

# CAPITAL IMPROVEMENT PROGRAM

2008 through 2013

## SUMMARY

<b>Development</b>	Page	Actual YTD June 2007	Budget 2007	Projected 2008	Projected 2009	Projected 2010	Projected 2011	Projected 2012	Projected 2013	Projected Total
Maintenance Building and Pump House	3	-	-	-	-	-	-	-	-	-
Reconstruction of the 13th and 15th Greens	4	-	-	-	120	-	-	-	-	120
Reconstruction of the 1st and 3rd Tee Boxes	5	-	-	-	20	-	-	-	-	20
Reconstruction of #15 Fairway	6	-	-	-	-	-	-	-	-	-
Reconstruction of #10 and #16 Greens	7	-	-	-	-	130	-	-	-	130
Feasibility Study - Maintenance Building	8	-	-	50	-	-	-	-	-	50
Irrigation Mainline Replacement	9	-	-	-	-	850	-	-	-	850
Reconstruction of Hole #3 Green	10	-	-	-	-	-	-	-	75	75
Hole #3 Hillside Drainage	11	-	-	-	-	-	50	-	-	50
<b>Total</b>		-	-	<b>50</b>	<b>140</b>	<b>980</b>	<b>50</b>	-	<b>75</b>	<b>1,295</b>

<b>Major Maintenance</b>	Page	Actual YTD June 2007	Budget 2007	Projected 2008	Projected 2009	Projected 2010	Projected 2011	Projected 2012	Projected 2013	Projected Total
Golf Course Major Maintenance	12	20	190	170	190	160	170	195	95	980
<b>Total</b>		<b>20</b>	<b>190</b>	<b>170</b>	<b>190</b>	<b>160</b>	<b>170</b>	<b>195</b>	<b>95</b>	<b>980</b>

<b>Total Six-Year Project Costs</b>		<b>20</b>	<b>190</b>	<b>220</b>	<b>330</b>	<b>1,140</b>	<b>220</b>	<b>195</b>	<b>170</b>	<b>2,275</b>
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<b>Projects Introduced in 2007 included above</b>	Actual YTD June 2007	Budget 2007	Projected 2008	Projected 2009	Projected 2010	Projected 2011	Projected 2012	Projected 2013	Projected Total
Pumphouse overhaul	-	-	-	45	-	-	-	-	45
Irrigation mainline replacement	-	-	-	-	850	-	-	-	850
Maintenance feasibility study	-	-	50	-	-	-	-	-	50
Reconstruct #3 green	-	-	-	-	-	-	-	75	75
Renovate pro shop counter	-	-	-	-	-	-	-	60	60
<b>Total</b>	-	-	<b>50</b>	<b>45</b>	<b>850</b>	-	-	<b>135</b>	<b>1,080</b>

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<b>Related Debt</b>	Actual 2007	Budget 2007	Projected 2008	Projected 2009	Projected 2010	Projected 2011	Projected 2012	Projected 2013	Projected Total
Bonds	441	441	438	439	438	437	435	437	2,624
<b>Total</b>	<b>441</b>	<b>441</b>	<b>438</b>	<b>439</b>	<b>438</b>	<b>437</b>	<b>435</b>	<b>437</b>	<b>2,624</b>

<b>Summary of Funding Sources</b>	Projected 2008	Projected 2009	Projected 2010	Projected 2011	Projected 2012	Projected 2013	Projected Total
Operating	220	330	1,140	220	195	170	2,275
Bond Proceeds	-	-	-	-	-	-	-
Mitigation	-	-	-	-	-	-	-
Grant	-	-	-	-	-	-	-
Developer Contribution	-	-	-	-	-	-	-
Undetermined	-	-	-	-	-	-	-
<b>Total</b>	<b>220</b>	<b>330</b>	<b>1,140</b>	<b>220</b>	<b>195</b>	<b>170</b>	<b>2,275</b>

# CAPITAL IMPROVEMENT PROGRAM

2008 through 2013

## Project Title: Maintenance Building and Pump House

Project Type: **Development**

Total Anticipated Project Cost: \$ 50

**Project Description:** Design and construct a new maintenance building including detention requirements that will replace the existing structure. The current building will require extensive renovations to function effectively and will be cost prohibitive. The new facility will provide an acceptable work environment for staff, provide a secure storage area for equipment, meet all environmental requirements for wash rack areas, and the storage of fuel and pesticides. Initially introduced into the Capital Improvement Program (CIP) in 2000. The pump house will supply water to the west portion of the golf course per the adopted Master Plan. This is the last step in completely reworking the original irrigation system and fully automating the new system as per its design. This will allow for a shorter window of watering, resulting in less impact to the golfer and the maintenance staff.

Budget Overview	<u>Budget</u>	<u>YTD Actual</u>	<u>Remaining</u>
<b>2006</b>	-	-	-
<b>2007 Adopted Budget</b>	-		
<i>Plus: Carryforward Funds</i>	+/-		
<i>Mid Year Adjustments</i>	+/-		
<b>2007 Adjusted Budget</b>	<u>-</u>		-

### Summary of Progress & Changes

Design for the utility connection requirements of the future maintenance facility, commenced in October 2003. It will be constructed as part of the Parking Stall Addition Project with the PBPW Water Utility Division. Design and construction for the maintenance building is postponed until 2014 and 2015 respectively. Analyze potential to bond for project design and construction.

Activity	<u>Through 2006</u>	<u>June 2007 YTD</u>	<u>Life to Date Project Total</u>	<i>P r o j e c t e d</i>					
				<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>
<b>Expenditures</b>	50	-	<span style="background-color: #d9ead3;">50</span>	-	-	-	-	-	-
<b>Revenues:</b>									
<i>Operating</i>	50		50	-	-	-	-	-	-
<i>Bond Proceeds</i>			-	-	-	-	-	-	-
<i>Other</i> <sup>n</sup>			-	-	-	-	-	-	-
<b>Total Revenues</b>	50	-	50	-	-	-	-	-	-
<b>Funds Available</b>			<span style="background-color: #d9ead3;">-</span>						

m =mitigation; g=grant; d=developer contribution; n=not funded

Amounts are in thousands of dollars

# CAPITAL IMPROVEMENT PROGRAM

2008 through 2013

## Project Title: Reconstruction of the 13th and 15th Greens

Project Type: **Development**

Total Anticipated Project Cost: \$ 120

**Project Description:** Reconstruct the 13th and 15th greens per the Master Plan resulting in a more consistent and playable course. Project is currently scheduled in 2009. Initially introduced into the CIP in 2001.

Budget Overview	<u>Budget</u>	<u>YTD Actual</u>	<u>Remaining</u>	<b>Summary of Progress &amp; Changes</b>
<b>2006</b>	-	-	-	Project has been re-prioritized and is scheduled for reconstruction in 2009.
<i>2007 Adopted Budget</i>	-			
<i>Plus: Carryforward Funds</i>	+/-			
<i>Mid Year Adjustments</i>	date +/-			
<b>2007 Adjusted Budget</b>	-		-	

Activity	<u>Through 2006</u>	<u>June 2007 YTD</u>	<u>Life to Date Project Total</u>	<i>P r o j e c t e d</i>					
				<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>
<b>Expenditures</b>	-	-	-	-	120	-	-	-	-
<b>Revenues:</b>									
<i>Operating</i>			-	-	120	-	-	-	-
<i>Bond Proceeds</i>			-	-	-	-	-	-	-
<i>Other</i>			-	-	-	-	-	-	-
<b>Total Revenues</b>	-	-	-	-	120	-	-	-	-
<b>Funds Available</b>			-						

m =mitigation; g=grant; d=developer contribution; n=not funded

Amounts are in thousands of dollars

# CAPITAL IMPROVEMENT PROGRAM

2008 through 2013

## Project Title: Reconstruction of the 1st and 3rd Tee Boxes

Project Type: **Development**

Total Anticipated Project Cost: \$ 20

**Project Description:** Reconstruct the 1st and 3rd Tee boxes resulting in larger teeing area, ensuring the health, aesthetics, and playability of the teeing surfaces. This project was initially introduced into CIP in 2004.

Budget Overview	<u>Budget</u>	<u>YTD Actual</u>	<u>Remaining</u>	<b>Summary of Progress &amp; Changes</b>
<b>2006</b>	-		-	Golf course staff will complete this project. This project has been re-prioritized and will be completed in 2009.
<i>2007 Adopted Budget</i>	-			
<i>Plus: Carryforward Funds</i>	+/-			
<i>Mid Year Adjustments</i>	date +/-			
<i>2007 Adjusted Budget</i>	- <hr style="border-top: 3px double black;"/>		-	

Activity	<u>Through 2006</u>	<u>June 2007 YTD</u>	<u>Life to Date Project Total</u>	<i>P r o j e c t e d</i>					
				<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>
<i>Expenditures</i>	-		-	-	20	-	-	-	-
<i>Revenues:</i>									
<i>Operating</i>			-	-	20	-	-	-	-
<i>Bond Proceeds</i>			-	-	-	-	-	-	-
<i>Other</i>			-	-	-	-	-	-	-
<b>Total Revenues</b>	-	-	-	-	20	-	-	-	-
<b>Funds Available</b>			-						

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Amounts are in thousands of dollars

# CAPITAL IMPROVEMENT PROGRAM

2008 through 2013

## Project Title: Reconstruction of #15 Fairway

Project Type: **Development**

Total Anticipated Project Cost: \$ -

**Project Description:** Reconstruct #15 Fairway and install new drainage resulting in a level and dry playing surface. Project is scheduled for 2014. This project was initially introduced into CIP in 2005.

Budget Overview	<u>Budget</u>	<u>YTD Actual</u>	<u>Remaining</u>	<b>Summary of Progress &amp; Changes</b>
<b>2006</b>	-		-	Project has been re-prioritized and moved to 2014.
<b>2007 Adopted Budget</b>	-			
<b>Plus: Carryforward Funds</b>	+/-			
<b>Mid Year Adjustments</b>	date +/-			
<b>2007 Adjusted Budget</b>	-		-	

Activity	<u>Through 2006</u>	<u>June 2007 YTD</u>	<u>Life to Date Project Total</u>	<i>P r o j e c t e d</i>					
				<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>
<b>Expenditures</b>	-		-	-	-	-	-	-	-
<b>Revenues:</b>									
<i>Operating</i>			-	-	-	-	-	-	-
<i>Bond Proceeds</i>			-	-	-	-	-	-	-
<i>Other</i>			-	-	-	-	-	-	-
<b>Total Revenues</b>	-	-	-	-	-	-	-	-	-
<b>Funds Available</b>			-						

m =mitigation; g=grant; d=developer contribution; n=not funded

Amounts are in thousands of dollars

# CAPITAL IMPROVEMENT PROGRAM

2008 through 2013

## Project Title: Reconstruction of #10 and #16 Greens

Project Type: Development

Total Anticipated Project Cost: \$ 130

**Project Description:** Reconstruct the #10 and #16 greens per the Master Plan resulting in healthy turf and a more consistent and playable course. Project is currently scheduled in 2010. This project was initially introduced into CIP in 2005.

Budget Overview			Budget	YTD Actual	Remaining
2006			-		-
2007 Adopted Budget			-		
Plus: Carryforward Funds					
Mid Year Adjustments					
2007 Adjusted Budget			-		-

Summary of Progress & Changes	
This project is scheduled to begin in 2010.	

Activity	Through 2006	June 2007 YTD	Life to Date Project Total	Projected					
				2008	2009	2010	2011	2012	2013
Expenditures	-		-	-	-	130	-	-	-
Revenues:									
Operating			-	-	-	130	-	-	-
Bond Proceeds			-	-	-	-	-	-	-
Other			-	-	-	-	-	-	-
Total Revenues	-	-	-	-	-	130	-	-	-
<b>Funds Available</b>			<b>-</b>						

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Amounts are in thousands of dollars

# CAPITAL IMPROVEMENT PROGRAM

2008 through 2013

## Project Title: Feasibility Study - Maintenance Building

Project Type: Development

Total Anticipated Project Cost: \$ 50

**Project Description:** Perform a feasibility study for cost of construction and associated fees for new golf course maintenance facility. Staff is reviewing the option to re-finance the current bond for additional revenue to fund the new maintenance facility project prior to completion of original bond repayment schedule (2015). It is cost prohibitive to remodel the current maintenance office and shop to provide an acceptable work environment for staff. This project is being introduced into CIP in 2007.

Budget Overview				Budget	YTD Actual	Remaining
2006				-		-
2007 Adopted Budget						
Plus: Carryforward Funds						
Mid Year Adjustments						
2007 Adjusted Budget				-		-

Summary of Progress & Changes	
The study is scheduled for 2008.	

Activity	Through 2006	June 2007 YTD	Life to Date Project Total	Projected					
				2008	2009	2010	2011	2012	2013
Expenditures	-		-	50	-	-	-	-	-
Revenues:									
Operating			-	50	-	-	-	-	-
Bond Proceeds			-	-	-	-	-	-	-
Other			-	-	-	-	-	-	-
Total Revenues	-	-	-	50	-	-	-	-	-
Funds Available			-						

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Amounts are in thousands of dollars

# CAPITAL IMPROVEMENT PROGRAM

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## Project Title: Irrigation Mainline Replacement

Project Type: **Development**

Total Anticipated Project Cost: \$ 850

**Project Description:** Replace/repair the golf course irrigation mainline to ensure efficient irrigating and health of turf. The mainline is an 8" 200 psi - PVC pipe that ranges from 11 - 20 years old. The normal life expectancy of this pipe under this use is 20 - 25 years. This project is being introduced into the CIP in 2007.

Budget Overview	<u>Budget</u>	<u>YTD Actual</u>	<u>Remaining</u>	<b>Summary of Progress &amp; Changes</b>
<b>2006</b>	-		-	This project is scheduled to begin in 2010.
<i>2007 Adopted Budget</i>				
<i>Plus: Carryforward Funds</i>	+/-			
<i>Mid Year Adjustments</i>	date +/-			
<i>2007 Adjusted Budget</i>	-		-	

Activity	<u>Through 2006</u>	<u>June 2007 YTD</u>	<u>Life to Date Project Total</u>	<i>P r o j e c t e d</i>					
				<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>
<i>Expenditures</i>	-		-	-	-	850	-	-	-
<i>Revenues:</i>									
<i>  Operating</i>			-	-	-	850	-	-	-
<i>  Bond Proceeds</i>			-	-	-	-	-	-	-
<i>  Other</i>			-	-	-	-	-	-	-
<b>Total Revenues</b>	-	-	-	-	-	850	-	-	-
<b>Funds Available</b>			-						

m =mitigation; g=grant; d=developer contribution; n=not funded

Amounts are in thousands of dollars

# CAPITAL IMPROVEMENT PROGRAM

2008 through 2013

## Project Title: Reconstruction of Hole #3 Green

Project Type: Development

Total Anticipated Project Cost: \$ 75

**Project Description:** Reconstruct #3 green per the adopted Master Plan resulting in healthy turf and a more consistent and playable course. This project is currently scheduled for 2013, and is being introduced into the CIP in 2007.

Budget Overview			Budget	YTD Actual	Remaining
2006			-		-
2007 Adopted Budget					
Plus: Carryforward Funds					
Mid Year Adjustments					
2007 Adjusted Budget			-		-

Summary of Progress & Changes
Project scheduled for construction in 2013.

Activity	Through 2006	June 2007 YTD	Life to Date Project Total	Projected					
				2008	2009	2010	2011	2012	2013
Expenditures	-		-	-	-	-	-	-	75
Revenues:									
Operating			-	-	-	-	-	-	75
Bond Proceeds			-	-	-	-	-	-	-
Other			-	-	-	-	-	-	-
Total Revenues	-	-	-	-	-	-	-	-	75
<b>Funds Available</b>			<b>-</b>						

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Amounts are in thousands of dollars

# CAPITAL IMPROVEMENT PROGRAM

2008 through 2013

## Project Title: Hole #3 Hillside Drainage

Project Type: **Development**

Total Anticipated Project Cost: \$ 50

**Project Description:** Install drainage along hole #3 hillside, improving safety conditions for golfers, and ensuring the health and playability of the turf. This project was introduced into the CIP in 2005 and is included in the Maplewood Golf Course Long Range Plan.

<b>Budget Overview</b>	<u>Budget</u>	<u>YTD Actual</u>	<u>Remaining</u>	<b>Summary of Progress &amp; Changes</b>
<b>2006</b>	-		-	This project is scheduled to begin in 2011.
<b>2007 Adopted Budget</b>	-			
<b>Plus: Carryforward Funds</b>	+/-			
<b>Mid Year Adjustments</b>	date +/-			
<b>2007 Adjusted Budget</b>	-		-	

<b>Activity</b>	<u>Through 2006</u>	<u>June 2007 YTD</u>	<u>Life to Date Project Total</u>	<i>P r o j e c t e d</i>					
				<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>
<b>Expenditures</b>	-		-	-	-	-	50	-	-
<b>Revenues:</b>									
<b>Operating</b>			-	-	-	-	50	-	-
<b>Bond Proceeds</b>			-	-	-	-	-	-	-
<b>Other</b>			-	-	-	-	-	-	-
<b>Total Revenues</b>	-	-	-	-	-	-	50	-	-
<b>Funds Available</b>			-						

m =mitigation; g=grant; d=developer contribution; n=not funded

Amounts are in thousands of dollars

# CAPITAL IMPROVEMENT PROGRAM

2008 through 2013

## Project Title: Golf Course Major Maintenance

Project Type: Major Maintenance

Total Anticipated Project Cost: \$ 1,596

**Project Description:** The Maplewood Golf Course has the following activities that would be considered major maintenance. These activities are necessary to maintain golf course, parking, and building facilities. They do not add to the infrastructure, but ensure continued life and usability of the entire facility. Note that numbers listed in parenthesis on page 13 are the initial dates that projects were introduced into the Major Maintenance portion of the CIP.

Budget Overview	<u>Budget</u>	<u>YTD Actual</u>	<u>Remaining</u>	<b>Summary of Progress &amp; Changes</b>
<b>2006</b>	442	308	134	Assessment and prioritizing of Major Maintenance projects for 2008 - 2013.
<i>2007 Adopted Budget</i>	180			
<i>Plus: Carryforward Funds</i>	+/- 10			
<i>Mid Year Adjustments</i>	date +/-			
<b>2007 Adjusted Budget</b>	<u>190</u>		190	

Activity	<u>Through 2006</u>	<u>June 2007 YTD</u>	<u>Life to Date Project Total</u>	<i>P r o j e c t e d</i>					
				<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>
<b>Expenditures</b>	426	20	<b>446</b>	170	190	160	170	195	95
<b>Revenues:</b>									
<i>Operating</i>	426	190	<b>616</b>	170	190	160	170	195	95
<i>Bond Proceeds</i>	-	-	-	-	-	-	-	-	-
<i>Other</i>	-	-	-	-	-	-	-	-	-
<b>Total Revenues</b>	426	190	<b>616</b>	170	190	160	170	195	95
<b>Funds Available</b>			<u><b>170</b></u>						

m =mitigation; g=grant; d=developer contribution; n=not funded

Amounts are in thousands of dollars

# CAPITAL IMPROVEMENT PROGRAM

2008 through 2013

## Project Title: Golf Course Major Maintenance

Project Type: Major Maintenance

Total Anticipated Project Cost: \$ 1,596

Item	Description	Year	Cost
1	Bunker repair (7) (2001)	2008	\$ 100,000
2	Maint.- doors, plumbing, lights, parking lot stripe, etc.	2008	\$ 50,000
3	Chemical Storage Unit (2006)	2008	20,000
			<u>\$ 170,000</u>
4	Course Maintenance - bunkers, topdressing	2009	\$ 25,000
5	Replace/repair clubhouse HVAC system (2004)	2009	\$ 100,000
6	Pumphouse overhaul (2007)	2009	\$ 45,000
7	Building Maintenance - plumbing, doors, striping, etc.	2009	\$ 20,000
			<u>\$ 190,000</u>
8	Replace range hood, walk-in cooler, freezer, bar top (2005)	2010	<u>\$ 160,000</u>
9	Clubhouse/driving range interior painting (2006)	2011	\$ 40,000
10	Replace carpet in clubhouse & driving range (2006)	2011	\$ 75,000
11	Replace remaining netting panel #10 (2001)	2011	\$ 55,000
			<u>\$ 170,000</u>
12	Replace worn netting panels - #7 fairway (2001)	2012	\$ 35,000
13	Bldg./Crse. Maint. - bunkers, electrical, etc. (2007)	2012	\$ 30,000
14	Clubhouse/Driving range exterior painting (2006)	2012	\$ 55,000
15	Clean out #18 & #6 pond, add retaining walls (2004)	2012	\$ 75,000
			<u>\$ 195,000</u>
16	Repair driving range stall dividers (2005)	2013	\$ 20,000
17	Renovate pro shop counter (2004)	2013	\$ 75,000
			<u>\$ 95,000</u>