

Building Condition Report Golf Course Clubhouse

To the Jamestown Town Council
From the Jamestown Buildings and Facilities Committee



September 2011

Contents

1. Executive Briefing
2. Building History
3. Current Usage and Condition
 - a. Site Plans
 - b. Current Use
 - c. Current Condition
4. Prospective Future Uses
5. Rehabilitation /Replacement Scenarios
6. Appendix
 - a. Photos
 - b. Structural Report
 - c. Electrical Report
 - d. Deficiency Matrix
 - e. Recreation Building Activities
 - f. Jamestown Buildings and Facilities Committee

Executive Briefing

Per the request of the Jamestown Town Council, the Jamestown Buildings & Facilities Committee has reviewed the Golf Course Clubhouse to review current and future uses of this community resource. Our findings along with our best case options for the future of this facility are included in this report.

Jamestown residents of several eras have enjoyed the Clubhouse and its adapted functionality, from club use to commercial use and on to recreational use again. It has even served as a temporary Town Hall. While this building has had a long life of service to the community, the Clubhouse is now showing its age. The building enclosure, some of the structure and building services have reached the point of immediate maintenance, repair and possible wholesale replacement. As you will see in the following Condition Report, the building requires action where repair or replacement should be decided in the short term in order to continue the effective use of this resource by the residents of Jamestown. Based on the structural assessment, some immediate actions to limit the occupancy and use have been taken.

This report is organized to provide the reader with a brief history of the building along with a description of current Town utilization as well as use by the leaseholder. Following this is an analysis of the building condition with supplemental reports from third party sources and our suggestions for the next steps. We have included an analysis of use and possible expanded use that would benefit Jamestown. Our research discusses the potential conflicts such as concurrent golf and function parking as well as space needed for a replacement building.

The most flexibility for Jamestown residents recreational and functional needs will be fulfilled through a replacement building. The cost to maintain the maximum use of the existing building is approximately 70% of the cost to replace the existing clubhouse and almost double the useful area of the facility.

Building History

The history of the golf course building is, quite naturally, intertwined with the history of the golf course itself. The golf course began with the signing of a property lease in July 1901, between Edwin Littlefield, owner of the Littlefield farm and the Jamestown Golf & Country Club (JGCC), a recently incorporated entity formed by David Bell Birney, Albert Lawrence Wetherill, Thomas Chester Wallbridge, John L. Davis and H. H. Luther. The golf course began operating in full swing in 1902. The lease included two rooms in the original farmhouse, as well as the lessor retaining his rights to put sheep out to pasture on the property. The rights of golfers to play through any herds of grazing sheep are not noted in any historical records.



The original golf course lessor, Mr. Littlefield, foreclosed on the property's mortgage in 1935 and the owners, Elizabeth R., Susan C. and Frederick H. Clarke, continued to retain the property. Eventually, the 107.5 acre property was sold by Frederick Clarke as the remaining sole owner to Esther L., Edward J. and John Lyons in 1946. Miss Lyons owned the property until she in turn sold it to Francis and Lily Costa in April 1953. Francis Costa was a young man of 26 when he acquired the property. During his years of ownership, Mr. Costa performed numerous and substantial improvements to both the golf course property and its building. It remained under the ownership of the Costa's until it was sold to the Town of Jamestown in 1986. The property purchase by the Town was spearheaded by the decade long efforts of a group

formed in 1976 called Save the Jamestown Golf and Country Club. This small local group was supported by the Jamestown Town Council as it researched ways to fund the property purchase and the most viable means for the Town to operate the golf course. The purchase by the Town was supported by a unanimous vote at the Financial Town Meeting.

The 1986 purchase of the golf course and clubhouse building was also an effort to prevent future development of this site and to maintain the property for active recreation. Since the Town's purchase of the property, a Conservation Easement preventing any future development of the open space was sold to the Rhode Island Department of Environmental Management (RIDEM). The Town now uses treated effluent from the nearby Wastewater Treatment Plant for irrigation at the golf course. The water is piped from the Plant to a holding pond to the west of the Clubhouse building between the First and Ninth fairways.

The original clubhouse was built by the JGCC after it was determined that the two rooms in the Littlefield farmhouse were not sufficient space for their club's needs. A committee formed by the JGCC in September 1901 decided that building a new clubhouse

was the proper course to take. A local contractor, L.W. Anthony, was hired to construct a one-story 50' x 27.5' building on the south side of the golf course at the present location of the Conanicut Yacht Club tennis courts.

The original clubhouse was typical of Shoreby Hill architecture and was designed by Andrews and Withers, an architectural firm located on Newport's Bellevue Avenue. The building featured a 12foot wide piazza or veranda at ground level on three sides. The building housed the men's and ladies' locker rooms, dressing rooms and showers as well as a good-sized pantry. The piazza on the south side of the building was enclosed in 1902 and utilized for ping-pong and pool.

In 1951, the original clubhouse building was moved by Esther Lyons to its present location at 245 Conanicut Avenue.

Since its move in 1951, the golf course clubhouse building has received multiple additions to create the building's familiar shape and footprint that now stands. The building has been used for many purposes, including a full service restaurant, various recreation department programs, a 10th hole bar and grill in the lower level walkout, and a role as the temporary



Town Hall during the renovation and construction of the new Town Hall building on Narragansett Avenue.

In 2003 a new maintenance shed was constructed on the property within the Conservation Easement area next to the irrigation pond. The shed houses the maintenance equipment for the golf course. The shed was built with the approval of the Jamestown Planning Commission, the Jamestown Zoning board and the RIDEM.

Photographs are the property of the Jamestown Historical Society and used with their permission.

References:

The Jamestown Press, August 2, 2001, "The Jamestown Golf and Country Club: 1901-2001", written by Sue Maden and Joyce Allphin.

The Jamestown Press, December 2011, Jamestown Historical Society monthly column, written by Rosemary Enright.

Conversations and correspondence with Sue Maden and Rosemary Enright, Jamestown Historical Society, May 2011.

Correspondence with Lisa Bryer, Town Planner, Town of Jamestown.

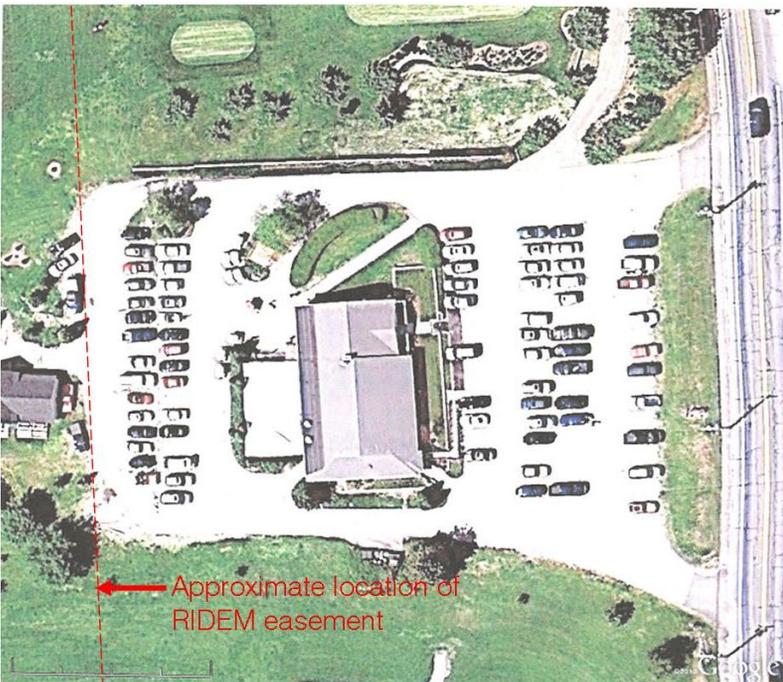
Current Usage and Condition

SITE

The Jamestown Golf course Clubhouse is located at 245 Conanicus Avenue in Jamestown. The site is a prime location as Conanicus Avenue forms the primary entry route to the village and commercial district along the east side of the town. The site is a single lot, Plat 8, Lot 283 consisting of 74.36 acres. The site has a Rhode Island Department of Environmental Management (RIDEM) development easement which governs all of the site except the parking area and Clubhouse, the first tee and the ninth hole (see site plan). The site has commanding and open views to the west passage of Narragansett Bay.



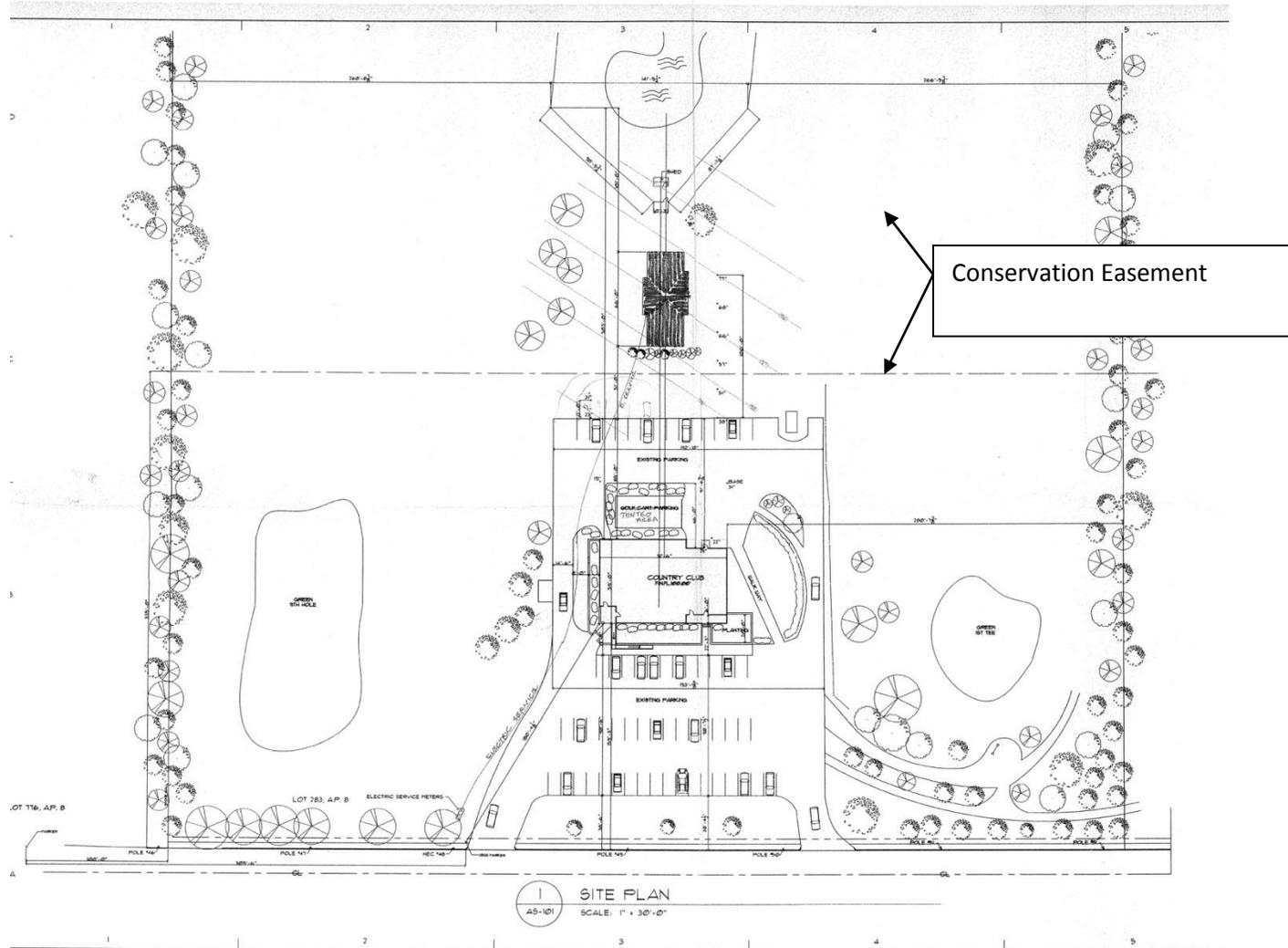
Overall site



View of Clubhouse and easement line

SITE PLAN

The site plan illustrates the current building location and easements.



Plan from Andrew Yates Architects

CURRENT ZONING

The site is currently zoned OSII or Open Space, Active Recreation. OS-II: Active park and recreation. The purpose of this zone or district is to allow agriculture as well as recreation activities that will not substantially impact the historic, scenic and/or environmental character of the zoning district, nor compromise natural resources.

Currently, the permitted uses in OS-II zoning districts include:

Certain agricultural uses, including field crops and livestock, nursery and aquaculture. All agricultural uses require a Special Use Permit.

Library, museum, etc. by Special Use Permit.

Recreational Ball-fields by Special Use Permit.

Park and recreation use including skateboard or ice rinks and playgrounds as of right.

Off street parking (accessory) by Special Use Permit.

Special event parking by Special Use Permit.

Ship and boat storage (non commercial) by Special Use Permit.

Wind Generator by Special Use Permit.

Sale of produce raised on premises by Special Use Permit.

Golf course including clubhouse, outdoor lawn tennis courts (unlighted), maintenance facility, all accessory to operation of a golf course. by Special Use Permit.

Tent or recreational vehicle camps by Special Use Permit.

Marina by Special Use Permit.

Sale of horticultural and agricultural products raised on premises by Special Use Permit.

Storage or transfer of fishery equipment (fishing industry, limited to storage and transfer) by Special Use Permit.

Dimensional Regulations for Open Space Zoning District:

Use:	Golf Course
Minimum Lot Size:	200,000 sf, 150 foot frontage width.
Lot Coverage:	5%.
Building Height:	35 feet principal, 25 feet accessory.
Minimum Yards:	50 foot front yard setback, 40 foot corner setback, 40 foot side yard setback, 50 foot rear yard setback.
Accessory Buildings:	20 foot setback at side lot line, 20 foot setback at rear lot line.

Maximum size of accessory buildings: Lot size more than 40,000 sf, 1,200 sf.

Sec. 82-313: Development within Open Space Zones. Certain state and town owned properties are further governed by deed restrictions which may limit development of facilities that are normally allowed.

Article 6, Special Use Permits and Variances: Elements for consideration by the Board in granting SUPs:

Ingress and egress to the Lot and to structures for safety and traffic flow.

Off street parking and loading with attention to economic, noise, glare or odor effects on adjacent properties.

Trash Storage and Delivery Areas.

Utilities and surface water drainage – availability and suitability.

Screening and buffering dimensions and character.

Signs, exterior lighting – compatibility and harmony.

Required yards and open space.

Compatibility with abutting lots

Environmental compatibility and safeguards to protect the natural environment.

Electrical, electronic or noise interference.

Water saving devices and/or ISDS

Article 12, Parking Regulations: generally no parking spaces may be located within 10 feet of a street nor 5 feet of a sidewalk or abutting property line. All structures must have appropriate parking off street as prescribed.

Commercial Outdoor Recreation requires 1 space per four persons capacity or;

Non Commercial Playground requires 1 space per 500 square feet of area.

Parking standards:

Single space – 9 feet wide by 18 feet deep.

Handicapped spaces in accordance with Americans with Disabilities Act.

Compact spaces up to 20% of requirement can be 8 feet wide by 16 feet long. Add one compact space per additional HC space beyond required amount.

Minimum aisle 23 feet – see code for variances

Parking used during non-daylight hours shall be illuminated

Parking adjacent to a residential district shall be screened on all sides which adjoin residential property.

CURRENT USES

The Jamestown Parks and Recreation Department utilizes both the Recreation Center on Conanicus Avenue at East Ferry and the Golf Course Clubhouse also on Conanicus Avenue for scheduled programs and activities. On a typical day in the summer months the Clubhouse is used 6 days a week for 3-5 hours per day and in the winter months 6 days a week for 4-6 hours per day. Activities at the Clubhouse are focused on adult exercise such as Yoga, Pilates and Tai Chi. In the fall the Jamestown Community Theater relies on the space for tryouts and rehearsals. The Recreation Center is also utilized 6 days per week year round with activities scheduled from 10:00AM to 9:00PM. The winter months are generally more tightly scheduled due to indoor sports and youth activities. Programs at the Recreation Center location are primarily focused on youth activities. The Clubhouse is also used to store recreation related equipment such as theater props, baseball and soccer equipment since storage space at the Recreation Center is limited.

The Parks and Recreation has come to depend on the space available at the Clubhouse and if the Clubhouse were no longer available they would need an equivalent space to continue the present level of activities, programs and equipment storage. When asked for a "wish list", the Recreation Director would prefer an addition to current location of the Recreation Center. The following charts inform the use of the Clubhouse by Parks and Recreation programs as currently projected. Additionally, for comparative purposes we have included a chart of activities at the Jamestown Recreation Center over the last twelve months which can be found in the appendix.

SUMMER RECREATION DEPARTMENT ACTIVITIES AT THE CLUBHOUSE

Day of the Week:	Times:	# of Hours:	Description of Class:	Approximate # of People:
MONDAY (5.5)	8:30 - 9:45 am	1.25	Yoga	15+
	10:00 - 11:15	1.25	Gentle Yoga	15+
	4:00 - 5:00 pm	1	Family Yoga	8+
	6:00 - 7:00 pm	1	Pilates	15+
	7:00 - 8:00 pm	1	Intermediate Tai Chi	6+
TUESDAY (4)	8:30 - 9:45 am	1.25	Pilates	15+
	10:00 - 11:30 am	1.5	Gentle Flow Yoga	15+
	6:00 - 7:15 pm	1.25	Yoga	15+
WEDNESDAY (5)	9:00 - 10:15 am	1.25	Parent & Child Yoga	10+
	5:00 - 6:15 pm	1.25	Pilates	10+
	6:30 - 7:30 pm	2.5	Community Theatre Class	40+
THURSDAY (4.5)	6:15 - 7:30 am	1.25	Pilates	20+
	8:30 - 9:45 am	1.25	Pilates	15+
	6:00 - 7:00 pm	1	Total Body Workout	15+
	7:00 - 8:00 pm	1	Gentle Yoga	15+
FRIDAY (3)	8:30 - 10:00 am	1.5	Yoga	15+
	10:00 - 11:30 am	1.5	Gentle Flow Yoga	15+

SATURDAY	7:00 - 8:00 am	1	Pilates	15+
(2.5)	8:30-9:45	1.5	Yoga for Everybody	15+

SUNDAY				
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The current summer uses at the Clubhouse by the Recreation Department Programs are approximately 24.5 hours per week and accommodates about 290 person hours. This includes a 40 person class run by Jamestown Community Theater.

WINTER RECREATION DEPARTMENT ACTIVITIES AT THE CLUBHOUSE

Day of the Week:	Times:	# of Hours:	Description of Class:	Approximate # of People:
MONDAY (6)	8:30 - 9:45 am	1.25	Yoga	15+
	11:00 - 11:45 am	0.75	Gentle Yoga	15+
	4:00 - 5:00 pm	1	Family Yoga	8+
	5:00 - 6:00 pm	1	Yoga for Everybody	15+
	6:00 - 7:00 pm	1	Pilates	15+
	7:00 - 8:00 pm	1	Intermediate Tai Chi	6+
TUESDAY (6)	8:30 - 9:45 am	1.25	Pilates	15+
	10:00 - 11:15 am	1.25	Gentle Flow Yoga	15+
	5:30 - 6:45 pm	1.25	Yoga	15+
	6:45 - 9:00 pm	2.25	Community Theatre	70
WEDNESDAY (3.5)	9:00 - 10:00 am	1	Parent & Child Yoga	10+
	6:30 - 9:00 pm	2.5	Community Theatre	70
THURSDAY (4.5)	8:30 - 9:45 am	1.25	Pilates	15+
	10:00 - 11:15 am	1.25	Gentle Flow Yoga	15+
	6:00 - 7:00 pm	1	Zumba	10+
	7:00 - 8:00 pm	1	Gentle Yoga	15+

FRIDAY (1.5)	8:30 - 10:00 am	1.5	Yoga	15+
SATURDAY (2.5)	7:00 - 8:00 am	1	Pilates	15+
	9:00 - 10:30 am	1.5	Yoga for Everybody	15+
SUNDAY (4)	3:00 - 7:00 pm	4	Community Theatre	70

The current winter uses by the Recreation Department Programs at the Clubhouse are approximately 28 hours per week and accommodate about 439 person hours. Note that this includes about 210 hours of Jamestown Community Theater time.

CURRENT GOLF COURSE USES

(based on interviews with Bruce Keiser, Town Administrator and John Mistowski, Golf Course leaseholder)

Bruce Keiser, Jamestown's Town Administrator does not foresee the Town's needing to use a facility at the golf course except to support Recreation Department programs. The most prominent issue for the Recreation Department is the conflict between athletic and social programs at the Recreation Center downtown and its use by the Jamestown Community Theatre group. When a theatre production is in progress, other programs that use the gymnasium are cancelled. Mr. Keiser noted that the golf course facility's most desirable feature is its view and neither a gym nor a theatre takes advantage of that. He suggested that the town might have interest in a multi-purpose space that could support other recreation programs such as Yoga, Pilates, Dance, Music and other programs that would benefit by the ample parking available at the Golf Course especially in the off-season.

Mr. Keiser also noted that the Town's main non municipal interest was in supporting the Golf Course and ensuring its profitability. He saw a banquet facility as representing a potential parking conflict with the Golf Course operation. He noted that in the past the Town had rented space at the golf course to light manufacturing and office uses as well as a restaurant.

John Mistowski, who helps to run the Golf Course with his father and mother, noted that they may have an interest in running a banquet facility, but would prefer it to be seasonal, open when the golf course is open. In his view, the golf course primarily needs more maintenance and storage space for carts and equipment. Ideally, these would be separated from the clubhouse/restaurant for reasons of smell and John spoke of an additional barn.

The size of the current pub is "about right" according to John, and he is not averse to moving it upstairs. He indicated that "it would be nice to get out of the basement," as long as access was easy for golfers and visitors. A covered, outdoor eating area is also a priority. (Currently there is a tent just outside the pub, but in bad weather it is used to protect the golf carts.) Better bathrooms, larger and more modern were also priorities, but a locker room was not. "We tried that and it wasn't used much," he said.

John noted that some of the features of the existing kitchen do not comply with current codes. He also said having the lower half of the parking lot paved would be desirable.

CURRENT BUILDING CONDITION

The Buildings and Facilities Committee has reviewed the summary condition of the Clubhouse building on several occasions. The Committee's first review of the Clubhouse was published in the Building and Facility Review presented to the Town Council in the fall of 2009. After our last walkthrough of the building and based on the Council's request for information about the Clubhouse, we have again walked through the facility and reviewed general conditions in much more detail. We have called upon various Town of Jamestown staff to assist in our review of the building as well as seeking input from Jamestown residents who have past or present familiarity with the building. The Committee requested and received a third party structural review by a licensed engineer. We requested and received an independent review by a licensed electrical contractor. And we have requested input from the 2011 Energy Audit of all Town buildings. Because of the observable deteriorated condition of the building it was decided to not include the Clubhouse in the scope of the town-wide Energy Audit.

The following observations and concerns summarize our findings. Generally, we have found that the building is in a condition of serious deterioration and while this is not a universal condition across the entire building, it is enough of a concern that the Committee advises immediate consideration of the various options for repair or replacement. The following represents the results of several reviews of the Clubhouse building components.

Golf Course Club House - Deficiency Matrix Overview

The Building and Facilities Committee toured the Clubhouse in early 2007 when the building was being used as the temporary Town Office space and again in 2010. On 25 May 2011, Town Engineer Mike Gray and Committee Member Chris Fabiszak inspected both interior and exterior of the Club House building to set the basis for a Deficiency Matrix. Jack Brittain, of Jack's Electric, also reviewed the condition of the building's electrical system in the same time frame.

Building condition review:

Exterior: The entire Clubhouse building suffers from age related deficiencies. 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 23 years old and will most likely need prudent replacement in the next few years.

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 in the next few years. 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 will need recoating and paving repair in 4 to 7 years. The landscaping has been recently updated and appears to be maintained.

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) appear to be excessive spans for the joist dimensions, and do not therefore, meet current building code requirements for the floor loading that is generally required by the recreational and assembly activities.

CMU wall footings on the lower level have been undermined and are not structurally sound.

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.



Wood deck condition



Electrical Code Issues



Current Heating Plant



Building Structural Footing undermined

There are additional building condition photographs in the Appendix at the end of this report.

STRUCTURAL ANALYSIS

A structural assessment of the Clubhouse building was carried out by C. A. Pretzer Associates, Inc., Structural Engineers and a report submitted to the Town Planner on August 10 2011. A supplement to the report was submitted to Michael Gray on September 7 2011. The report and the supplemental letter are attached in the Appendix to this document.

In summary, the structural assessment studied the condition of the foundation and basement level of the Clubhouse, the condition of the framing at the main floor, the condition of the roof structure and possible corrective requirements for future use of the existing building if renovation is considered.

The engineers found the following general conditions that warrant concern:

- The original basement level has been lowered to make room for storage. In doing so, certain footings have lost their lateral bracing. Additionally, certain footings may have destabilized soil beneath them. The existing stone rubble walls should be reinforced with new concrete buttresses with new footings. The concrete block piers and footings should be removed and new steel columns on new footings should be installed.
- The existing floor framing at the original building center and east will not support the assembly loading. Additional beams, columns and footings must be installed. The framing at the south end must be reinforced with additional deeper floor joists. The floor framing above the restaurant must have new steel columns and footing installed at mid span as well as adding additional "sistered" 12 inch deep joists. Note that this will place additional columns in the center of the current restaurant area.
- The roof framing at the original building (the center space) must be reinforced by essentially doubling the amount of framing to support code based snow loads. This same requirement will apply to the spaces to the east and south of the center. Current conditions prohibit the determination of the load capacity of the roof trusses above the north space.
- There is a general requirement to install tie downs at all roof areas.

The engineer recommends the following actions if the existing structure is to remain in use or be renovated:

- Immediately control capacity allowed at the main level spaces. Limit activities to the center and north rooms.
- Class sizes must be limited to 20 persons. If activities are to continue, foundation repair and replacement should be completed.
- Use of the basement where excavation has occurred (south side) should be discontinued until the foundation wall and footing repair and replacement is completed.
- Do not allow the public in the building during the winter months or when a wind event such as a hurricane is expected.
- For continued use of the structure as is, the necessary structural repairs are estimated to cost approximately \$300,000.
- The current building cannot be expanded vertically from a practical or cost effective viewpoint.
- Horizontal expansion is possible but only after the above repairs are put in place.

Prospective Future Uses

The Committee has considered the current uses and possible future uses of the Clubhouse Building. As indicated in the Current Uses section, the building currently has a positive year-round utilization by the Recreation Department and other programs. In addition it serves as the main structure for the golf course clubhouse for the leaseholder. The observation of the Committee is that there exist a series of tradeoffs that can be looked at and a best case scenario can be determined by the Town Council.

Current Uses

Use:

There are numerous indoor Recreation Department programs that are conducted at the Clubhouse location.

Option:

According to the Recreation Department, they could use a more centralized facility such as an expanded Recreation Center.

Use:

Rehearsal Space for the Jamestown Community Theater (JCT) at certain times of the year.

Options:

Possible scheduling options at the Recreation Center, possible use of School Department space.

Use:

Storage for the Recreation Department.

Options:

Expanded Recreation Building, Fort Wetherill building, existing trailer.

Use:

Storage for the JCT.

Options:

Expanded Recreation Building, Fort Wetherill building, existing trailer.

Use:

Golf Course club and snack bar.

Options:

New facility build-out specific to golf course activities.

Use:

Expanded Golf Course equipment storage.

Options:

New facility build-out specific to golf course activities.

Possible Future Uses

Some of the possible uses of either a rehabilitated building or a replacement structure we have discussed are:

Rehabilitated Building:

Expanded Recreation Department Programs

Improved golf specific facilities

Rehearsal space for Town groups such as Jamestown Community Theater, the Jamestown Community Band etc.

Replacement Building:

Expanded Recreation Department Programs

Extra Meeting Space for Town Functions

Improved golf specific facilities

Rehearsal space for Town groups such as Jamestown Community Theater, the Jamestown Community Band etc.

Function space for lease or expanded town programs

Weddings and Banquets

Conferences

Specialty groups

Restaurant and Catering

Town Swimming Pool Facility

Cross country skiing and ice skating recreation programs

Note that all of the added programs carry an increased parking load which at times will conflict with each other when needed concurrently.

Replacement Building Space Requirements

Assumed 150 person capacity catered dining for weddings, special functions or golf course events, with suitable break out space for conferences:

Dining – 150 persons at 15 square feet per person (sub dividable)	2,250 SF
Stage area – band and dancing as well as rehearsal space	500 SF
Catering Kitchen for 150 meals served with storage and wash up	800 SF
Public restrooms, coats, entry hall	500 SF
Break out rooms, storage	1,700 SF
Golf Club, café, lockers, rest rooms, storage (carts, maintenance equipment elsewhere)	2,500 SF
Offices	150 SF
Mechanical	300 SF
Equipment storage and workshop for golf course	3,400 SF
General circulation (corridors, hall ways, stairways) +/- 35%	3,500 SF

Total building space 15,600 SF
(The current building is approximately 8,000 SF)

Parking requirements per Jamestown Zoning Code

Parking for golf course alone, 1 space per four users of OSII, assume 18 foursomes playing And 6 waiting at the first tee or in the café.	24 parking spaces
Parking for special functions. Non golf space. One space per 5 seats at 150 seats	30 parking spaces

Concurrent use parking requirement	54 parking spaces
Current estimated spaces not including west side of clubhouse	62 parking spaces
Current estimated spaces on the west side of the clubhouse (may interfere with carts etc.)	34 parking spaces

Note that the numbers represented herein are per zoning and not necessarily practical. People arriving at this site are most always single occupant vehicles and nearby additional parking would need to be established or a shuttle system developed with remote parking.

Rehabilitation and Replacement Scenarios

There are several distinct options that emerge from the review of the clubhouse and its uses. They are:

1. Do nothing except continue limited capital maintenance within the configuration of the current lease.
 - a. Pros: Limited investment in the building required.
 - b. Cons: In order to continue the beneficial use of the building, some repairs and some code upgrades must be made. During this time frame – say four years of capital maintenance offsets, the building will have considerably less use to the town and the golf course operator.
 - c. Costs: Approximately \$500,000, use capital maintenance budget offsets or selected amounts from reserve funds.
2. Condemn the building and turn it over to the leaseholder for removal or rehabilitated reuse in a different location.
 - a. Pros: Limited investment required and the action will alleviate Town liabilities.
 - b. Cons: The Town loses a resource that is currently needed by the Recreation Department.
 - c. Costs: Nil. Legal paperwork, however revenue is likely to be reduced by new lease – unknown.
3. Repair the building on a minimum basis to only serve as a golf course clubhouse.
 - a. Pros: Building will remain a resource as a golf clubhouse all within the current context of permits and zoning.
 - b. Cons: Use will be limited to golf functions. Code upgrades will have to be made. Structural repairs will have to be made. Mechanical upgrades will have to be made. Building envelope repairs will have to be made. No Recreation Department uses available. No other community uses available.
 - c. Costs: ROM (Rough Order of Magnitude Cost) \$500,000. Life expectancy – 25 years
4. Rehabilitate the building basically as is for golf course use and town use combined.
 - a. Pros: The town can continue (and possibly expand) the functions by the Recreation Department and others.
 - b. Cons: Rehabilitation will likely take time putting the building out of service due to floor and some roof replacement. All code upgrades including complete rewiring should be made to extend the life of the building. New heating system and central air-conditioning should be installed. Repair foundations, etc. The facility will not be larger or more flexible at the end of this process.
 - c. Costs: ROM \$1,200,000. Life expectancy - +35 years
5. Replace the building with a more flexible and up to date building that can accommodate expanded programs and possibly produce some revenue for the town.
 - a. Pros: Existing building could be relocated away from the golf course or demolished. Replacement building will start a new municipal building life span. New building can more easily be built to energy standards and with

sustainable systems. New building can be built specifically to address town needs and potential revenue generating needs.

- b. Cons: Permitting for zoning change of use. Parking conflicts for an expanded use facility with golf course needs.
- c. Costs: ROM \$1,700,000. Life expectancy – 75 +/- years.

Conclusions:

The useful area is almost doubled in the replacement building option while the cost to maintain the usefulness of the existing structure is about 70% of the cost of a new, larger building.

In order to continue using the current building year round, immediate and extensive structural repairs must be conducted.

The Parks and Recreation Department cannot provide the full range of programs that had been planned and in some cases already underway due to the reduced usefulness of the Clubhouse.

Certain community groups such as the Jamestown Community Theater will be required to find alternate rehearsal space.

Photos

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



Maintenance required. Not in compliance with ADA



Corrosion at furnace



Paving corroding causing potential trip hazard

Structural Report

The report is attached in the following pages.

Electrical Report

JACK' S ELECTRIC, INC.
P.O. Box 521
Jamestown, R.I. 02835

Phone: 401-423-2846

Fax 401-423-1790

Commercial * Residential * Industrial * Commercial Fire Alarm Systems

June 9, 2011

*Chris Fabizak
Building Committee
Town of Jamestown
93 Narragansett Ave
Jamestown, R.I. 02835*

Subject: Town Golf Course- Electrical system

Chris

After inspection of the 200 amp single phase underground service I have determined it and the panel on the second floor of the building to be in good shape. The panels in the golf course area on the first floor need to be replaced do to overload and rust build up. The wiring in the whole building is not up to current codes and has many electrical violations do to the present condition of the wiring. There are wires spliced together without being in junction boxes.

In my opinion, the building needs to be rewired to bring it up to code. It is going to be a time consuming job to rewire it if the building is not gutted. A considerable cost increase would be incurred if it was not gutted. I estimate it to be around two thirds increase in cost.

If you have any questions give me a call.

Sincerely,

*John Brittain
President*

Deficiency Matrix

DEFICIENCY MATRIX Jamestown Buildings and Facilities Committee

Golf Course Club House - 245 CONANICUS AVENUE, JAMESTOWN 25 May 2011



Constructed 1920 – 1975
Approximately – 8,000 sqft

		Priority										
		Year										
		Cost	1	2	5	10	Life Safety	ADA	Building Code	Energy	Life Cycle	Maintenance
1	Site - Utilities											
2	Water					√						√
3	Electric		√									√
4	Sewer					√						√
5	Site											
6	Drainage					√						√
7	Parking Lot Surface				√							√

		Cost	1	2	5	10	Life Safety	ADA	Building Code	Energy	Life Cycle	Maintenance
8	Site Lighting					√	√					√
9	Landscaping/Plantings					√						√
10	Retaining Walls - Stone				√							√
11	Walkways					√						√
12	Wood Ramps - ADA		√					√			√	√
13	Steps/Stairs				√						√	√
14	North/East Deck/ 1/2 wall		√				√		√		√	√
15	Exterior											
16	Chimney				√							√
17	Roof Vents/Exhaust					√?					√	√
18	Roof Shingles/Flashing			√							√	√
19	Soffits/Fascia/Trim			√							√	√
20	Siding				√						√	√
21	Windows		√					√	√		√	√
22	Doors		√								√	√
23	AC Units		√								√	√
24	Hose Bibs ?											
25	Electrical / Outlets		√					√			√	√
26	Structural											
27	Roof					?					√	√
28	Foundation		√				√		√			√
29	Walls		√						√			√
30	Floors		√				√	√	√			√
31	Interior											
32	Floors											
33	Carpet		√				√				√	√
34	Ceramic Tile		√					√				√

		Cost	1	2	5	10	Life Safety	ADA	Building Code	Energy	Life Cycle	Maintenance
35	VCT North - Upper Room					√						√
36	Wood		√								√	√
37	Vinyl Sheet		√								√	√
38	Walls											
39	Ceilings		√								√	√
40	Doors/Hardware		√								√	√
41	Windows/Hardware		√						√		√	√
42	MEP											
43	Fire Alarm/Devices					√ ?	√		√			√
44	Exit Lights					√						
45	Emergency Lighting		√				√		√			√
46	Panel/Wiring		√				√		√			√
47	Lighting/Switches		√				√		√			√
48	Outlets/GFI's		?									
49	Exhaust Fans/MAU					?						
50	HVAC											
51	Furnace/Controls		√						√		√	√
52	Boiler/Controls		√						√		√	√
53	DHW				√						√	√
54	AC Units		√						√		√	√
55	Plumbing											
56	DW					√						
57	Fixtures		√						√			
58	Drainage		√									√
59	IAQ											
60	Exhaust/MAU					?						
61	Mold/Mildew		√				√		√			

NOTES - FROM 25 MAY 2011 - WALK THROUGH WITH MIKE GRAY AND CHRIS FABISZAK

- 1 Upper level restrooms are not ADA compliant
- 2 Restroom fixtures do not appear to be low-flow compliant
- 3 Upper level areas need major overhaul in Lighting, ceiling, walls and flooring.
- 4 Boiler, furnace and AC units need to be replaced/updated, but not before major energy cost savings work is completed.
- 5 Lower level has serious structural issues - 2x8 floor joist with excessive spans, rubble footings undermined.
- 6 Misc code violations on lower level, electrical, building etc.
- 7 Little if any insulation on lower level.
- 8 Moisture issues on lower level cause dampness/mold issues on upper level areas.
- 9 Both upper level and lower level areas need old/unused electrical wiring mined from structure per IEC.
- 10 Exposed electrical wires at kitchen exhaust - no JB.
- 11 ADA ramp does not meet code

Recreation Building Activities

The following insert is a previous twelve month assessment of Park and Recreation Department activities at the downtown Recreation Center.

Jamestown Building & Facilities Committee

Lisa Bryer Town Planner

Duncan Pendlebury Chair person

Mary Meagher Vice Chair person

Clayton Carlisle, Liaison to Rolling Agenda

Valerie Malloy

Chris Fabiszak

Michael Testa Liaison with Recycle Committee

Bill Murphy Town Council Liaison

Bruce Keiser, Town Administrator