. Cook shack
4. Silo
  - a. Silo Restaurant
5. Cedar Creek Pool and Pool Building
6. Cedar Creek Cart Barn and Repair Shop
7. Aspen Hills Cart Barn
8. Ranch House
9. Utility Department Maintenance Shop
10. Cedar Creek and Aspen Hills Restrooms
11. Tennis Courts

### **Facility Revenue and Maintenance Cost**

	2005 REVENUE	2005 Maintenance
Administration Building <sup>1</sup>		\$6,304.550
Barn <sup>2</sup>	\$5,748.000	\$21,848.920
Cook Shack	\$75.000	\$635.820
Silo <sup>3</sup>	\$1,200.000	\$2,016.870
Silo Restaurant	\$1,790.000	\$209.590
Cedar Creek Pool and Pool Building <sup>4</sup>	\$675.000	\$7,799.510
Cart Barn/Equip. Repair Shop – Cedar Creek	\$0.000	\$735.550
Aspen Hills Cart Barn	\$0.000	\$0.000
Ranch House	\$6,000.000	\$0.000
Utility Department Maintenance Shop	\$0.000	\$1,139.120
Tennis Courts	\$0.000	\$53.500

<sup>1</sup>Revenue included in Cook Shack revenue

<sup>2</sup>Revenue includes Lounge Rental of \$4,500 and maintenance includes Lounge.

<sup>3</sup>Pro Shop Rent

<sup>4</sup>Pavillion,snack shack and pool

## Facility Use

COOK SHACK	Beginning Line Dance	Twice a week	May – Oct	
	Intermediate Line Dance	Twice a week	May – Oct	
	Bingo	Once a week	All year	
	Quilters	Once a week	May –	
Oct	LIBRARY	Book Review	Once a week	
	Apr – Oct			
	Mixed Pinochle	Once a week		
	Lady's Bridge	Twice a week	May – Sept	
	SVR Singers	Once a week	May – Oct	
	Poker	Once a week	Jan - Dec	
	Mixed Bridge	Once a week	Jan - Dec	
	Hand and Foot	Once a week	May – Oct	
	Pot Luck	Once a week	Nov – Apr	
	Board Meeting	Once a month	Oct – Apr	
	Executive Board	Once a month	Jan - Dec	
	Boy Scouts	Once a week	Sept – May	
BARN	Darts	Once a week	May – Oct	
	Pool	Once a week	May – Oct	
	Pot Luck	Once a month	May – Sept	
	Board Meeting	Once a month	May – Sept	
	Lady's Luncheon	Annual	June	
	Candidate's Forum	Annual	June	
	Annual Meeting	Annual	June	
	Prop. Own. Din & Dance	Annual	June	
	Arts & Crafts Fair	Annual	July	
	H & E Auction	Annual	Aug	
	Dinner Show	Annual	Sept	
	Dance & Potluck	Annual	Sept	
	Kids Talent Show	Annual	Sept	
	Oktoberfest	Annual	Oct	
	Lounge End of Season	Annual	Oct	
	Cards against Cancer	Annual	June	
	Travel Club	One a month	June – Aug	
	Restaurant			
	POOL	Aerobic Swim	Twice a week	

## **Facilities Assessment Report**

**Introduction:** The basic charge of the Study Group is to determine the optimal number, types, size and sites of facilities needed for SVRA to truly become a premiere resort community in the future. The first step in the process was to assess the current inventory of facilities owned by the Association. The Study Group examined all the facilities and compiled the attached list giving their comments and recommendations. Cost approximations in this document are best guess estimates that give, at most, ballpark figures to be used in planning. Readers should remember that the cost estimates presented are only being used for planning purposes. These figures as well as the suggested priorities are open for discussion and likely will change with time. For the purpose of giving readers a little more background, budget projections for each facility and the actual amounts spent to date also are shown.

Two items emerged in the Study Group's assessment of existing facilities that do not relate to a specific facility but may be critical before a final Facility Plan can be formulated. First, there are quite a number of facilities on the Ranch where staff and equipment are located. These are widespread making management extremely difficult. The Study Group believes that a Management Consultant could examine the current setup and recommend a more efficient arrangement to make the General Manager's job easier. Second, before beginning major renovations there should be a Structural Engineering Study to ensure the integrity of the buildings.

**Discussion:** Star Valley Ranch Association now faces major problems with their facilities. Some of the problems are due to factors that were not envisioned when development took place. A rapidly growing population, an expanding number of year round residents and changing demographics have put new demands on facilities originally designed for a summer resort with a mostly older adult population. Aging facilities initially intended only for summer usage are now totally inadequate to serve the year round needs of the existing community. The inability of the current facilities to meet the requirements of SVRA members and staff dictate that, over time, most of the existing buildings will have to be replaced or renovated so that they can be used all year and accommodate the needs of SVRA members and staff. Perhaps the most important factor that has arisen is safety for facility users. A somewhat superficial look at the facilities by a structural engineer raised some very real concerns about their condition.

When responsibility for the buildings and facilities transferred from Leisure Valley Developers to the Ranch so did the requirement to maintain them. Unfortunately the DCCR's left SVRA with an assessment structure that does not provide sufficient funds to properly maintain, let alone improve, the facilities and the rest of the Ranch infrastructure. The membership has not been willing to support special assessments to cover critical shortfalls therefore it seems reasonable that the Association eliminate those items that are deteriorating to the point that continued maintenance is not reasonable and concentrate on the most pressing needs. The Board of Directors recognized this when they eliminated the Aspen Hills swimming pool. We are also aware of the growing population and changing demographics of the Ranch and realize that, when funds are available, some of the most desired facilities such as the swimming pool and restaurant should be expanded or relocated. With these facts in mind this report addresses many needs that are current and pressing but in reality may be long term due to lack of funds.

Totally objective criteria that can be used to set priorities for maintenance and improvement are desirable. However it became apparent to the Study Group that because many things are in a flux right now total objectivity was not really possible. Therefore we have two lists of priorities. One is based on the current needs of the SVRA plus fiscal reality and the other list attempts to project future needs of the community. Another mitigating factor that the report does not address is the possibility of new buildings being constructed. Should new buildings be constructed there would be a change in priorities. Even as the Study Group was working to develop their list of priorities things were happening that impacted results. For example, decisions have been made concerning two facilities that would have been on the immediate priority list. The snack shack at the pool complex has been completed and the Ranch House at the front entrance was demolished.

## **Immediate Priorities**

### ***Priority 1. Engineering Study***

*Recommendation:* Hire a structural engineer to do a thorough inspection of the Barn and Silo with the purpose of recommending repairs to ensure they are safe to use. Ask for recommendations and cost estimates to improve the Administration Building and remove the maintenance building.

At this time these Barn and Silo are usually considered as one and together are the heart of activities on Star Valley Ranch. A preliminary examination of these buildings by a structural engineer raised serious questions about their condition and even their safety. The Study Group believes that before time, effort and resources are put into repairing or modifying them it would be wise to know how sound they are structurally and what type of repairs may be possible. After the study is complete rational decisions can be made about renovating, modifying or removing facilities

### ***Priority 2. Repair and Maintenance***

*Recommendation:* The Board of Directors put \$75,000 or \$100,000 in the operating budget for maintenance and repair of existing buildings.

It is the opinion of the study group that for the near future it will be necessary to continue using existing facilities. However, because maintenance of these facilities has been ignored or postponed for years some are seriously in need of repair and, in certain cases, may even be a safety concern. After potential safety hazards are addressed the Barn and the Administration building should have priority. The Barn is the heart of Association activities and the Administrative building houses staff essential to running the Association.

### ***Priority 3. The Barn***

*Recommendation:* Follow the recommendations of the structural engineers report to ensure the safety of users. Repair leaks in the roof and improve the acoustics to increase the utility of the building.

At this time the Barn is the only facility on the Ranch that is more or less suitable for large meetings. The acoustics are so poor however that many in the audience are unable to comprehend what is being said. Noise from the bar often adds to the din. Repairing leaks in the roof and installing a drop ceiling would alleviate existing problems and make the Barn much more serviceable. A sturdy ceiling or upper floor would also make space for additional storage space.

Leased electric golf carts are now stored in the basement as recommended in our first draft. This freed up space in the cart barn. A concrete floor in the barn basement would be desirable and help keep the area clean and orderly. Storing golf carts there made space available in the cart barn to store the new expensive equipment used for golf course maintenance.

#### **Priority 4. Administration Building**

*Recommendation:* Repair the heat distribution system, repair the roof, add insulation especially to the roof, replace all windows and doors that are not airtight and insulated and continue beautification efforts.

This building is the administrative center for SVRA operations and serves as an image for Star Valley Ranch. It currently holds the Star Valley Ranch Town Hall, the pro shop for the Aspen Hills golf course, the SVRA library and is used for group meetings and social functions. Both the location and condition/appearance of the building are less than desirable even though the new landscaping has improved the surrounding grounds tremendously. The building is not very functional for the square footage involved. The heating system ducting is inadequate, there is little insulation, the roof is in disrepair and leaks, the library has insufficient space to expand and the location is difficult for newcomers or visitors to find. Snow removal and lack of parking space during functions are also problems.

#### **Longer Term Priorities**

##### **Priority 1. Front Entrance Design**

*Recommendation:* That the Board of Directors form a special Design Committee under the aegis of the Long Range Planning Committee. This committee, with professional assistance (i.e. an architect) and guidance from the Board of Directors, would be charged with developing a comprehensive plan for this area. Because it is the first thing visible to visitors, it should be designed to be the focus and showpiece for Star Valley Ranch. Although the Study Group was not asked for design recommendations it was their considered opinion that, to make this area into the showplace it should be, the Utility Maintenance Shed should be removed.

For the Design Committee to be effective they would need answers to questions such as will the SVRA administrative offices be located here, will the Town collocate here, should there be a visitor's center, will the maintenance shed be moved, should space for meetings and/or social functions be incorporated, how large is the area they are working with, should the complex be a revenue producer for SVRA, should mail boxes for the residents be incorporated, should there be space for commercial enterprises i.e. shops, restaurant, etc?

##### **Priority 2. Front Entrance**

*Recommendation:* As soon as an acceptable plan is developed and funds become available the Association should begin implementation.

##### **Priority 3. Cook Shack**

*Recommendation:* The current building should be razed and replaced with one that is designed for year round use if the engineering study agrees with the Study Groups' assessment of its condition.

The study group agreed that the Cook Shack very likely is a safety issue in addition to not being designed to fit the current needs of the SVRA membership. This building hosts many

activities, however, it has no insulation, only single pane glass and dry rot around the base. The roof leaks, the asphalt tile is breaking, a low ceiling in part of building restricts the use of that space, the only heat is electric baseboard, the roof sags (there may be broken beams in roof supports) and there is only one bathroom. There is a real need for a facility that can be used for SVRA functions year round. The number of year round residents is increasing rapidly. Previously the Library sufficed for functions such as Board meetings, potlucks, group activities and other social functions during the winter months. It no longer can accommodate the number of members that wish to attend and the SVRA does not have an alternative available.

#### ***Priority 4. The Silo***

*Recommendation:* Leave as is for the near term except for necessary repairs to ensure safety as pointed out by the engineering study.

The Silo is the focal point for Cedar Creek golf course and houses the only restaurant on the Ranch. The Silo is the trademark of the Ranch and should remain in place for the near term although it is practically useless as far as long-range space considerations are concerned. It will serve for now but will involve major costs if improvements are made. To make the space useable would require insulation, fire protection and an elevator. Winter use now is out of the question and handicap access is limited to the first floor. A master plan addressing the possibility of a new all season complex consisting of a restaurant, bar, pro shop and meeting facilities should be developed that compares the costs of rehabilitating or replacing the current complex.

#### ***Priority 5. Cedar Creek Pool and Pool Building***

*Recommendation:* Add an L or T to the existing pool and expand the pool building.

With the rapid growth of population on the Ranch the existing pool often is not adequate to meet demands. An L or T could be added to the existing pool for a lap pool and/or a kiddy pool could be added. These items would require larger pool equipment such as pumps. For some time now interest in an exercise facility has been expressed by the membership. The pool building, which is relatively new and in decent condition, would be easy to expand. Expansion on the north end could be an exercise facility while the south end could be expanded to add space to the snack shack.

## Summary of Facilities Priorities

<u>Item/Project</u>	<u>Condition</u>	<u>Recommended Action</u>	<u>Short Term Priority</u>	<u>Long Term Priority</u>	<u>Current Use</u>
The purpose of the facility audit is to ensure the SVRA community has safe, attractive, easy to maintain facilities.		The Association take immediate remedial action to ensure the safety of the community while using the facilities.	Close or rehab all buildings deemed unsafe by qualified structural engineers. Ensure buildings do not deteriorate further.		
Structural Engineering Study		A more thorough study of facilities that may be safety hazards.	1. ASAP - Potential liability of the Association if no action is taken.		
Repair & Maintenance	Varies	BOD earmark \$75 - 100K in operating budget for this item	2. Determine most urgent needs and begin repairs		
Barn	Fair	An in-depth structural engineering study to determine what needs to be done and projected costs of repair.	3. Bring the building up to safe standards because, for the near future, this is the only large meeting area. Determine costs for making it a year round facility		Meetings, dances, dinners, club activities and rentals.
Administrative Building	Fair		4. Repair roof (leaks), heating system and insulate		SVRA offices, Aspen Hills Pro Shop, Library, meeting rooms and rentals.
Front Entrance Design		Create a Design Committee under aegis of Long Range Planning Committee.		1. Develop a Plan for Front Entrance Area	
Front Entrance				2. Begin to Implement the Approved Development Plan	
Cook Shack	Poor (Safety Hazard?)			3. Raze and Rebuild	Meeting room, club activities and rentals.
Silo	Poor (Safety Hazard?)	An in-depth structural engineering study to determine whether the building should be used and/or projected costs of repairing it.		4. Follow Engineering study recommendations. ASAP - Potential liability of the Association if no action is taken.	Pro Shop, Restaurant, storage
Cedar Creek Pool & Pool Building	Good	Expand pool and add to Pool Building		5. Add an L or extend existing pool. Add exercise room to pool building	All aquatic activities, equipment storage and snack shack

## Facility Description: Administration Building

Square Footage of Facility - 4353  
Usable Space - 4353  
Unusable Space - 0  
Unfinished Space - 0

Present Use: Currently used as SVRA office, Aspen Hills pro shop, library and meeting rooms.

Positive Aspects: Serves as administrative center of SVRA operations, pro shop for Aspen Hills, SVRA library and has good space for small group meetings.

Negative Aspects: Not very functional for the square footage, heating system ducting is inadequate, inadequate insulation, roof leaks, insufficient room for the library, location is difficult for newcomers or visitors to find and snow removal is a problem.

### Plans:

Short Range (1 yr.) Repair heat distributions system, repair roof and add insulation, check windows and front door to determine if they should be replaced, continue beautification efforts.

Med. Range (2-5 yrs.) Renovate lower level to improve library and meeting rooms.

Long Range (5+ yrs.)	Office, restaurant, cabin site
Repair	<u>1000</u> sq. ft. @ \$ 45.00/sq. ft. = \$ <u>45,000</u>
Renovation	<u>?</u> sq. ft. @ \$100.00/sq. ft. = \$ <u>          </u>
Replacement	<u>?</u> sq. ft. @ \$200.00/sq. ft. = \$ <u>          </u>

2005 Budget \$ 1050.00  
Spent \$ 6304.55  
% 600.4

\*Estimated costs can vary widely depending on the type of repair or renovation undertaken.

## Facility Description: Barn

Square Footage of Facility - 5460 (10,920 with basement)  
Usable Space - 5460 (partially finished)  
Unusable Space -  
Unfinished Space - 5460 (partially finished)

Present Use: Currently used for bar, cart storage, storage, restrooms and Ranch functions.

Positive Aspects: Location, enough space for large gatherings.

Negative Aspects: Terrible acoustics, roof leaks, floor needs repair, not insulated, heating, plumbing and wiring are inadequate, emergency exit staircase needs repair, not enough restroom space.

Short Range Plans (1 yr.) Maintenance and roof repair

Medium Range Plans (2 - 5 yrs.) Feasibility and architectural study to replace.

Long Range Plans (5+ yrs.) Replace and consolidate SVRA operations.

### Estimated Costs\* for

Repair	_____	sq. ft. @	\$ 45.00/sq. ft. = \$	_____
Renovation	_____	sq. ft. @	\$100.00/sq. ft. = \$	_____
Replacement	_____	sq. ft. @	\$200.00/sq. ft. = \$	_____

2005 Budget \$ 3000.00  
Spent \$ 1701.65  
% 56.7

Comments: At this time the Barn is the only facility on the Ranch that is more or less suitable for large meetings. The acoustics are so poor however that many in the audience are unable to comprehend what is being said. Noise from the bar often adds to the din. If leaks in the roof were repaired and a drop ceiling installed these problems could be alleviated. A sturdy ceiling or upper floor would also make space for additional storage space.

Golf cart replacement should be expedited so electric carts can be stored in the basement. This would likely require additional electric service but would free up space in the cart barn for storage and repair. A concrete floor in this area would be desirable and help keep the area clean and orderly.

\*Estimated costs can vary widely depending on the type of repair or renovation undertaken.

## Facility Description: Barn Lounge (Bar)

Square Footage of Facility - 1120  
Usable Space - 1120  
Unusable Space - 0  
Unfinished Space - 0

Present Use: Currently leased as bar.

Positive Aspects: Needed for members, needed for functions and adds to the restaurant.

Negative Aspects: No insulation, noise from bar disrupts other meetings, cracks in flooring, windows not energy efficient, only used 6 -7 months, single ½ inch water supply line and butane heating units not efficient.

Short Range Plans (1 yr.) Should be responsibility of leaser.

Medium Range Plans (2 - 5 yrs.) Should be responsibility of leaser.

Long Range Plans (5+ yrs.) Should be responsibility of leaser.

### Estimated Costs\* for

Repair	_____	sq. ft. @	\$ 45.00/sq. ft. = \$	_____
Renovation	_____	sq. ft. @	\$100.00/sq. ft. = \$	_____
Replacement	_____	sq. ft. @	\$200.00/sq. ft. = \$	_____

2005 Budget \$ 350.00

Spent \$ 147.27

% 42.1

\*Estimated costs can vary widely depending on the type of repair or renovation undertaken.

## Facility Description: Cook Shack

Square Footage of Facility - 1720  
Usable Space - 1032 (60%)  
Unusable Space - 0  
Unfinished Space - 688 (40%)

Present Use: Currently used as meeting room for bingo, line dancing, quilting, cards and family reunions.

Positive Aspects: Location.

Negative Aspects: No insulation, single pane glass, dry rot around base, roof leaks, asphalt tile breaking, low ceiling in part of building, only base board electric heat, roof sags (may be broken beams in roof supports) and only one bathroom.

Short Range Plans (1 yr.) Repair enough to maintain the summer use.

Medium Range Plans (2 - 5 yrs.) Determine costs to remove and replace.

Long Range Plans (5+ yrs.) Replace with more usable structure.

### Estimated Costs\* for

Repair	<u>1032</u>	sq. ft. @	\$ 45.00/sq. ft. = \$	<u>46,440</u>
Renovation	<u>1720</u>	sq. ft. @	\$100.00/sq. ft. = \$	<u>172,000</u>
Replacement	<u>?</u>	sq. ft. @	\$200.00/sq. ft. = \$	<u>344,000</u>

2005 Budget \$ 1250.00  
Spent \$ 635.82  
% 50.9

Comments: The building is rapidly deteriorating and should be removed. It has reached a point where it could be a safety hazard. Unfortunately, the structure is used quite heavily and there is a definite need for a replacement. As it now stands it would cost more to try and salvage the building than it would be worth.

\*Estimated costs can vary widely depending on the type of repair or renovation undertaken.

## Facility Description: Silo

Square Footage of Facility - 1950 x 4 floors = 7800  
Usable Space - 4000  
Unusable Space - 3800  
Unfinished Space - 0

Present Use: Currently used for Cedar Creek Pro Shop, Restaurant, meeting room (2<sup>nd</sup> floor) and women's rest room.

Positive Aspects: Ranch landmark, much space in small footprint, focal point for Cedar Creek golf course and only restaurant on the Ranch.

Negative Aspects: Need structural analysis to determine soundness, floor space under utilized, stairs are the only way up or down and many members cannot negotiate them, stairs and railing could be dangerous, not insulated and can only be used 6 – 7 months, plumbing inadequate, heating inefficient and a maintenance nightmare.

Short Range Plans (1 yr.) Maintenance.

Medium Range Plans (2 - 5 yrs.) Maintenance.

Long Range Plans (5+ yrs.) Replacement to a ground location.

Estimated Costs\* for

Repair	5850 (3 floors)	sq. ft. @	\$ 45.00/sq. ft. =	\$ 263,250
Renovation	?	sq. ft. @	\$100.00/sq. ft. =	\$
Replacement	?	sq. ft. @	\$200.00/sq. ft. =	\$

2005 Budget \$ 1600.00  
Spent \$ 2016.87  
% 126.1

Comments: The Silo is the trademark of the Ranch and should remain in place for the near term although it is practically useless as far as long-range space considerations are concerned. It will serve for now but will involve major costs if improvements are made. To make the space useable would require insulation, fire protection and an elevator. Winter use now is out of the question and handicap access is limited to the first floor.

\*Estimated costs can vary widely depending on the type of repair or renovation undertaken.

## Facility Description: Silo Restaurant

Square Footage of Facility - 1800  
Usable Space - 1800  
Unusable Space - 0  
Unfinished Space - 0

Present Use: Currently used as a restaurant.

Positive Aspects: Serves needs of members to some extent.

Negative Aspects: Location on 3<sup>rd</sup> floor, no elevator, distant from the bar, kitchen area not efficient, needs central air, energy efficient windows that can be cleaned and better restrooms.

Short Range Plans (1 yr.)      New lease, stairs, paint, rest rooms, evaporative cooler

Medium Range Plans (2 - 5 yrs.)      None

Long Range Plans (5+ yrs.)      None

### Estimated Costs\* for

Repair	_____	sq. ft. @	\$ 45.00/sq. ft. = \$9 - 15000
Renovation	_____	sq. ft. @	\$100.00/sq. ft. = \$ _____
Replacement	_____	sq. ft. @	\$200.00/sq. ft. = \$ _____

### Priority:

2005 Budget	\$500.00
Spent	\$209.59
%	41.9

\*Estimated costs can vary widely depending on the type of repair or renovation undertaken.

## Facility Description: Cedar Creek Pool and Pool Building

Square Footage of Facility - 2800  
 Usable Space - 1680 (60%)  
 Unusable Space - 0  
 Unfinished Space - 1120 (40%)

Present Use: The building currently houses dressing rooms, showers, restrooms, pool equipment, pool attendant area, shop space and the facility manager's office.

Positive Aspects: Location, building is relatively new, substantial structure that should remain relatively maintenance free for several years building can be easily expanded.

Negative Aspects: Snack shack is limited in space and design.

Short Range Plans (1 yr.) Pool attendant area and snack bar area should be finished, additional ventilation needed in the shower area to reduce humidity levels, drainage in the shower area needs to be corrected. Drains need to be lowered or floor recontoured. Equipment, supplies, tools, etc. need to be stored in an organized fashion. The snack shack is an area of concern because everyone seems to have a different idea and there is no plan to follow. We recommend the outside area between the snack shack and pavilion be landscaped and an attempt made to open a snack bar that would be open only in the summer and would serve hot and cold sandwiches and other snacks and soft drinks. The phone line at number nine tee should be restored so golfers could order a snack and pick it up as they travel to the tenth fairway.

Medium Range Plans (2 - 5 yrs.) An L or T could be added to the existing pool for a lap pool and/or a kiddy pool could be added. These items would require larger pool equipment such as pumps.

Long Range Plans (5+ yrs.) The pool building would be easy to expand. Expansion on the north end could be an exercise facility while the south end could be expanded to add to the restaurant.

### Estimated Costs\* for

Repair	_____	sq. ft. @	\$ 45.00/sq. ft. =	\$ 1500
Renovation	_____	sq. ft. @	\$100.00/sq. ft. =	\$ _____
Replacement	_____	sq. ft. @	\$200.00/sq. ft. =	\$ _____

2005 Budget \$ 8000.00  
 Spent \$ 7799.51  
 % 97.5

\*Estimated costs can vary widely depending on the type of repair or renovation undertaken.

## Facility Description: Cart Barn/Golf Course Equipment Repair Shop – Cedar Creek

Square Footage of Facility - 4000 (50 x 80 ft.)  
 Usable Space - 4000  
 Unusable Space - 0  
 Unfinished Space - 0

Present Use: Currently used for storing carts and some course equipment, repair shop, storage supply and office for Golf Course Manager.

Positive Aspects: Building is fairly new and in decent shape, close to Cedar Creek course.

Negative Aspects: Not large enough to store and repair equipment, outside storage of useful and old, useless equipment and parts is an eyesore and very obvious at the present location.

Short Range Plans (1 yr.) Maintenance and cleanup. Old unusable equipment and junk need to be removed and weeds need to be controlled.

Medium Range Plans (2 - 5 yrs.) Construct awning or enclosed area on east side for storage of equipment or additional supplies, area covered in concrete for sand storage.

Long Range Plans (5+ yrs.) Possible relocation.

### Estimated Costs\* for

Repair	_____	sq. ft. @ \$ 45.00/sq. ft. = \$ _____
Renovation	_____	sq. ft. @ \$100.00/sq. ft. = \$ _____
Replacement	_____	sq. ft. @ \$200.00/sq. ft. = \$ _____

2005 Budget \$ 150.00  
 Spent \$ 735.55  
 % 490.4

\*Estimated costs can vary widely depending on the type of repair or renovation undertaken.

## Facility Description: Aspen Hills Cart Barn

Square Footage of Facility - 1200  
Usable Space - 1200  
Unusable Space - 0  
Unfinished Space - 1200

Present Use: Currently used to store golf carts at Aspen Hills.

Positive Aspects: Location to Aspen Hills golf course and is in fair condition.

Negative Aspects: Distant from the Golf Pro, not large enough for full utilization, needs routine maintenance.

Short Range Plans (1 yr.) Maintenance.

Medium Range Plans (2 - 5 yrs.) Replace roof.

Long Range Plans (5+ yrs.) None.

### Estimated Costs\* for

Repair	_____	sq. ft. @	\$ 45.00/sq. ft. = \$9 -1 5,000
Renovation	_____	sq. ft. @	\$100.00/sq. ft. = \$ _____
Replacement	_____	sq. ft. @	\$200.00/sq. ft. = \$ _____

2005 Budget \$ 150.00

Spent \$ 0

%

- Comments: If electric golf carts continue to replace old gas carts the building would most likely require additional electric service.

\*Estimated costs can vary widely depending on the type of repair or renovation undertaken.

## Facility Description: Tennis Courts

Square Footage of Facility -  
Usable Space -  
Unusable Space -  
Unfinished Space -

Present Use: Currently used as SVRA tennis courts.

Positive Aspects: Location.

Negative Aspects: Needs work on fence.

Short Range Plans (1 yr.) Paint and repair fence.

Medium Range Plans (2 - 5 yrs.) New Fence.

Long Range Plans (5+ yrs.) Restrooms.

Estimated Costs\* for

Repair	_____	sq. ft. @	\$ 45.00/sq. ft. = \$ 1500
Renovation	_____	sq. ft. @	\$100.00/sq. ft. = \$ _____
Replacement	_____	sq. ft. @	\$200.00/sq. ft. = \$ _____

2005 Budget \$ 500.00  
Spent \$ 53.50  
% 10.7

\*Estimated costs can vary widely depending on the type of repair or renovation undertaken.

## Facility Description: Utility Department Maintenance Shop

Square Footage of Facility - 3000  
Usable Space - 3000  
Unusable Space - some of covered storage  
Unfinished Space - 0

Present Use: Currently used as Operational headquarters for the Utility Department, supply storage, vehicle storage, and fuel tanks

Positive Aspects: Seems adequate for winter maintenance.

Negative Aspects: Needs floor drain, poor sky lights, area is not neat, not adequate storage for all equipment, fence along Vista West needs repair.

Short Range Plans (1 yr.) Put in floor drain, clean area to improve appearance, rebuild fence along Vista West.

Med. Range Plans (2-5 yrs.) Finish enclosing area of the southeast side to hide stored items, additional building or shelter to house equipment and materials now stored outside.

Long Range Plans (5+ yrs.) Relocate.

### Estimated Costs\* for

Repair	_____	sq. ft. @	\$ 45.00/sq. ft. = \$	_____
Renovation	_____	sq. ft. @	\$100.00/sq. ft. = \$	_____
Replacement	_____	sq. ft. @	\$200.00/sq. ft. = \$	_____

2005 Budget \$1200.00  
Spent \$1139.12  
% 94.9

\*Estimated costs can vary widely depending on the type of repair or renovation undertaken.