

Front 9 Capital Improvement Plan

University Park Country Club

Presented in 3/2/2026 Joint Committee Workshop

Executive Position

- The Front 9 infrastructure is aging and no longer performing at an acceptable standard (frankly this can be said about 1-18).
- This proposal is structural and performance-based — not cosmetic.
- Revenue impacts are not included here and must be evaluated separately.
- Decision point: short-term disruption vs long-term course excellence.
- This does not include any tree replanting, brick paver work, or any beautification projects.

Minimal Impact Projects (Operationally Manageable)

- Cart path & curb repairs — \$95,000
- Expand #5 Gold tee (palmetto removal) — \$9,800
- Brick paver “bump outs” by tees and greens \$57,000
- Tree replacement and landscape beautification — \$63,750
- Drainage/pond banks and swale upgrades — \$100,000
- Improves safety and playability with minimal disruption

Major Capital Projects (Strategic Closure Planning)

- Replace #5 bulkhead — \$79,750 (hole closure required)
- Expand & rebuild tee tops — \$97,385 (course closure required)
- Rebuild fairway bunkers — \$250,000 (course closure required)
- Re-grade & re-grass fairways — \$175,670 (course closure required)
- Phasing reduces single-event impact — but increases inefficiency and extends disruption.

Material Investment

- G-Angle bunker sand (1,300 tons) — \$76,000
- #89 granite gravel (370 tons) — \$31,000
- Bimini sod (138,500 sq ft) — \$75,000
- Fertilizer & control products — \$47,000
- These materials enable performance, durability, and consistent playing conditions.

Estimated Investment Summary

| Item | Cost | Operational Impact |
|---|--------------------|--------------------|
| CONTRACTOR COSTS | | |
| Repair cart paths & curbs | \$95,000 | Minimal impact |
| Expand #5 Gold tee (palmetto removal) | \$9,800 | Minimal impact |
| Brick paver cart path bump outs | \$57,000 | Minimal impact |
| Tree replacement and landscape beautification | \$63,750 | Minimal impact |
| Pond bank & drainage swale reclamation and drainage projects. | \$100,000 | Minimal impact |
| Replace #5 bulkhead | \$79,750 | Hole Closure |
| Expand and rebuild tee tops | \$107,500 | Course closure |
| Rebuild fairway bunkers | \$250,000 | Course closure |
| Re-grade & re-grass fairways | \$175,670 | Course closure |
| Contractor Subtotal | \$938,470 | |
| MATERIAL COSTS | | |
| G-Angle bunker sand (1,300 tons) | \$76,000 | |
| #89 granite gravel (370 tons) | \$31,000 | |
| Bimini sod (138,500 sq ft) | \$75,000 | |
| Fertilizer & control products | \$47,000 | |
| Material Subtotal | \$229,000 | |
| TOTAL ESTIMATED INVESTMENT | \$1,167,470 | |
| <u>ADD 10-15% CONTINGENCY TO EACH APPROVE PROJECT!</u> | | |

Strategic Considerations (Board Decision Lens)

- Deferring infrastructure repair compounds future cost and member disruption.
- Modern bunker construction improves drainage and reduces annual maintenance inputs.
- Fairway regrading corrects chronic drainage and consistency issues.
- Executing concurrently can minimize total downtime vs piecemeal phasing.
- Recommendation: pick a closure window that minimizes revenue disruption and maximizes quality of execution.

Board Action Requested

- Confirm project scope (select items to approve).
- Direct management to present: (1) schedule/closure window, and (2) revenue impact analysis.
- Authorize contractor bidding and final pricing validation prior to award.