



Section 3

Condition of Property Report

General Findings on Condition

- BVGC is not in its most ideal condition.
- Most golf course features are well passed their expected lifecycle.
- The golf course suffers from severe drainage issues.
- The irrigation system is +/-50 years old and not efficient.
- Most corridors are more compressed than ideal, and safety is a concern.

General Findings on Condition

- Irrigation system and Pump Station location needs review.
- Water usage and distribution not ideal.
- Maintenance budget is not well tracked or understood.
- Maintenance facility and equipment are due for improvements.

Capital Investment (High Priority)

Projects	Description of Work	Estimated Cost
Irrigation	Complete system and pump station replacement.	\$3,250,000
Drainage	Subsurface conveyance pipe, catch basins.	\$1,103,000
Turf Reduction (by 30%)	Convert excessive maintained turf to native.	\$243,750
Lake Construction	Liner Installation.	\$88,500
Bioswale Creation	Convert low areas to bioswales for conveyance.	\$174,240
Grading	Lake Excavation, Earthwork, Fine Shaping	\$297,500
Trees	Remove 50-100 dead trees/stumps.	\$50,000
Maintenance Facility	In-house clean up only.	\$50,000
Cart Paths & Bridges	Basic path repairs + Review structural integrity of bridges + repair.	\$750,000
New Turf Requirements	For tees, bunkers, drainage and Irrigation Disturbance only.	\$237,250
Professional Services	Engineering, Golf Course Architecture, Agronomy	\$305,000
Total	All items listed above.	\$6,549,240

Capital Investment (optional items)

Projects	Description of Work	Estimated Cost
Greens	Renovate greens profiles and drainage.	\$638,000
Tees	Renovate tees, enlarge and add forward tees.	\$271,000
Bunkers	Renovate bunkers with minimal additions.	\$370,000
Range	Netting, poles, shaping, grassing.	\$1,326,500
Maintenance Facility	New facility	\$1,200,000
New Turf Requirements	New turfgrass for golf course.	\$2,831,400
Professional Services	Engineering, golf course architecture, agronomy	\$410,000
Total	All items listed above.	\$7,046,900

Notes: Probable Construction Cost prepared by the Golf Course Architect shall represent the Golf Course Architect's best judgment as a design professional of the probable construction cost for the golf course work. It is recognized, however, that neither the Golf Course Architect nor the Owner has control over the cost of labor, materials, equipment or course accessories, over any contractor's methods of determining bid prices, or over competitive bidding, market or negotiating conditions. Accordingly, the Golf Course Architect does not warrant or represent that bids or negotiated prices will not vary from any project budget which may have been proposed, established or approved by the Owner or from any Statement of Probable Construction Cost or other cost estimate or evaluation prepared by the Golf Course Architect.

Property Upgrade Considerations

- A Comprehensive Master Plan with phasing and community engagement, by an ASGCA Golf Course Architect is strongly recommended.
- At minimum, safety, irrigation and drainage issues should be rectified as soon as possible.
- All items are passed their expected lifecycle and will only continue to decline.
- Phasing is possible & will require more detailed investigation and study.