

The background features abstract, overlapping geometric shapes in various shades of green, ranging from light lime to dark forest green. These shapes are primarily located on the left and right sides of the page, framing the central text. The overall aesthetic is clean and modern.

Cranberry Valley

Infrastructure Revitalization Project

Project

In order to meet the future needs of the CVGC operation with implications for infrastructure improvement, the Director of Golf, the Golf Committee and the Town Administrator's team have been working together to accomplish this goal. Two major avenues of this project will call for the renovation of the primary maintenance facility and the complete replacement of the existing "Cart Barn". There will also be additional initiatives that will round out the overall project. We are not simply replacing a building and refurbishing the other.

Both these structures have had minimal attention since construction in 1973, over 40 years ago. Scheduled refurbishment was deferred several times, the most recent being 2015. The current cart barn facility is deplorable. It is falling down, an eyesore, and presents numerous safety issues. It also has no capability to house an expanded electric car fleet.

Scope

- ▶ Cart Storage Facility w/Solar Panels
- ▶ Environmental Wash Pad
- ▶ Reskinning of Maintenance Building
- ▶ Demolish Existing Cart Building and Relocate Existing Gas Tank
- ▶ Redesign and Pave Entrance and Parking Area
- ▶ Financing

Estimated Costs

Permits	\$2,000
Site Prep	\$80,000
Foundation & Cart Building	\$397,000
Slab Floor Protective Coating	\$10,000
Reskinning of Building 2	\$100,000
Additional Parking	\$51,000
Wash Station	\$46,000
Gas & Electric Lines	\$10,000
Cart Barn Demolition	\$10,000
Relocation of Gas Fuel Tank	\$25,000
Solar Panels & Wiring	\$214,000
Lighting & Security	\$20,000
Pavement Prep & Paving	\$135,000
Landscaping	\$50,000
Total	\$1,200,000

Cart Storage Facility

To construct a new, cost efficient CART BARN STORAGE FACILITY with the capacity of storing 80 electric golf carts. Building would be a single level, drive through storage facility. Electric lines to the new facility would be required as well. Building would have 80 electric docking stations for recharging golf carts with the future goal of producing our own electricity through the use of solar panels placed on this new facility and on the current maintenance building.

The new cart barn building would be constructed on the NE section of the parking lot, not far from the current maintenance building. This new cart barn facility would be a 50' x 112' x 10' structure, approximately 5600 sq. ft. The building would be pre-fabricated butler type building of metal with a Cape Cod facade built on a slab, concrete foundation. The initial design would include 80 electric portals for recharging purposes. The building would have 7 outside doors, 2 fans, and lighting and security. The roof of new cart building and maintenance building would be designed to install solar panels that would produce our own electricity with BTM concept to capture 100% of energy concept or an alternative lease contract.

WHY DOES CRANBERRY VALLEY NEED A NEW CART BARN?

The current structure was built in 1973 with pillars and a roof leaving the outside of the building open to weather conditions. The current state of the facility is deplorable, falling down, and an eyesore for the CV operation.

The current open ended structure does not allow for electric carts which are cleaner , safer vs gas carts- environmentally friendly and Audubon sensitive.

The new building will have solar capacity reducing our operating costs

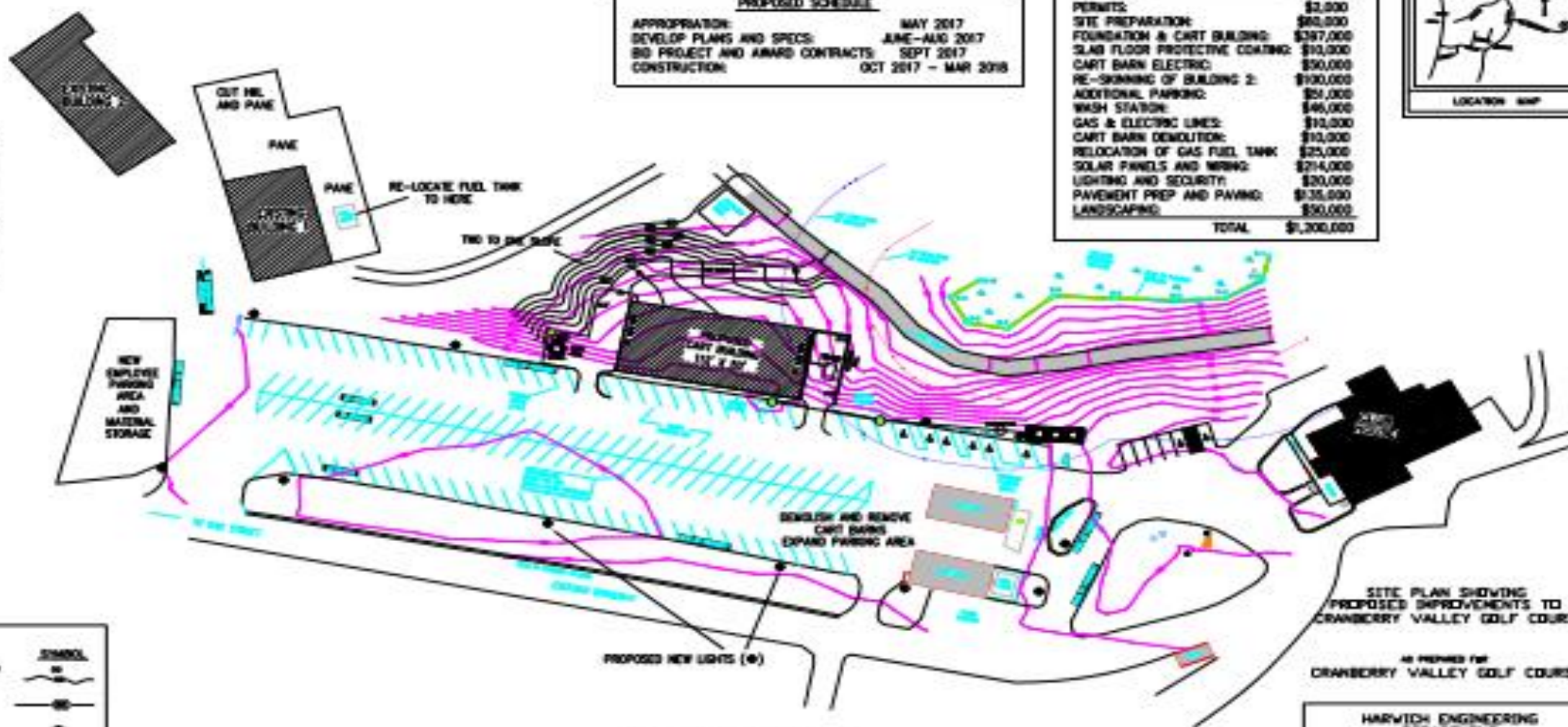
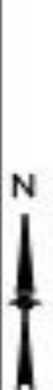
A new cart barn will improve the aesthetics of the area and mitigate personal safety issues contingent with the car park.

PROPOSED SCHEDULE

APPROPRIATION: MAY 2017
 DEVELOP PLANS AND SPECS: JUNE-AUG 2017
 BID PROJECT AND AWARD CONTRACTS: SEPT 2017
 CONSTRUCTION: OCT 2017 - MAR 2018

ESTIMATED COSTS

PERMITS:	\$2,000
SITE PREPARATION:	\$60,000
FOUNDATION & CART BUILDING:	\$387,000
SLAB FLOOR PROTECTIVE COATING:	\$10,000
CART BARN ELECTRIC:	\$50,000
RE-SKINNING OF BUILDING 2:	\$100,000
ADDITIONAL PARKING:	\$21,000
WASH STATION:	\$46,000
GAS & ELECTRIC LINES:	\$10,000
CART BARN DEMOLITION:	\$10,000
RELOCATION OF GAS FUEL TANK:	\$25,000
SOLAR PANELS AND WIRING:	\$214,000
LIGHTING AND SECURITY:	\$20,000
PAVEMENT PREP AND PAVING:	\$135,000
LANDSCAPING:	\$30,000
TOTAL:	\$1,300,000



LEGEND

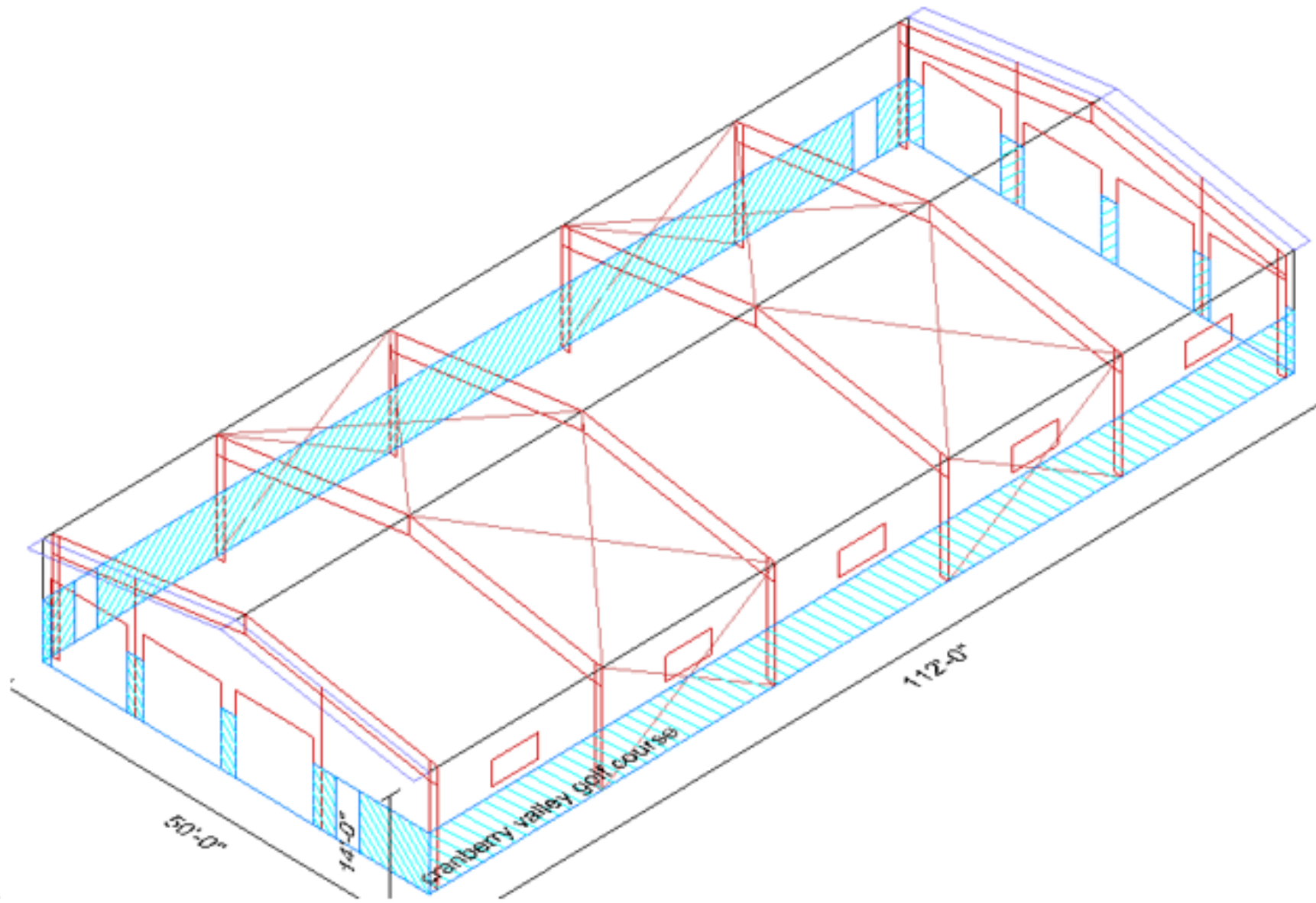
DESCRIPTION	SYMBOL
EXISTING DRIVEWAY	—
EXISTING DRIVE	—
EXISTING FENCE	—
EXISTING LIGHT	●
EXISTING SIGN	●
EXISTING UTILITY	●
EXISTING WALL	●
EXISTING WINDOW	●

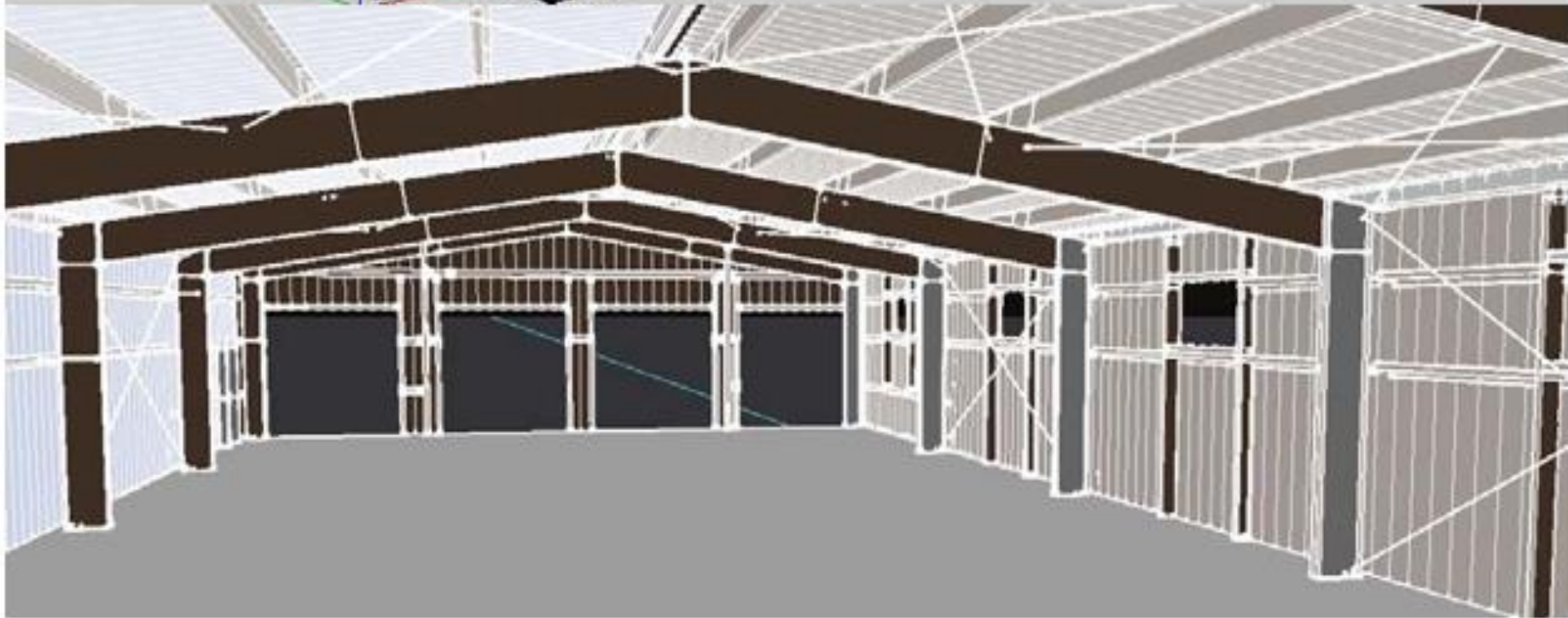
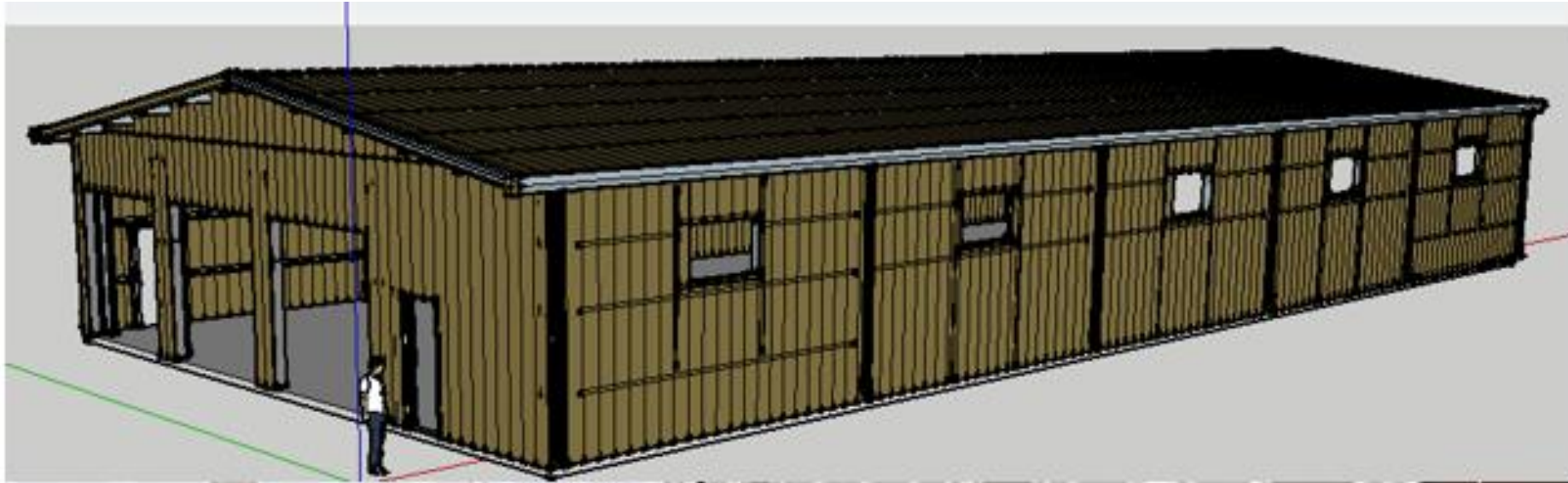
PLAN VIEW
 SCALE: 1" = 30'-0"

SITE PLAN SHOWING PROPOSED IMPROVEMENTS TO CRANBERRY VALLEY GOLF COURSE
 AS PREPARED FOR CRANBERRY VALLEY GOLF COURSE

HARWICH ENGINEERING DEPARTMENT
 730 MAIN STREET
 HARWICH, MA 02545
 PHONE 435-7038
 FAX 435-432-8039

REVISIONS-	DATE: JUNE 7, 2016
03/31/16	SCALE 1"=30'
02/05/16	FILE NO.
04/16/17	SHEET 1 OF 1





Environmental Wash Pad

A CONCRETE WASH PAD for the golf carts and maintenance vehicles would be constructed in back of the new cart barn and near the maintenance building. This wash down area would be environmentally friendly and put us ahead of future state mandates regarding waste material and chemical contaminants.

The proposed Carbtrol system will be designed to treat and recycle maintenance vehicle and golf cart washwater for reuse in vehicle washing operations. Two (2) wash stations are supported at a flow rate up to 30 GPM and 70 psi. The system offers unlimited water availability and removal of hydrocarbons, pesticides, and herbicides using EPA-recommended Best Available Technology. Pre-engineered wash pad collection and solids separation processes eliminate wash pad odors. The system uses physical/chemical treatment technology which is not subject to upset by temperature, pH, or shock loads of pesticides.

WASHWATER RECYCLE AND TREATMENT SYSTEMS

(Models GCW-1c GCW-2c GCW-3c WTD-11 WTD-12)



Engineered systems provide:

- * Best Available Technology*
- * Recycling or Discharge*
- * High Reliability and
Low Maintenance*

Typical Applications:

- * Golf Course Maintenance*
- * Vehicle Washing*
- * Equipment Cleaning*



Financing

It is the expectation of the Director of Golf, the Golf Committee and the Town Administrator that debt associated with this project will be paid entirely by funds accumulated in the Golf Infrastructure Revitalization Fund (created in FY16). The GIRF is funded by surcharges placed on Greens Fees, Cart Fees and Membership Fees. Barring any major weather events that could affect the golf courses ability to generate anticipated revenues, a plan exists to generate funds and pay the projects debt in full with the GIRF.

Conclusion

This investment is another critical piece in the equation that allows CV to be one of the premiere municipal golf courses on Cape Cod. We continuously meet our revenue producing targets for the Town and with this continual reinvestment we will be able to retain our competitive edge within the market of Municipal Golf.