

An aerial photograph of a golf course facility. In the center, there is a large, light blue clubhouse with a grey roof, surrounded by a parking lot filled with numerous cars. Above the clubhouse is a smaller, white building with a grey roof. A large, irregularly shaped pond is situated between the clubhouse and the smaller building. The surrounding area is a lush green golf course with several sand traps and fairways. A road with a yellow school bus and other vehicles is visible at the bottom of the image.

JAMESTOWN GOLF COURSE FACILITY PROPOSAL

Jamestown Golf Course Clubhouse Facility History:

- December 16, 1986 – We bought a Golf Course
- 2012 – Buildings and Facilities Committee began planning for facility repair/replacement
- May 7, 2018 – Town Council voted to put a \$2.9 million bond on Ballot for a new Golf Course Clubhouse Facility

Jamestown Golf Course Clubhouse Facility

Existing Building Deficiencies

Exterior:

- All of the windows are single pane and most have badly rotted frames and sills and are in need of immediate replacement
- Building permit records show that the roof shingles are 30 years old and will need prudent replacement

Miscellaneous:

- Pressure treated wood decking on the east side of the building is in poor condition and needs to be replaced.
- The ADA handicapped access ramp is in need of repair and will not currently meet code.
- Concrete/stone walks and retaining walls will need restorative re-pointing/repair.
- A new underground 200 amp electrical service was installed when the temporary town offices were placed in the building.
- All exterior doors and hardware are in need of replacement.
- Siding and trim appears to be generally in sound condition, but should be checked for lead paint.
- Some paint has peeled off the trim and there are a few instances of apparent rot.
- Paving/parking lot appears sound, but needs recoating and paving repair.
- The landscaping has been recently updated and appears to be maintained.

Jamestown Golf Course Clubhouse Facility

Existing Building Deficiencies (con't)

Interior:

- Mechanicals – Both AC units, boiler and furnace are due for replacement.
- Per Jack Brittain's electrical assessment, the electrical panels on the lower level are overloaded, in poor condition and need to be replaced.
- There is wiring throughout the building that does not comply with current code and should be replaced.
- Due to outdated and inefficient heating/cooling/electrical/plumbing and lighting systems, a complete rehabilitation should be carried out if the Town wants to bring the building up to present building/electrical/ADA and energy codes.

Structural:

- The lower level framing (floor joists for upper level) are excessive spans for the joist dimensions, and do not, meet current building code requirements for the floor loading that is required for recreational and assembly activities.
- CMU wall footings on the lower level have been undermined and are not structurally sound.

Jamestown Golf Course Clubhouse Facility

Existing Building Deficiencies (con't)

General:

- Even though the upper level has ramp access, the restrooms are not handicapped accessible nor ADA compliant.
- In areas of exposed framing (upper level floors and lower level exterior walls) there appears to be no insulation. There appears to be excessive dampness caused by the exposed earthen floor in the lower level which can lead to mold and eventual disintegration of the unprotected wood structure.
- Some lower level interior walls show water damage and are in need of replacement. Most upper level floors/walls and ceilings are in need of replacement or updating.

The following photos illustrate some of the observable existing conditions that require repair or replacement.



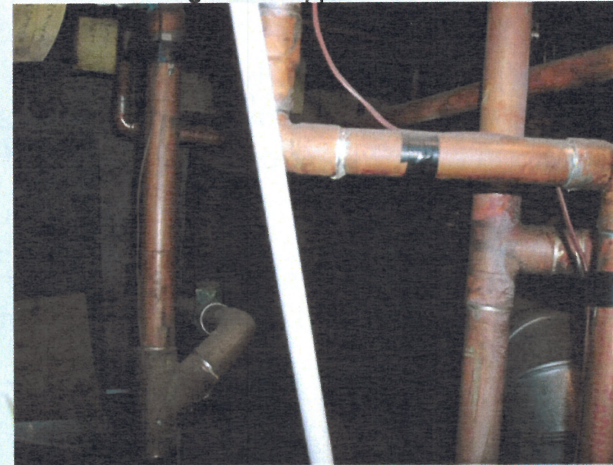
Undermined footings



Unstable footings and support



Blocked drain



Piping and un-encased wiring



Supply wiring should be in metal conduit



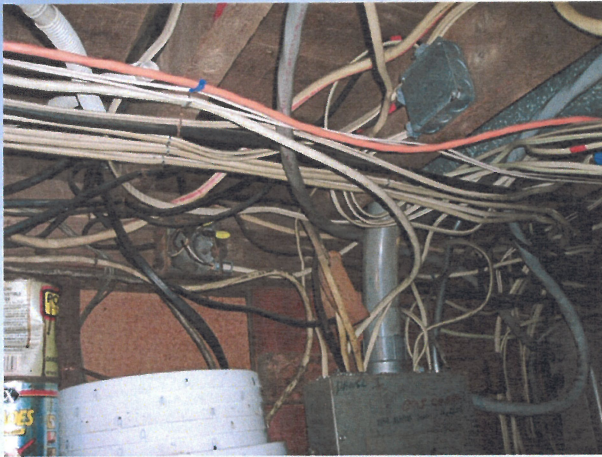
Corrosion at furnace



Maintenance required. Not in compliance with ADA



Paving corroding causing potential trip hazard

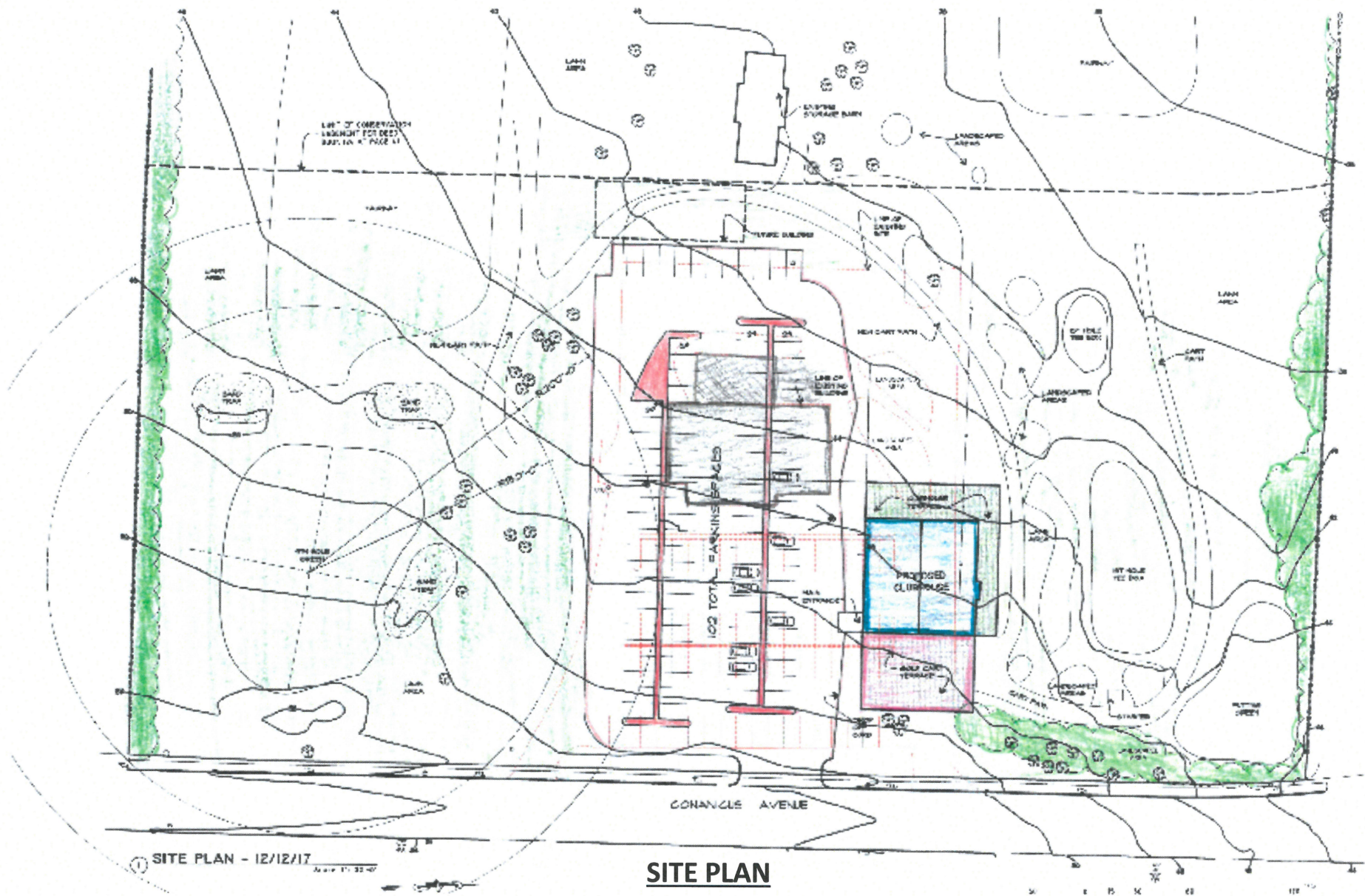


Electrical Code Issues



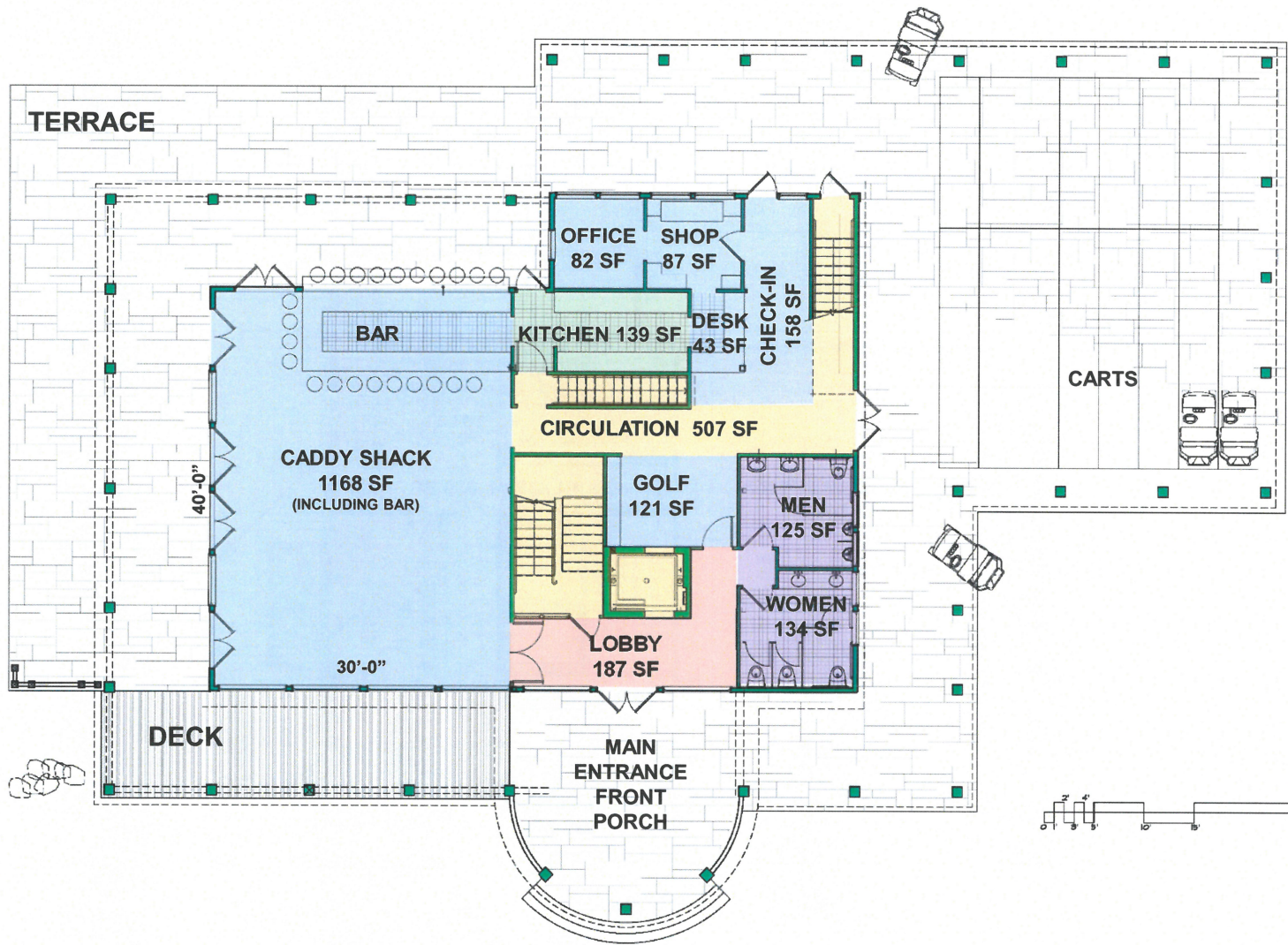
Current Heating Plant



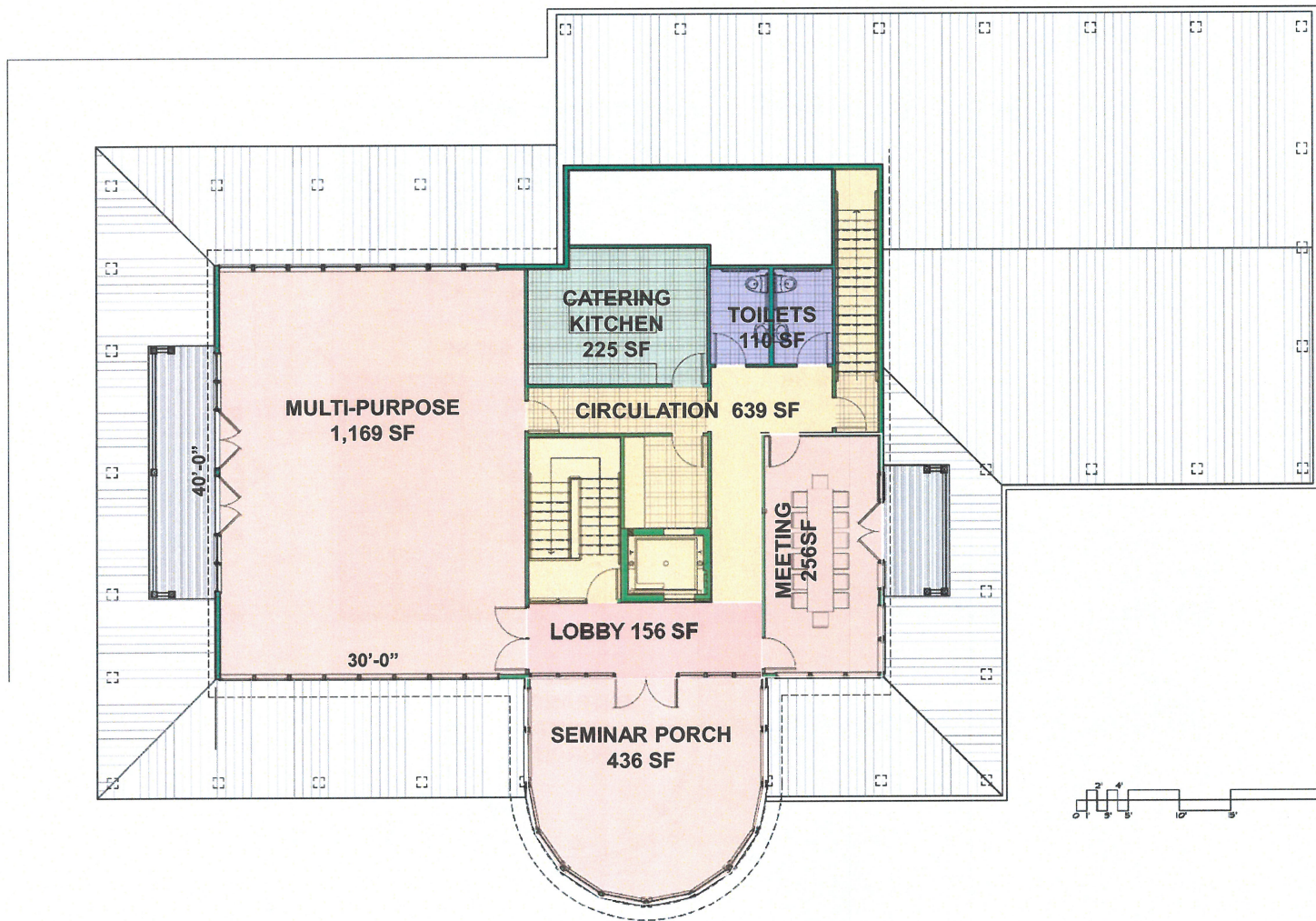


TWO STORY SCHEME

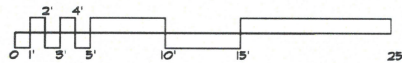
1ST FLOOR DEDICATED GOLF
2ND FLOOR COMMUNITY MULTI-PURPOSE
USE



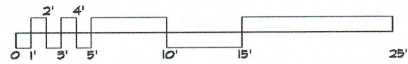
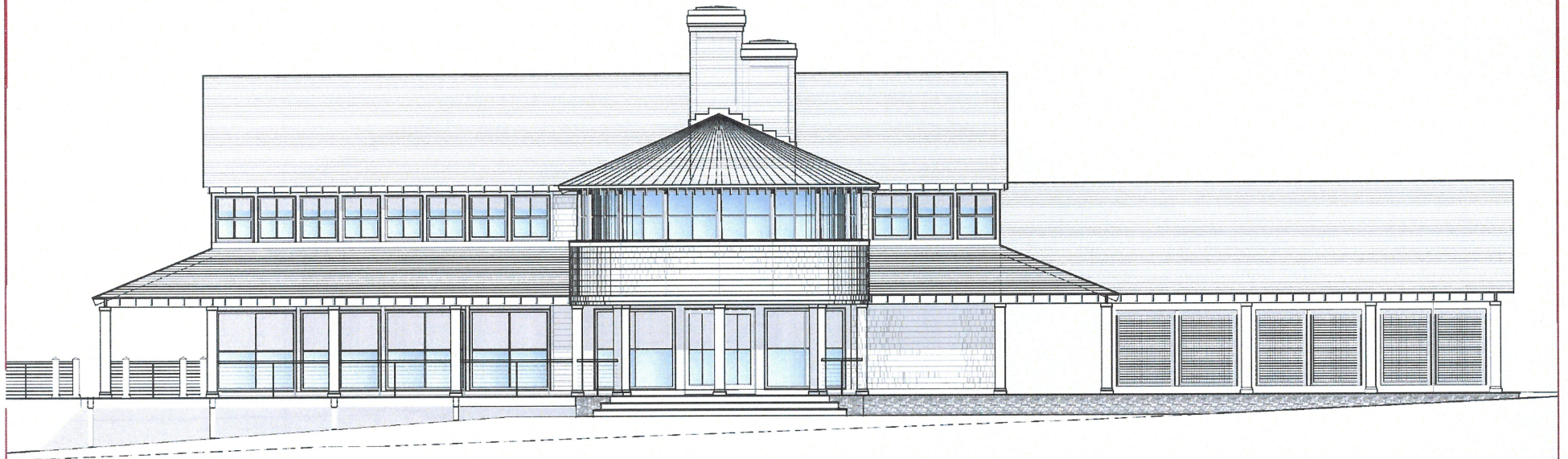
GROUND FLOOR PLAN 2,751 SF



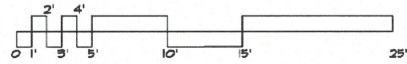
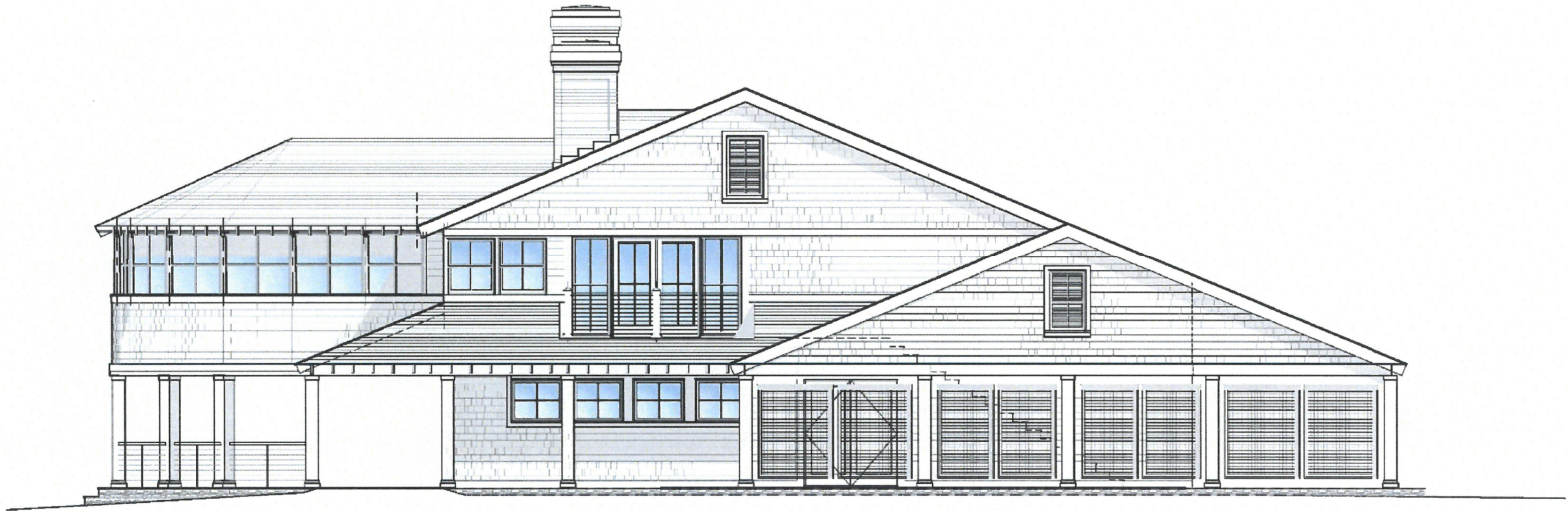
SECOND FLOOR PLAN 2,991 SF



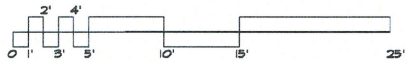
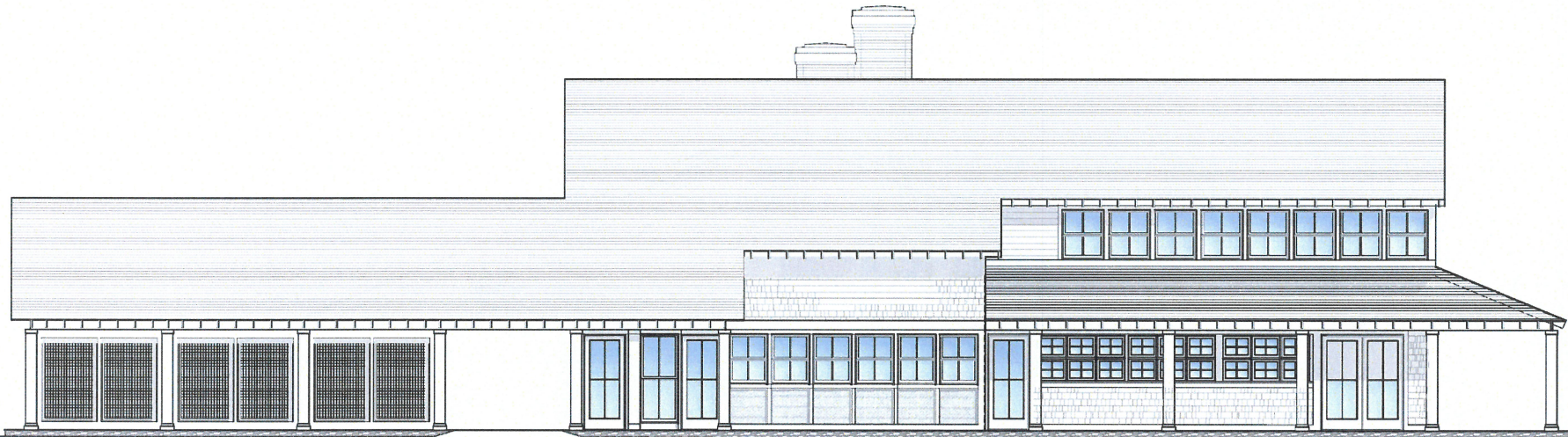
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

BUILDING SPACES	EXISTING BUILDING	PROPOSED BUILDING
DIMENSION OF BUILDING	55' x 90'	50' x 65'
ROOF OVER GOLF CART STORAGE	N/A	40' X 45'
• First Floor	4,476 sq. ft. (includes club house, storage, office and dirt floor basement areas and un-excavated crawl space)	2,751 sq. ft.
• First Floor (Golf Course)	2,771 sq. ft. (club house)	2,751 sq. ft.
• First Floor (Dirt Floor Basement - unexcavated)	1,705 sq. ft.	N/A
• Second Floor	4,476 sq. ft.	2,835 sq. ft.
FIRST FLOOR		
• Bar/Caddyshack	1,300 sq. ft.	1,168 sq. ft.
• Bar Kitchen	140 sq. ft.	139 sq. ft.
• Toilets	100 sq. ft.	259 sq. ft.
• Golf Check In	100 sq. ft.	279 sq. ft.
• Golf Desk	N/A	43 sq. ft.
• Office	80 sq. ft.	82 sq. ft.
• Pro-Shop	N/A	87 sq. ft.
• Lobby	N/A	187 sq. ft.
• Circulation	220 sq. ft.	507 sq. ft.
SECOND FLOOR		
• Catering Kitchen	N/A	225 sq. ft.
• Mechanical/Electrical Room	192 sq. ft.	see below
• Toilets	155 sq. ft.	110 sq. ft.
• Circulation	N/A	639 sq. ft.
• Meeting Rooms/Public Space	4,129 sq. ft.	1,861 sq. ft.
• Basement Mechanical		300 sq. ft.
• Basement Storage		2,491 sq. ft.
• Golf Cart Storage	1,300 (under tent)	1,800 (under roof)
• Porches/Decks/Terrace	600 sq. ft.	2,700 sq. ft.

Golf Course		Assessed Property	Inc.
Amount	\$2,900,000		
Interest (Taxable)	4.60%		
Length	25		
Average Yrly Debt Service	\$192,369		
Average inc. at current TAV	\$0.08	\$500,000	\$40.00
Base Lease Payment	\$175,000 (existing)		
Average inc. at current TAV	\$0.01	\$500,000	\$5.00
Principal	\$2,900,000		
Interest	<u>\$1,909,215</u>		
Total	\$4,809,215		