



University Park Recreation District Deferred Maintenance and Capital Improvement Planning

APRIL 21, 2023

The Four Questions Guiding our Efforts

1. What are the existing problems in University Park?
2. What are reasonable solutions to these problems?
3. How much will these solutions cost?
4. How will we pay for these solutions?

What have we sought to tackle?

Critical Deferred Maintenance - Items that were long overdue for correction that had long term ramifications for the health of the Club

- A. Golf Course Irrigation System \$5.4 million
- B. Golf Course Banks, Bulkheads, etc \$.5 million
- C. Kitchen reconfiguration and modernization \$2.9 million
- D. Unsafe and poor quality conditions for Staff

Necessary Capital Improvements to meet member demand - Items that were important to meet member insistence on adequate space for activities

- A. Gathering Rooms
- B. Group Fitness Facilities
- C. Existing Fitness Facility

Desired Capital Improvements - to enhance the member experience

- A. Move member bar to lakefront
- B. Relocate Pro shop closer to rest of golf operation

Last Year's Plan

- Golf Course Irrigation & Infrastructure
- Renovations:
 - Kitchen
 - Member Bar at site of Pro Shop (“28th hole)
- New Spaces:
 - Cart Barn w/ Pro Shop
 - New 16,000 Square Foot Club Center with Gathering Rooms, Fitness facilities, offices

Estimated Cost: \$18.0 Million (now \$20.0 Million+)

When we last left you

- Golf Course Irrigation & Infrastructure
- Renovations:
 - Kitchen
 - Administrative Offices (VC 2nd Floor)
 - Varsity Club 1st Floor
 - Fitness Center
 - Member Bar (“28th hole)
- New Spaces:
 - Cart Barn w/ Pro Shop
 - Group Fitness

Estimated Cost: \$13.0 Million

So, what was all this projected to cost?

A	B	C	D	E	F
	Irrigation	\$5,400,000			
	Banks, bridges	\$500,000			
	Kitchen	\$2,500,000			
	Cart Barn	\$675,000		includes pro shop	
	Offices	\$1,120,000		2800sf*400	
	VC First Floor	\$840,000		2800sf*300	
	New Member Bar	\$600,000		1500sf*400	
	Group Fitness	\$520,000		1300sf*400	
	Existing Fitness Center	\$780,000		2600*300	
	Subtotal	\$12,935,000			

Note: this Subtotal did not include contingencies and soft costs

But then we received actual estimates ...

	Original estimate	Notes	Estimate 4/12/23
Irrigation	\$5,400,000		\$5,400,000
Banks, bridges	\$500,000		\$500,000
Kitchen	\$2,500,000		\$2,978,000
Cart Barn	\$675,000	includes pro shop	\$2,880,911
Offices	\$1,120,000	2800sf*400	\$1,430,012
VC First Floor	\$840,000	2800sf*300	\$1,656,002
New Member Bar	\$600,000	1500sf*400	\$1,090,195
Group Fitness	\$520,000	1300sf*400	\$1,367,469
Existing Fitness Center	\$780,000	2600*300	\$1,090,229
New 8k SF Bldg			
	\$12,935,000		\$18,392,818

Note: The new total included contingencies and soft costs

Yikes!

Luckily we were working on a contingency plan that addresses both the **Critical Deferred Maintenance items** and the **Necessary Capital Improvements**

Critical Deferred Maintenance

- A. Golf Course Irrigation System \$5.4 million
- B. Golf Course Banks, Bulkheads, etc \$.5 million
- C. Kitchen reconfiguration and modernization \$2.9 million
- D. Unsafe and poor quality conditions for Staff

Necessary Capital Improvements to meet member demand

- A. Gathering Rooms
- B. Group Fitness Facilities
- C. Existing Fitness Facility

What does this Plan include?

- A. Golf Course Irrigation System
- B. Golf Course Banks, Bulkheads, etc
- C. Kitchen reconfiguration and modernization
- D. Renovate existing fitness facility
- E. Varsity Club First Floor Redecoration
- F. A new two-story, approximately 8,000 square-foot building to house the group fitness, gathering rooms, and offices.

And what are the actual construction estimates for this Plan?

	Estimate 4/17/23
Irrigation	\$5,400,000
Banks, bridges	\$500,000
Kitchen	\$2,978,000
Cart Barn	
Offices	
VC First Floor	\$250,000
New Member Bar	
Group Fitness	
Existing Fitness Center	\$1,090,229
New 8k SF Bldg	\$4,347,845
Subtotal	\$14,566,074

What's left out for now?

This plan postpones the **Desired Capital Improvements** delineated above - the new cart barn, the pro shop move and the new member bar.

Not moving the member bar at this time will allow us to evaluate how the new outdoor dining space functions.

These options would add about \$2.7 million to the cost.

And what will this cost me?

What would this plan cost the average homeowner in University Park?

Based on current interest rates, we anticipate that a 30 year bond would cost the average homeowner about \$1000 annually, or about \$85 monthly.

While this is not an insignificant number, the entire package would only be about \$240 annually, or \$20 monthly more than just doing the **Critical Deferred Maintenance items** alone.

Next Steps

1. Project Management Team
2. Continue Neighborhood Meetings
3. Renderings and Explanations of all spaces
4. Publication of Plan
5. Community Viewings & Q&A opportunities
6. Survey
7. Referendum
8. Financing
9. RFP