

**Sligo Creek Golf Course  
Capital Project Needs  
October 23, 2009**

As per the charge of the new task force, the MCRA has reviewed the capital needs of Sligo Creek for the next 5 years. The following is a summary of the critical needs of the Sligo Creek Golf Course. The numbers in this report are assumptions. The projects have not been fully specified and therefore have not been priced except as otherwise noted. It is impossible to predict when actual projects will be needed and the following summarizes the current status of each area.

**Irrigation System** – This is the oldest irrigation system in Montgomery County Golf courses. This is the top priority for capital improvements at this property. Currently the Superintendent can only run two sprinkler heads at a time from each of 3 controllers. Thus, it is not possible to irrigate the whole course in one night, making summer turf management very difficult. It is common for turf loss to occur on primary playing surfaces in the summer at this property because of the inadequacy of the system. Furthermore, the age of the system is beyond its useful life, and it is more often under repair than fully functional. The replacement of the existing system with a more modern watering system equipped with central computer control and booster pumps to increase irrigation capabilities is approximately **\$550,000**. The estimate was given by an irrigation consultant who reviewed the system in 2006.

**Bunkers** – The 17 bunkers at Sligo Creek are fully contaminated with soil and do not drain, making them unplayable for days after a rain storm. To install drainage and rebuild the bunkers as they are will cost approximately **\$120,000**.

**Tees** – Teeing surfaces are not level and are inadequately sized to allow for turf recovery from all the divots from the 25,000 or so golfers that play Sligo each year. Modern tee construction with the requisite drainage and increased teeing area on par 3s will allow this course to provide every customer with a consistent experience. Estimated cost: **\$175,000**

**Cart paths** – Asphalt cart paths around the entire course are well beyond their life expectancy. Paths are affected by settling, cracking, heaving from tree roots, etc. Estimated replacement cost of the 7,000 feet of paths: **\$175,000**. This estimate is for the replacement of the current cart paths on the course and does not include the installation of any new paths. Additionally, we estimate about 50% of the cart paths are in immediate need of repair but considering the scope of work and location of bad areas it may be less cost effective in the long run to split the project up. Immediate needs 3,500 feet: **\$80,000**

**Tree Work** – There a large number of trees on this property that pose potential safety hazards to our customers. White and Austrian pines dominate the landscape here. According to our arborist, “many of these trees have buried or insufficient root flares, leans of greater than 15 degrees, previous snow and ice damage, poor taper, unbalanced canopies, and yellowing due to nutrient deficiencies and insects. Both of these trees as a species have a higher incident of failure due to winds and upheaval usually due to the above, often genetic

traits.” Furthermore, trees that provide significant amounts of shade on greens and tees challenge our ability to grow healthy turf, as it alters the microclimate where we grow and manage turf. Shaded areas have increased relative humidity, reduced air movement, and produce thin, spindly leaf tissue on turf. Shade affects light quality, quantity, and duration. Trees around greens and tees must be removed as well for the long-term benefit and vitality of those areas. Most of these trees are dangerous, old pines as mentioned above. Estimated cost of tree work: **\$150,000**.

**Parking Lot** – The parking lot at Sligo is in disrepair. The surface is filled with cracks and potholes, and much of it needs a new layer of asphalt. The estimated cost to repair, resurface or sealcoat and stripe (as necessary) is **\$100,000**.

**Maintenance Facility & Clubhouse** – There have been numerous discussions regarding the condition of the clubhouse and maintenance facilities at this property. Park and Planning has had projects regarding these areas in their capital plans since 1994. Over the years the projects and scope of work has increased but to date there has been no significant work completed in either area. According to the Park and Planning files, the clubhouse does not meet ADA regulations or health department or Fire code requirements in the kitchen. Additionally, the maintenance does not meet ADA, OSHA, or NPDES requirements and improvements are needed for safety. The maintenance building has been settling which has produced cracks as big as one inch in exterior walls. The roof needs to be replaced, and the building is beyond its useful life. It is also undersized, and does not adequately house all the maintenance equipment. Machines stored outside deteriorate more rapidly. Maintenance staff also have no place to safely wash equipment. A new building with an environmentally sensitive recycled water wash station is needed. Storage bins for materials need to be constructed. The house at the maintenance area is used for storage, locker room, break room, and can be used as office space or intern housing. The roof, windows, and siding need replacement, as they are severely weathered and near failure. Park and planning’s information contains the most up to date data for the potential costs of maintenance and clubhouse repairs and renovations.