



Park Commission

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 505-8560, Fax: (314) 862-0694

A G E N D A

PARK COMMISSION MEETING

HEMAN PARK COMMUNITY CENTER (HPCC), 975 PENNSYLVANIA
TUESDAY, SEPTEMBER 19, 2017 – 6:30PM

1. Roll Call
2. Approval of Minutes from July 18, 2017 meeting
3. Citizens' comments: Comments limited to 5 minutes. A comment form must be filled out by anyone wishing to speak. General comments may be made at this time. Comments related to specific agenda items may be made at this time or at the time the agenda item is discussed.
4. Department Reports
 - a. Public Works and Parks Operations – informational
 - b. Public Works and Parks Projects – informational
 - c. Community Development/Recreation Division – informational
5. Council Liaison Report
6. Individual Park Reports
7. Unfinished Business
 - a. RPGC – Club House and Maintenance Bldg.
 - b. RPGC – Noise ordinance
 - c. Swimming Pool & Splash Pads
 - d. Parkview Gardens Park Plans
 - e. Credentials when meeting the public
 - f. Volunteer groups for Park maintenance
 - g. RPGC subcommittee
8. New Business
 - a. RPGC – private golf lessons
9. Citizens' comments: Comments limited to three (3) minutes. A comment form must be filled out by anyone wishing to speak.
10. Adjournment

Enclosures:

- Draft – July 18, 2017 Park Commission Meeting Minutes
- Monthly Reports for July-August 2017
 - Park Maintenance/Forestry/Golf Maintenance
 - Project Manager Report
 - Ruth Park Golf Course
 - Draft reports – RPGC clubhouse & maintenance bldg.
 - Splash pad cost – Fogerty Park Estimate
 - Budget information

*For more information regarding the Park Commission, please contact
Chris Kalter, 314-505-8548 or email
ckalter@ucitymo.org*



Park Commission

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MINUTES OF THE PARK COMMISSION HEMAN PARK COMMUNITY CENTER (HPCC), 975 PENNSYLVANIA TUESDAY, JULY 18, 2017

The meeting was called to order at 6:35pm.

Present:

Clarence Olsen

Kathy Standley

Jason Sparks

Steve Goldstein, Park Commission Vice President

Ed Mass, Park Commission President

Chris Kalter, Project Manager

Paulette Carr, Council Liaison

1. Minutes from June 20, 2017 meeting were approved. Steve Goldstein votes to approve, Clarence Olsen seconds. Vote taken. All approve.
2. Citizens' comments:
 - None
3. Department Reports:
 - As the commission proceeds with future park master plans ongoing park operation and maintenance should be considered and prioritized.
 - The pool was drained for a repair to the main valve. Will be back online Thursday.
 - Fogerty Park and Kaufman Park projects have been closed out. Next park grant application underway.
4. Council Liaison Report:
 - Paulette Carr updated us on council items.
5. Individual Park Reports: No major items.
 - Police should be called for park policy violations where intervention with park visitors is necessary. Park permits specify park rules to our patrons.
 - Path needed at Fogerty Park from playground to the new restrooms.
6. Unfinished Business:
 - Parkview Gardens Master Plan. Clarence Olsen spoke with Cheryl Adelstein of Wash U. for second time. She requested more information on two ongoing grant projects that impact Ackert Park. Chris presented the two current grants. We will know more about the grants in August when approval is due. One is a sidewalk improvement along Ackert Walkway, the second involves street improvements along Eastgate that will add new pedestrian lighting.
 - The park Commission will hold on making a decision about the next steps until more information is known about the two open grants. Clarence will contact Cheryl to describe this.
7. New Business:
 - Should park commissioners have some sort of credentials they can display when meeting with the public?
 - Steve Goldstein will present to the city council the resolution taken on 5/16/2017 which described creating a special enterprise fund to support the golf course ongoing maintenance. Revenue generated through the golf course to stay within the course for operational use, and for general park improvements.
 - Pickleball striping will be permanently added to the upper tennis courts at Flynn Park. Temporary striping for pickleball will be added to Heman Park tennis courts as well. An informational sign is needed at each location to inform players on where to learn the rules.

Resolution by Ed Mass: Move that we place permanent pickleball lines at Flynn Park tennis court and add temporary lines at Heman Park. Steve Goldstein seconds, vote taken, all approve.

- Splash pads: The concept of splash pads is gaining popularity. Could be a great way of adding interest in our pool at Centennial Commons. Ewald says that there may be piping in place currently for adding splash pad in future installation. He will look into this. Chris will find cost breakdown for splash pad in Fogerty Park Phase 2.
 - Add an agenda item to every Park Commission meeting moving forward to review the park and storm water sales tax financial plan.
 - Invite Tina to September meeting to present findings, or request that she include all information available into monthly packet.
 - Planning grant in the works. There may be an existing facility report for the golf course. Chris will ask Andrea to locate. Ewald will also try to locate. This will shed light on costs for repair work needed. If none exists then consideration will be made to apply for a grant to study needed repairs and CIP projects. Ewald will speak with Jimmy about ceiling repairs needed.
 - Steve Goldstein presented a resolution concerning noise at the golf course from individuals with speakers. There is currently a noise ordinance which limits sound amplification, but it is not very specific to parks and park settings. Can we add a sign to the golf course? What is the correct action? We will discuss at next meeting.
 - Voluntary group for park maintenance and improvements. Can we have groups come and perform quarterly volunteer work at the parks? Problem involves handing over tools. Who will supply tools? This has been done annually in the city for elderly residents. All Park Commissioners should think of ways that volunteer groups could work on their parks.
8. Citizens' comments:
- Kevin Taylor voiced concern for baseball facilities within the park system, specifically Heman Park. Increased budget is needed to improve the field conditions. He presented a request for several fields and infield improvements, fencing, and other needs. Also, additional report on the field conditions needed on regular basis. Ed Mass: Make a list of needs and send to Chris to price. We may be able to budget this work or raise funds.
9. The meeting was adjourned at 8:47pm.

Monthly Report for July 2017

Park Maintenance

Full scale mowing, trimming, and herbicide application operations slowed due to extremely high temperatures and minimal precipitation; accounting for only 25% of the monthly man power. In lieu of mowing, crews performed tree stump removals.

Stumps removed 39

Continued as needed infield grooming and marking ball field diamonds; began laying out soccer and football fields; basketball nets were replaced and backboards painted where needed.

Majerus and Lewis ponds were treated for algae.

Tennis courts were cleaned, nets replaced as needed, roll dries replaced and windscreens repaired.

Performed eight park inspections and made needed repairs.

Continued weekly residential mulch deliveries

Repaired split rail fence at Kingsland Park

Continued watering of plant material and final landscaping work at Fogerty Park

Repaired damaged rubberized safety surface at Mooney and Kingsland Park playgrounds

Power washed and stained the park benches at Epstein Plaza

Repaired door and hinges on the restroom facility at Millar Park

Made several plumbing repairs and removed graffiti at park restroom buildings

Tuck-pointed and repaired stone grills in Heman Park

Made irrigation repairs at Heman #3 soccer field and Jack Buck Field

Repaired damaged fencing at the UCPD temporary housing complex

Performed a good general cleaning of rubberized safety surfaces at park playgrounds

Cleared bush honeysuckle and invasive vegetation from City owned properties at Crixdale & Coolidge, 7512 Shaftesbury, 7000 Vernon, and alley between North and South and Donne Avenue

Forestry and gardening

Continued weeding and planter bed clean up, performed tree pruning and removals. Forestry and park crews spent several days cleaning up trees limbs following storms during the month. Forestry crew continued hazardous tree removals and pruning.

Golf Course

Assisted golf maintenance with the construction of a new forward tee on hole #3.

Lighting

Performed weekly street light inspections, made needed repairs to City maintained fixtures and outage reports were made with Ameren UE as needed.

Replaced light fixture in the MERF facility at Central Garage.

Replaced damaged pedestrian light base cover in the Civic Plaza

Centennial Commons/Heman Pool

Assisted staff with weekly filter backwashing operation

Trouble shot main drain valve malfunction and assisted contractor with repairs; performed St. Louis County Health Department protocol procedures following a report of a child becoming ill that swam in the wading pool.

Specials

Delivered tables, benches and trash receptacles for block parties and special events at #2 Firehouse, Ames Place, 8015 Stanford, and 7100 Waterman

Provided maintenance needs for Monday Night and Summer Band Concerts in Heman Park

Delivered bandwagon to the City of Bridgeton

Installed National Night out & Back to School Rally banners for University City School District/UCPD

Picked up yard waste bags at Clemens's Community Garden in Parkview

July Goals Completed

Continued mowing and herbicide applications; provided maintenance needs for summer concert; performed physical cleaning and chemical treatments at Lewis and Majerus Ponds; continued some landscape work at Kaufman Tennis Courts but limited due to drought and high temperatures; and started transitioning athletic fields for fall sports.

August Goals

Install soccer/football post, perform over-seeding & fertilization on athletic fields; continue mowing operations as needed; provide maintenance needs for the remaining concert series, National Night Out, and neighborhood block parties; continue hazardous tree removal and pruning operations; fill low area on Heman athletic fields #3 and #4; and seed bare dirt areas at Kaufman and Fogerty Parks.

Man Days

General outdoor maintenance	30%
General indoor maintenance	7%
Mowing, trimming & litter pick up	25%
Forestry	22%
Paid leave	16%

Man Days

Full time 301.8125
PT/Seasonal 34.0938

Monthly Report for August 2017

Park Maintenance

Full scale mowing, trimming, and herbicide application operations slowed during the month due to limited precipitation and warm temperatures; accounting for only 25% of the monthly man power.

Continued as needed infield grooming and marking at Jack Buck and softball #6 in Heman Park; laid out soccer and football fields and installed goal post; moved bleachers and player's benches; and readied softball #6 for UCHS spring softball season. Irrigation repairs were made at Jack Buck and Soccer #3 in Heman Park. Over seeding athletic fields with rye grass were postponed due to excessive heat during the month, the work is now scheduled for early September.

Majerus and Lewis ponds were cleaned of algae and Ackert, Rain Man, and Memorial fountains were serviced and cleaned.

Tennis courts were cleaned, nets replaced as needed, roll dries replaced and windscreens repaired.

Performed eight park inspections and made needed repairs.

Replaced basketball nets and swing seats where needed.

Continued weekly residential mulch deliveries

Began renovation and repairs of the pavilion at Ackert Park

Repaired safety bollard on the GRG Delmar East trail at Melville and Loop South

Installed new backflow preventer protective cage, BBQ grills and trash receptacles at the Fogerty Park pavilion

Repaired vandalized split rail fence at Kingsland Park

Repaired plumbing fixtures and flush valves at the pavilions in Heman Park

Replaced photo sensor on the electronic gate at the Ruth Woods Recycling entrance

Removed graffiti at the restroom in Heman Park

Repaired rubber playground safety surface at Mooney and Kingsland Parks

Forestry and gardening

Continued weeding and planter bed clean up, performed tree pruning and removals. Forestry crew continued hazardous tree removals and pruning. Park Maintenance crews performed tree stump removals in lieu of mowing.

Stumps removed 39

Lighting

Changed light bulbs and reset timers at park pavilions and restrooms.

Performed weekly street light inspections; made needed repairs to City maintained lights, and reported outages to Ameren UE. Work included; repairs to the electrical receptacles at Ackert Plaza, light fixture repair on street light at #4 municipal parking lot, and replacing crosswalk push button pedestal at Delmar and Kingsland.

Heman Pool

Pump and filter system was inspected routinely, assisted with back washing of filters, and repaired chlorine feeders.

Repaired damaged shade structure awning at the wading pool.

Specials

Delivered tables, benches and trash receptacles for block parties at Agape Church, Kaufman Park, 7400 Amherst and 1400 Coolidge

Provided maintenance needs and bandwagon for final Monday Night Concert in Heman Park and National Night Out/Back to School Rally

Removed National Night Out/Back to School Rally promotional banners

Delivered mulch for UCIB work day at Lewis Park

Delivered bandwagon to Pershing School

Cleared brush on County lots at the request of Community Development

Installed memorial plaque at Darren's Grove in Flynn Park

August Goals Completed

Installed soccer and football goals and readied fields for fall play; continued mowing operations as needed; provided maintenance needs for final Monday Night Concerts, National Night Out, and block parties; continued hazardous tree removal and pruning operations; filled and graded low areas in the end zone of football field #4 in Heman; the over seeding of the athletic fields and the seeding of the grounds at Kaufman and Fogerty Parks was postponed due to extremely high temperatures and lack of precipitation.

September Goals

Shut down Heman Park Pool mechanical systems and winterize; complete fall seeding and fertilization of Heman athletic fields; begin re-stripping of basketball courts at Eastgate, Heman and Mooney Parks; complete Ackert Park pavilion repairs; and continue hazardous tree removal and pruning.

Man Days

General outdoor maintenance	34%
General indoor maintenance	7%
Mowing, trimming & litter pick up	25%
Forestry	24%
Paid leave	10%

Man Days

Full time 343.1875
PT/Seasonal 44.8745



To: Sinan Alpaslan

From: James Crowe

Date: 8/2/17

Subject: **JULY FORESTRY REPORT**

Removed 17 trees in July, 197 man-hours were spent on removals.

Pruned 33 trees in July, man-hours spent on pruning were 54.

The division picked up 202 limbs down.

Storm clean-up continued from the storms that ravaged University City on May. Additional time was needed for storms occurring at the end of July requiring 116 additional man hours.

Related forestry work:

- 13 Loads of woodchips were taken to Ruth Park.
- 18 Loads of sweepings of bark and twigs were taken to recycle area in Ruth Park.
- 2 Loads of logs were taken to Heman Park.
- Performed daily chainsaw maintenance



To: Sinan Alpaslan

From: James Crowe

Date: 9/8/17

Subject: **AUGUST FORESTRY REPORT**

Total trees removed in August, 17, 356 man-hours spent on removals. 34 total removals for year to date.

A total of 72 trees were pruned in August, 138 man-hours spent on pruning, 105 trees have been pruned year to date.

- 15- loads of woodchips taken to Ruth Park
- 7- loads of sweepings of bark and twigs were taken to recycle area in Ruth Park.
- 14.5- loads of logs on the crane truck were taken to Heman Park.
- 167 fallen tree limbs were picked up off of Public Right of Way.
- 24 man hours were used in the cleanup of storm damage
- Daily chainsaw maintenance was performed



DEPARTMENT OF PUBLIC WORKS AND PARKS; GOLF COURSE

To: Sinan Alpaslan

From: Ken Morgan

Date: 8/4//17

Subject: **JULY GOLF MAINTENANCE REPORT**

The main projects for the month were mowing, sodding, aeration, and water management as temps continued to stay high and precipitation was non-existent. Completed sod around the practice green. Finish graded, laser leveled, and sodded top of new forward tee on #3. Graded and sodded trouble area behind #6 green. Aerated and fertilized all fairways and tees.

Work Included:

Native Areas	2 days
Course Setup	8 days
Spray Greens	3 days
Equipment Maintenance	1 day
Office Work	1 day
Rough Mowing	5 days
Greens Mowing	4 days
Fairway Mowing	6 days
Tee Mowing	4 days
Misc Work	2 days
Trim Work	2 days
Hand Watering	8 days
Sodding and Prep	4 days
Aerating and Fert.	4 days



DEPARTMENT OF PUBLIC WORKS AND PARKS; GOLF COURSE

To: Sinan Alpaslan

From: Ken Morgan

Date: 9/5/17

Subject: **AUGUST GOLF MAINTENANCE REPORT**

The main projects for the month were mowing, sodding, aeration, and water management as precipitation was minimal. Finish grading and sodding surrounds on new #3 tee. Finished grading and sodding rough area behind #7 green. All zoysia tees aerated.

Work Included:

Course Setup	8 days
Spray Greens	3 days
Equipment Maintenance	2 days
Office Work	2 days
Rough Mowing	7 days
Greens Mowing	4 days
Fairway Mowing	8 days
Tee Mowing	4 days
Misc Work	2 days
Trim Work	2 days
Hand Watering	6 days
Sodding and Prep	3 days
Aerating and Fert.	4 days



Department of Public Works and Parks

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MEMORANDUM

TO: Park Commission
FROM: Chris Kalter – Project Manager Parks Projects
DATE: September 19, 2017
SUBJECT: Update on Parks Projects

Please see below for an update on all of the current park related projects for the Department of Public Works and Parks:



Fogerty Park (Phase 1 Improvements) – Waiting on reimbursement.



Majerus Park (Phase 1 Improvements) – Grant application submitted to the Municipal Park Grant Commission for their review.

MONTHLY REPORT - July 2017
GOLF COURSE ATTENDANCE/REVENUE

Attendance	Jul 2017	Jul 2016	2017-18 Fiscal Year	2016-17 Fiscal Year	2017 Calendar YTD
Weekend Res	352	244	352	244	1,724
Weekend Non Res	1,131	821	1,131	821	4,988
Weekend Sr-Res	176	129	176	129	728
Weekend Sr-Non Res	198	146	198	146	749
Weekday Res	211	214	211	214	1,500
Weekday Non Res	1,448	1,409	1,448	1,409	8,239
Weekday Sr-Res	199	225	199	225	1,104
Weekday Sr-Non Res	335	207	335	207	1,728
Junior	97	87	97	87	354
Creve Coeur Res	45	54	45	54	229
Courtesy & Coupon	105	182	105	182	551
Play all day Res	9	9	9	9	47
Play all day Non Res	8	53	8	53	209
Total	4,314	3,780	4,314	3,780	22,150
Group Lessons	-	-	-	0	-
Pvt Lesson - Adult	6	1	6	1	34
Pvt Lesson - Child	-	1	-	1	7
Semi Pvt Lesson Ad	-	-	-	0	-
Semi Pvt Lesson Ad/Ch	-	-	-	0	-
Semi Pvt Lesson Ch	-	-	-	0	-
Semi Pvt Lesson Ch2	-	-	-	0	-
Pvt Lesson 5 Pkg	-	-	-	0	6
Total	6	2	6	2	47
Revenue					
Weekend Res	\$ 4,278.00	\$ 2,943.00	\$ 4,278.00	\$ 2,943.00	\$ 20,454.00
Weekend Non Res	\$ 16,991.00	\$ 12,552.00	\$ 16,991.00	\$ 12,552.00	\$ 72,878.90
Weekend Sr-Res	\$ 1,936.00	\$ 1,417.00	\$ 1,936.00	\$ 1,417.00	\$ 7,994.00
Weekend Sr-Non Res	\$ 2,376.00	\$ 1,750.00	\$ 2,376.00	\$ 1,750.00	\$ 8,961.00
Weekday Res	\$ 2,150.00	\$ 1,996.00	\$ 2,150.00	\$ 1,996.00	\$ 14,558.50
Weekday Non Res	\$ 18,335.00	\$ 2,269.00	\$ 18,335.00	\$ 2,269.00	\$ 103,098.00
Weekday Sr-Res	\$ 1,982.00	\$ 2,243.00	\$ 1,982.00	\$ 2,243.00	\$ 12,573.50
Weekday Sr-Non Res	\$ 3,680.00	\$ 17,824.50	\$ 3,680.00	\$ 17,824.50	\$ 18,943.00
Junior	\$ 880.00	\$ 783.00	\$ 880.00	\$ 783.00	\$ 3,189.00
Creve Coeur Res	\$ 511.00	\$ 606.00	\$ 511.00	\$ 606.00	\$ 2,505.00
Play all day Res	\$ 198.00	\$ 178.00	\$ 198.00	\$ 178.00	\$ 963.00
Play all day Non Res	\$ 216.00	\$ 1,431.00	\$ 216.00	\$ 1,431.00	\$ 5,709.00
Total	\$ 53,533.00	\$ 45,992.50	\$ 53,533.00	\$ 45,992.50	\$ 271,826.90
Group Lessons	\$ -	\$ -	\$ -	\$ -	\$ -
Pvt Lessons - Adult	\$ 255.00	\$ 189.00	\$ 255.00	\$ 189.00	\$ 1,651.00
Pvt Lessons - Child	\$ -	\$ 75.00	\$ -	\$ 75.00	\$ 330.00
Semi Pvt Lesson Ad	\$ -	\$ -	\$ -	\$ -	\$ -
Semi Pvt Lesson Ad/Ch	\$ -	\$ -	\$ -	\$ -	\$ -
Semi Pvt Lesson Ch	\$ -	\$ -	\$ -	\$ -	\$ -
Semi Pvt Lesson Ch 2	\$ -	\$ -	\$ -	\$ -	\$ -
Pvt Lessons - 5 Pkg	\$ -	\$ -	\$ -	\$ -	\$ 740.00
Total	\$ 255.00	\$ 264.00	\$ 255.00	\$ 264.00	\$ 2,721.00
Cart Revenue					
Cart revenue - Pull	\$ 516.00	\$ 646.00	\$ 516.00	\$ 646.00	\$ 3,526.00
Cart rev - Motorized	\$ 20,111.00	\$ 15,791.00	\$ 20,111.00	\$ 15,791.00	\$ 94,233.50
Total	\$ 20,627.00	\$ 16,437.00	\$ 20,627.00	\$ 16,437.00	\$ 97,759.50
Other Revenue					
Shack-Range Sales	\$ 13,223.00	\$ -	\$ 13,223.00	\$ -	\$ 63,278.75
Small Range Bucket	\$ 716.00	\$ -	\$ 716.00	\$ -	\$ 3,540.00
Medium Range Bucket	\$ 987.00	\$ -	\$ 987.00	\$ -	\$ 5,236.00
Large Range Bucket	\$ 1,120.00	\$ -	\$ 1,120.00	\$ -	\$ 5,660.00
Teaching Bucket	\$ -	\$ -	\$ -	\$ -	\$ -
HS Practice Bkt	\$ -	\$ -	\$ -	\$ -	\$ -
E-Range Key Pack 1	\$ 457.00	\$ -	\$ 457.00	\$ -	\$ 4,007.00
E-Range Key Pack 2	\$ 743.00	\$ -	\$ 743.00	\$ -	\$ 5,308.00
E-Range Key Pack 3	\$ 700.00	\$ -	\$ 700.00	\$ -	\$ 6,000.00
Total Range	\$ 17,946.00	\$ -	\$ 17,946.00	\$ -	\$ 93,029.75
Miscellaneous	\$ 384.00	\$ -	\$ 384.00	\$ -	\$ 4,489.39
GHIN	\$ 55.00	\$ 30.00	\$ 55.00	\$ 30.00	\$ 764.00
Gift Certificate	\$ 242.00	\$ -	\$ 242.00	\$ -	\$ 2,145.50
Club Rentals	\$ 192.00	\$ 228.00	\$ 192.00	\$ 228.00	\$ 1,325.00
Club Repairs	\$ 374.00	\$ 105.00	\$ 374.00	\$ 105.00	\$ 3,067.75
Pro Shop Sales	\$ 12,020.66	\$ 5,198.03	\$ 12,020.66	\$ 5,198.03	\$ 48,470.18
Concessions	\$ 434.00	\$ 6,884.50	\$ 434.00	\$ 6,884.50	\$ 26,948.14
Total Other Revenue	\$ 13,701.66	\$ 12,445.53	\$ 13,701.66	\$ 12,445.53	\$ 87,209.96
Grand Total	\$ 106,062.66	\$ 75,139.03	\$ 106,062.66	\$ 75,139.03	\$ 552,547.11

MONTHLY REPORT - August 2017
GOLF COURSE ATTENDANCE/REVENUE

Attendance	Aug 2017	August 2016	2017-18 Fiscal Year	2016-17 Fiscal Year	2017 Calendar YTD
Weekend Res	270	162	622	406	1,994
Weekend Non Res	798	831	1,929	1,652	5,786
Weekend Sr-Res	128	119	304	248	856
Weekend Sr-Non Res	131	95	329	241	880
Weekday Res	373	227	584	441	1,873
Weekday Non Res	1,820	1,586	3,268	2,995	10,059
Weekday Sr-Res	348	291	547	516	1,452
Weekday Sr-Non Res	422	279	757	486	2,150
Junior	87	63	184	150	441
Creve Coeur Res	79	35	124	89	308
Courtesy & Coupon	124	78	229	260	675
Play all day Res	6	21	15	30	53
Play all day Non Res	16	67	24	120	225
Total	4,602	3,854	8,916	7,634	26,752
Group Lessons	-	-	-	0	-
Pvt Lesson - Adult	6	-	12	1	40
Pvt Lesson - Child	-	-	-	1	7
Semi Pvt Lesson Ad	-	-	-	0	-
Semi Pvt Lesson Ad/Ch	-	-	-	0	-
Semi Pvt Lesson Ch	-	-	-	0	-
Semi Pvt Lesson Ch2	-	-	-	0	-
Pvt Lesson 5 Pkg	2	-	2	0	8
Total	8	-	14	2	55
Revenue					
Weekend Res	\$ 3,265.00	\$ 1,990.00	\$ 7,543.00	\$ 4,933.00	\$ 23,719.00
Weekend Non Res	\$ 12,025.00	\$ 12,401.50	\$ 29,016.00	\$ 24,953.50	\$ 84,903.90
Weekend Sr-Res	\$ 1,395.00	\$ 1,306.00	\$ 3,331.00	\$ 2,723.00	\$ 9,389.00
Weekend Sr-Non Res	\$ 1,557.00	\$ 1,142.00	\$ 3,933.00	\$ 2,892.00	\$ 10,518.00
Weekday Res	\$ 2,733.00	\$ 2,081.00	\$ 4,883.00	\$ 4,077.00	\$ 17,291.50
Weekday Non Res	\$ 25,113.00	\$ 20,478.50	\$ 43,448.00	\$ 22,747.50	\$ 128,211.00
Weekday Sr-Res	\$ 3,475.00	\$ 2,910.00	\$ 5,457.00	\$ 5,153.00	\$ 16,048.50
Weekday Sr-Non Res	\$ 4,642.00	\$ 3,059.00	\$ 8,322.00	\$ 20,883.50	\$ 23,585.00
Junior	\$ 783.00	\$ 567.00	\$ 1,663.00	\$ 1,350.00	\$ 3,972.00
Creve Coeur Res	\$ 840.00	\$ 384.00	\$ 1,351.00	\$ 990.00	\$ 3,345.00
Play all day Res	\$ 132.00	\$ 467.00	\$ 330.00	\$ 645.00	\$ 1,095.00
Play all day Non Res	\$ 432.00	\$ 1,809.00	\$ 648.00	\$ 3,240.00	\$ 6,141.00
Total	\$ 56,392.00	\$ 48,595.00	\$ 109,925.00	\$ 94,587.50	\$ 328,218.90
Group Lessons					
Pvt Lessons - Adult	\$ 270.00	\$ -	\$ 525.00	\$ 189.00	\$ 1,921.00
Pvt Lessons - Child	\$ -	\$ -	\$ -	\$ 75.00	\$ 330.00
Semi Pvt Lesson Ad	\$ -	\$ -	\$ -	\$ -	\$ -
Semi Pvt Lesson Ad/Ch	\$ -	\$ -	\$ -	\$ -	\$ -
Semi Pvt Lesson Ch	\$ -	\$ -	\$ -	\$ -	\$ -
Semi Pvt Lesson Ch 2	\$ -	\$ -	\$ -	\$ -	\$ -
Pvt Lessons - 5 Pkg	\$ 370.00	\$ -	\$ 370.00	\$ -	\$ 1,110.00
Total	\$ 640.00	\$ -	\$ 895.00	\$ 264.00	\$ 3,361.00
Cart Revenue					
Cart revenue - Pull	\$ 620.00	\$ 736.00	\$ 1,136.00	\$ 1,382.00	\$ 4,146.00
Cart rev - Motorized	\$ 21,245.00	\$ 16,809.00	\$ 41,356.00	\$ 32,600.00	\$ 115,478.50
Total	\$ 21,865.00	\$ 17,545.00	\$ 42,492.00	\$ 33,982.00	\$ 119,624.50
Other Revenue					
Shack-Range Sales	\$ 15,048.00	\$ -	\$ 28,271.00	\$ -	\$ 78,326.75
Small Range Bucket	\$ 652.00	\$ -	\$ 1,368.00	\$ -	\$ 4,192.00
Medium Range Bucket	\$ 1,134.00	\$ -	\$ 2,121.00	\$ -	\$ 6,370.00
Large Range Bucket	\$ 1,320.00	\$ -	\$ 2,440.00	\$ -	\$ 6,980.00
Teaching Bucket	\$ -	\$ -	\$ -	\$ -	\$ -
HS Practice Bkt	\$ -	\$ -	\$ -	\$ -	\$ -
E-Range Key Pack 1	\$ 1,050.00	\$ -	\$ 1,507.00	\$ -	\$ 5,057.00
E-Range Key Pack 2	\$ 1,275.00	\$ -	\$ 2,018.00	\$ -	\$ 6,583.00
E-Range Key Pack 3	\$ 2,100.00	\$ -	\$ 2,800.00	\$ -	\$ 8,100.00
Total Range	\$ 22,579.00	\$ -	\$ 40,525.00	\$ -	\$ 115,608.75
Miscellaneous	\$ -	\$ -	\$ 384.00	\$ -	\$ 4,489.39
GHIN	\$ -	\$ -	\$ 55.00	\$ 30.00	\$ 764.00
Gift Certificate	\$ 21.00	\$ 174.00	\$ 263.00	\$ 174.00	\$ 2,166.50
Club Rentals	\$ 228.00	\$ 204.00	\$ 420.00	\$ 432.00	\$ 1,553.00
Club Repairs	\$ 243.00	\$ 296.00	\$ 617.00	\$ 401.00	\$ 3,310.75
Pro Shop Sales	\$ 12,983.72	\$ 5,294.00	\$ 25,004.38	\$ 10,492.03	\$ 61,453.90
Concessions	\$ 464.00	\$ 6,498.50	\$ 898.00	\$ 13,383.00	\$ 27,412.14
Total Other Revenue	\$ 13,939.72	\$ 12,466.50	\$ 27,641.38	\$ 24,912.03	\$ 101,149.68
Grand Total	\$ 115,415.72	\$ 78,606.50	\$ 221,478.38	\$ 153,745.53	\$ 667,962.83

FACILITY CONDITION ASSESSMENT

prepared for

FacilityDude

11000 Regency Parkway, Suite 200

Cary, North Carolina 27518

Cliff Ward



FACILITY CONDITION ASSESSMENT
OF
RUTH PARK GOLF COURSE CLUBHOUSE
8211 GROBY ROAD
UNIVERSITY CITY, MISSOURI 63130

PREPARED BY:

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EMG PROJECT #:

118925.16R000-004.322

DATE OF REPORT:

April 7, 2016

ON SITE DATE:

March 8, 2016



engineering | environmental | capital planning | project management



Immediate Repairs Report
Club House
4/7/2016



Report Section	ID	Cost Description	Quantity	Unit	Unit Cost	Subtotal	Deficiency Repair Estimate *
3.1	419314	ADA, Parking, Designated Stall with Pavement Markings & Signage (Van), Install	1	EA	\$1,391.50	\$1,392	\$1,392
3.1	419315	ADA, Parking, Designated Stall with Pavement Markings & Signage, Install	2	EA	\$1,265.00	\$2,530	\$2,530
5.2	419319	Concrete Sidewalk, Replace	300	SF	\$19.82	\$5,946	\$5,946
5.4	419320	Retaining Wall, Brick/Stone (per SF Face), Repair	50	SF	\$11.39	\$570	\$570
6.3	419321	Roof, Asphalt Shingle, Replace	3000	SF	\$3.42	\$10,260	\$10,260
Immediate Repairs Total							\$20,697

* Location Factor (1.0) included in totals.

Replacement Reserves Report
Ruth Park Golf Club / Club House



4/7/2016

Report Section	Funding	ID	Cost Description	Lifespan (EUL)	E	Age	RUL	Quantity	Unit	Unit Cost	Subtotal	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Deficiency Repair Estimate
3.1		419314	Z1060 ADA, Parking, Designated Stall with Pavement Markings & Signage (Van), Install	0	0	0	1	EA	\$1,391.50	\$1,392	\$1,392																					\$1,392
3.1		419315	Z1060 ADA, Parking, Designated Stall with Pavement Markings & Signage, Install	0	0	0	2	EA	\$1,265.00	\$2,530	\$2,530																					\$2,530
5.2		419317	G2012 Asphalt Pavement, Roadways, Mill & Overlay	25	23	2	30000	SF	\$3.28	\$98,400				\$98,400																		\$98,400
5.2		419318	G2022 Asphalt Pavement, Parking Lot, Seal & Stripe	5	0	5	30000	SF	\$0.38	\$11,400						\$11,400						\$11,400					\$11,400					\$34,200
5.2		419319	G2031 Concrete Sidewalk, Replace	30	30	0	300	SF	\$19.82	\$5,946	\$5,946																					\$5,946
5.4		419320	G2042 Retaining Wall, Brick/Stone (per SF Face), Repair	0	0	0	50	SF	\$11.39	\$570	\$570																					\$570
6.3		419322	B3011 Roof, Built-Up, Replace	20	18	2	500	SF	\$12.96	\$6,480				\$6,480																		\$6,480
6.3		419321	B3011 Roof, Asphalt Shingle, Replace	20	20	0	3000	SF	\$3.42	\$10,260	\$10,260																					\$10,260
6.3		419331	B3011 Roof, Asphalt Shingle, Replace	20	18	2	750	SF	\$3.42	\$2,565				\$2,565																		\$2,565
6.4		419328	B2011 Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint	10	8	2	750	SF	\$2.87	\$2,153				\$2,153									\$2,153									\$4,305
6.4		419324	B2011 Exterior Wall, Stucco, 1-2 Stories, Replace	20	18	2	3000	SF	\$18.18	\$54,540				\$54,540																		\$54,540
6.4		419326	B2016 Soffit, Wood, Replace	20	18	2	750	SF	\$17.37	\$13,028				\$13,028																		\$13,028
6.6		419329	B2021 Window, Aluminum Double-Glazed 24 SF, 1-2 Stories, Replace	30	18	12	16	EA	\$870.45	\$13,927													\$13,927									\$13,927
6.6		419330	B2032 Exterior Door, Steel, Replace	25	23	2	5	EA	\$950.12	\$4,751				\$4,751																		\$4,751
7.1		419337	D3032 Condensing Unit/Heat Pump, Split System, 3 Ton, Replace	15	10	5	1	EA	\$3,578.67	\$3,579						\$3,579																\$3,579
7.1		419336	D3032 Condensing Unit/Heat Pump, Split System, 5 Ton, Replace	15	10	5	1	EA	\$6,439.81	\$6,440						\$6,440																\$6,440
7.1		419332	D3051 Furnace, Electric, 86 to 100 MBH, Replace	20	10	10	1	EA	\$5,909.35	\$5,909												\$5,909										\$5,909
7.1		419333	D3051 Furnace, Gas, 101 to 150 MBH, Replace	20	10	10	1	EA	\$5,644.27	\$5,644												\$5,644										\$5,644
7.1		419339	D3094 Air Curtain, 1,000 CFM, Replace	20	16	4	1	EA	\$1,597.24	\$1,597					\$1,597																	\$1,597
7.2		426860	D2021 Backflow Preventer, 1", Replace	15	11	4	1	EA	\$1,276.01	\$1,276					\$1,276																\$1,276	\$2,552
7.2		419341	D2023 Water Heater, Condensing Style, High Efficiency, 71 to 120 GAL, Replace	10	5	5	1	EA	\$15,964.79	\$15,965						\$15,965											\$15,965					\$31,930
7.4		419343	D5019 Electrical System, Office Building, Upgrade	40	35	5	3500	SF	\$27.25	\$95,375						\$95,375																\$95,375
7.4		419342	D5029 Lighting System, Interior, Office Building, Upgrade	25	23	2	3500	SF	\$13.22	\$46,270				\$46,270																		\$46,270
7.6		419344	D5037 Fire Alarm System, Office Building, Upgrade/Install	20	18	2	3500	SF	\$2.36	\$8,260				\$8,260																		\$8,260
7.6		426851	D5037 Fire Alarm Control Panel, Multiplex, Replace	15	13	2	1	EA	\$4,284.35	\$4,284				\$4,284														\$4,284				\$8,569
7.6		419345	D5039 Security/Surveillance System, Cameras and CCTV, Upgrade/Install	10	8	2	3500	SF	\$4.35	\$15,225				\$15,225									\$15,225									\$30,450
8.1		419348	C3012 Interior Wall Finish, Gypsum Board/Plaster/Metal, Prep & Paint	8	6	2	2500	SF	\$1.42	\$3,550				\$3,550								\$3,550						\$3,550				\$10,650
8.1		419347	C3025 Interior Floor Finish, Carpet Tile Commercial-Grade, Replace	10	8	2	1500	SF	\$6.96	\$10,440				\$10,440									\$10,440									\$20,880
8.1		419350	C3032 Interior Ceiling Finish, Acoustical Tile (ACT), Replace	20	10	10	1500	SF	\$3.11	\$4,665												\$4,665										\$4,665
Totals, Unescalated												\$20,697	\$0	\$269,945	\$0	\$2,873	\$132,758	\$0	\$0	\$0	\$0	\$31,169	\$0	\$41,745	\$0	\$0	\$27,365	\$0	\$4,284	\$3,550	\$1,276	\$535,662
Location Factor (1.00)												\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Totals, Escalated (3.0% inflation, compounded annually)												\$20,697	\$0	\$286,385	\$0	\$3,234	\$153,903	\$0	\$0	\$0	\$0	\$41,888	\$0	\$59,518	\$0	\$0	\$42,633	\$0	\$7,081	\$6,044	\$2,237	\$623,621

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1. EXECUTIVE SUMMARY

1.1. PROPERTY INFORMATION AND GENERAL PHYSICAL CONDITION

The property information is summarized in the table below. More detailed descriptions may be found in the various sections of the report and in the Appendices.

PROPERTY INFORMATION	
Address:	8211 Groby Road University City, Saint Louis County, Missouri 63130
Year Constructed/Renovated:	1935
Current Occupants:	Ruth Park Golf Course Clubhouse
Management Point of Contact:	John Gilbert, Facilities Manager 314.505.8555 office 314.575.7631 cell
Property Type:	Golf Clubhouse
Site Area:	0.98 acres (Clubhouse and lot only)
Building Area:	3,500 SF
Number of Buildings:	Two
Number of Stories:	Two
Parking Type and Number of Spaces:	55 spaces in open lots.
Building Construction:	Conventional wood frame structure on concrete foundation.
Roof Construction:	Gabled roofs with asphalt shingles and flat roofs with built-up membrane.
Exterior Finishes:	Stucco finish
Heating, Ventilation and Air Conditioning:	Individual split-systems with furnaces and condensing units. Supplemental components: window air conditioner and air curtain
Fire and Life/Safety:	Hydrants, smoke detectors, alarms, and extinguishers.
Dates of Visit:	March 8, 2016
On-Site Point of Contact (POC):	John Gilbert, Facilities Manager
Assessment and Report Prepared by:	Scott Lattimer
Reviewed by:	Emrah Doker Program Manager mdoker@emgcorp.com 800.733.0660 x6566

SYSTEMIC CONDITION SUMMARY			
Site	Poor	HVAC	Fair
Structure	Fair	Plumbing	Fair
Roof	Poor	Electrical	Fair
Vertical Envelope	Poor	Elevators	--

RUTH PARK GOLF COURSE CLUBHOUSE
8211 GROBY ROAD
UNIVERSITY CITY, MISSOURI 63130

EMG PROJECT NO.: 118925.16R000-004.322

SYSTEMIC CONDITION SUMMARY			
Interiors	Fair	Fire	Fair

The following bullet points highlight the most significant short term and modernization recommendations:

- Full replacement of asphalt parking areas
- Installation of ADA parking spaces
- Repairs to retaining wall
- Replacement of sidewalks
- Replacement of flat and shingled portions of roof
- Upgrade of exterior façade
- Upgrades to interior finishes

Generally, the property appears to have been constructed within industry standards in force at the time of construction. The property appears to have been poorly maintained in recent years and is in fair to poor overall condition.

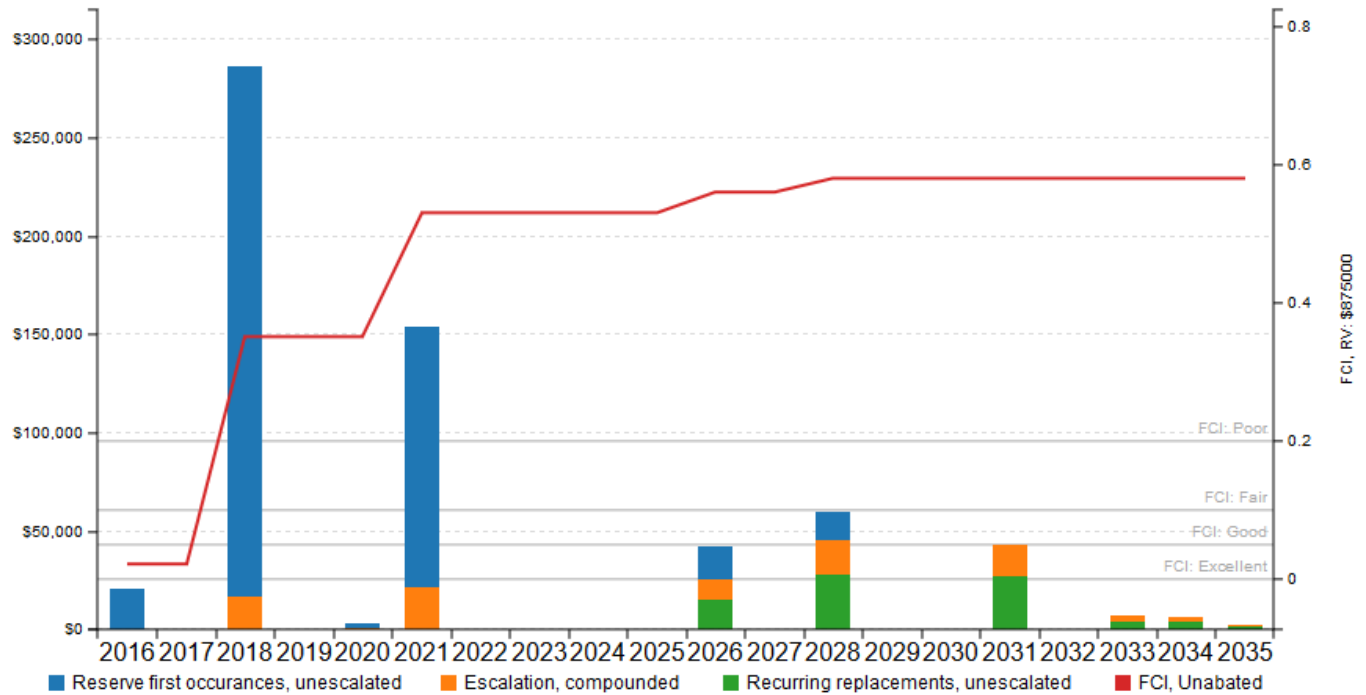
According to property management personnel, the property has had no capital improvement expenditure program over the past three years. The property has had no major capital improvements.



2. FACILITY CONDITION INDEX (FCI)

FCI Analysis: Ruth Park Golf Club Club House

▲ Replacement Value: \$ 875,000; Inflation rate: 3.0%



One of the major goals of the FCA is to calculate the FCI, which gives an indication of a building's overall condition. Two FCI ratios are calculated and presented, the Current Year and Ten-Year. The Current Year FCI is the ratio of Immediate Repair Costs to the building's Current Replacement Value. Similarly, the Ten-Year FCI is the ratio of anticipated Capital Reserve Needs over the next ten years to the Current Replacement Value.

FCI CONDITION RATING	DEFINITION	PERCENTAGE VALUE
Good	In new or well-maintained condition, with no visual evidence of wear, soiling or other deficiencies.	0% to 5%
Fair	Subjected to wear and soiling but is still in a serviceable and functioning condition.	> than 5% to 10%
Poor	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	> than 10% to 60%
Very Poor	Has reached the end of its useful or serviceable life. Renewal is now necessary.	> than 60%

The graphs above and tables below represent summary-level findings for the FCA. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall strategy that can serve as the basis for a portfolio-wide capital improvement funding strategy. Key findings from the assessment include:

KEY FINDING	METRIC
Current Year Facility Condition Index (FCI) FCI = (IR)/(CRV)	3% Good
5-Year Facility Condition Index (FCI) FCI = (RR)/(CRV)	53% Poor



KEY FINDING	METRIC
Current Replacement Value (CRV)	3,500 SF * \$250/SF = \$875,000
Year 1 (Current Year) - Immediate Repairs (IR)	\$20,697
Years 2-5 – Replacement Reserves (RR)	\$289,618
Total Capital Needs	\$310,315

The major issues contributing to the Immediate Repair Costs and the Current Year FCI ratio are summarized below:

- ADA parking upgrades
- Sidewalk repair
- Roof replacement
- Retaining wall repair

3. APPENDICES

APPENDIX A: PHOTOGRAPHIC RECORD

APPENDIX B: SITE PLAN



**APPENDIX A:
PHOTOGRAPHIC RECORD**

RUTH PARK GOLF COURSE CLUBHOUSE
8211 GROBY ROAD
UNIVERSITY CITY, MISSOURI 63130

EMG PROJECT NO: 118925.16R000-004.322



PHOTO #1: *Front south elevation*



PHOTO #2: *Side east elevation*



PHOTO #3: *Side west elevation*



PHOTO #4: *Rear north elevation*



PHOTO #5: *Covered patio*



PHOTO #6: *Main entry*

RUTH PARK GOLF COURSE CLUBHOUSE
8211 GROBY ROAD
UNIVERSITY CITY, MISSOURI 63130

EMG PROJECT NO: 118925.16R000-004.322



PHOTO #7: *Main roof*



PHOTO #8: *Lower roof*



PHOTO #9: *Parking lot*



PHOTO #10: *Sidewalk*



PHOTO #11: *Walkway*



PHOTO #12: *Cart storage*



PHOTO #13: *Deteriorated exterior trim*



PHOTO #14: *Deteriorated exterior trim*



PHOTO #15: *Deteriorated exterior soffit*



PHOTO #16: *Stucco exterior finish*



PHOTO #17: *Damaged retaining wall*



PHOTO #18: *Dumpsters*

RUTH PARK GOLF COURSE CLUBHOUSE
8211 GROBY ROAD
UNIVERSITY CITY, MISSOURI 63130

EMG PROJECT NO: 118925.16R000-004.322



PHOTO #19: *Roof mounted condensing unit*



PHOTO #20: *Grade mounted condensing unit*



PHOTO #21: *Gas meter*



PHOTO #22: *Electric meter*



PHOTO #23: *Air handling unit*



PHOTO #24: *Exposed ductwork*



PHOTO #25: *Gas fired furnace*



PHOTO #26: *Window air conditioner*



PHOTO #27: *Air curtain*



PHOTO #28: *Gas-fired water heater*



PHOTO #29: *Incoming electric service*



PHOTO #30: *Security system*

RUTH PARK GOLF COURSE CLUBHOUSE
8211 GROBY ROAD
UNIVERSITY CITY, MISSOURI 63130

EMG PROJECT NO: 118925.16R000-004.322



PHOTO #31: Security system



PHOTO #32: Sales floor



PHOTO #33: Sales floor



PHOTO #34: Dining area



PHOTO #35: Grill



PHOTO #36: Grill

RUTH PARK GOLF COURSE CLUBHOUSE
8211 GROBY ROAD
UNIVERSITY CITY, MISSOURI 63130

EMG PROJECT NO: 118925.16R000-004.322

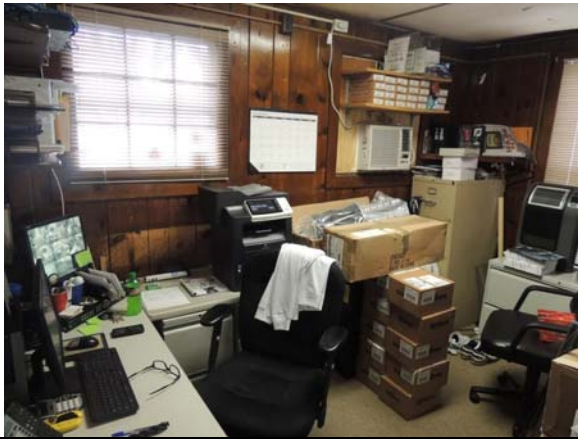


PHOTO #37: Office



PHOTO #38: Lower level storage area



PHOTO #39: Lower level storage area



PHOTO #40: Restroom



PHOTO #41: Restroom



PHOTO #42: Restroom

APPENDIX B:
SITE PLAN

Site Plan



Project Name:

Ruth Park Golf Course Club House

Project Number:

118925.16R000-004.322

Source:

Google Earth

On-Site Date:

March 8, 2016

FACILITY CONDITION ASSESSMENT

prepared for

FacilityDude

11000 Regency Parkway, Suite 200

Cary, North Carolina 27518

Cliff Ward



FACILITY CONDITION ASSESSMENT

OF

RUTH PARK GOLF COURSE MAINTENANCE BUILDING

1100 MCKNIGHT ROAD

UNIVERSITY CITY, MISSOURI 63130

PREPARED BY:

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EMG PROJECT #:

118925.16R000-004.322

DATE OF REPORT:

April 7, 2016

ON SITE DATE:

March 8, 2016



engineering | environmental | capital planning | project management



Immediate Repairs Report
Greens keeper / maintenance bldg.
4/7/2016

Report Section	ID	Cost Description	Quantity	Unit	Unit Cost	Subtotal	Deficiency Repair Estimate *
5.5	419376	Engineer, Environmental, Sample Soils, Evaluate/Report	1	EA	\$6,578.00	\$6,578	\$6,578
Immediate Repairs Total							\$6,578

* Location Factor (1.0) included in totals.



Replacement Reserves Report

Ruth Park Golf Club / Greens keeper / maintenance bldg.

4/7/2016

Report Section	Funding	ID	Cost Description	Lifespan (EUL)	E	Age	RUL	Quantity	Unit	Unit Cost	Subtotal	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Deficiency Repair Estimate	
5.2		419373	G2012 Asphalt Pavement, Roadways, Mill & Overlay	25	21	4	15000	SF	\$3.28	\$49,200					\$49,200																	\$49,200	
5.5		419376	P1000 Engineer, Environmental, Sample Soils, Evaluate/Report	0	0	0	1	EA	\$6,578.00	\$6,578	\$6,578																					\$6,578	
6.3		419377	B3011 Roof, Asphalt Shingle, Replace	20	2	18	1600	SF	\$3.42	\$5,472																					\$5,472	\$5,472	
6.4		419378	B2011 Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint	10	8	2	2000	SF	\$2.87	\$5,740				\$5,740									\$5,740									\$11,480	
6.6		419382	B2016 Soffit, Wood, Replace	20	18	2	500	SF	\$17.37	\$8,685				\$8,685																		\$8,685	
6.6		419380	B2032 Exterior Door, Steel, Replace	25	23	2	2	EA	\$950.12	\$1,900				\$1,900																		\$1,900	
6.6		419381	B2034 Overhead Door, Aluminum Roll-Up 144 SF, Replace	35	33	2	6	EA	\$4,025.54	\$24,153				\$24,153																		\$24,153	
7.1		419384	D3051 Unit Heater, Natural Gas, 76 to 125 MBH, Replace	20	16	4	1	EA	\$5,006.98	\$5,007					\$5,007																	\$5,007	
7.1		419386	D3051 Unit Heater, Natural Gas, 76 to 125 MBH, Replace	20	16	4	1	EA	\$5,006.98	\$5,007					\$5,007																	\$5,007	
7.1		419383	D3051 Unit Heater, Natural Gas, 76 to 125 MBH, Replace	20	16	4	1	EA	\$5,006.98	\$5,007					\$5,007																	\$5,007	
7.2		419389	D2011 Toilet, Flush Tank (Water Closet), Replace	20	18	2	2	EA	\$1,055.15	\$2,110				\$2,110																		\$2,110	
7.2		419392	D2014 Service Sink, Porcelain Enamel, Cast Iron, Replace	20	18	2	1	EA	\$1,360.33	\$1,360				\$1,360																		\$1,360	
7.2		419390	D2014 Sink, Vitreous China, Replace	20	18	2	1	EA	\$861.51	\$862				\$862																		\$862	
7.2		426861	D2021 Backflow Preventer, 1", Replace	15	11	4	1	EA	\$1,276.01	\$1,276					\$1,276																\$1,276	\$2,552	
7.2		419388	D2023 Water Heater, Electric, Commercial, 30 to 80 GAL, Replace	15	13	2	1	EA	\$6,963.24	\$6,963				\$6,963																\$6,963		\$13,926	
7.4		419393	D5019 Electrical System, Office Building, Upgrade	40	35	5	1600	SF	\$27.25	\$43,600						\$43,600																\$43,600	
7.4		419394	D5029 Lighting System, Interior, Office Building, Upgrade	25	22	3	1600	SF	\$13.22	\$21,152				\$21,152																		\$21,152	
7.6		419395	D5037 Fire Alarm System, Office Building, Upgrade/Install	20	18	2	1600	SF	\$2.36	\$3,776				\$3,776																		\$3,776	
7.6		426852	D5037 Fire Alarm Control Panel, Multiplex, Replace	15	13	2	1	EA	\$4,284.35	\$4,284				\$4,284																\$4,284		\$8,569	
7.6		419396	D5039 Security/Surveillance System, Cameras and CCTV, Upgrade/Install	10	8	2	1600	SF	\$4.35	\$6,960				\$6,960									\$6,960									\$13,920	
8.1		419399	C1021 Interior Door, Steel, Replace	25	23	2	6	EA	\$950.12	\$5,701				\$5,701																		\$5,701	
8.1		419397	C3012 Interior Wall Finish, Gypsum Board/Plaster/Metal, Prep & Paint	8	6	2	3000	SF	\$1.42	\$4,260				\$4,260							\$4,260									\$4,260		\$12,780	
8.1		419400	C3021 Interior Floor Finish, Concrete, Prep & Paint	10	8	2	1600	SF	\$9.23	\$14,768				\$14,768									\$14,768									\$29,536	
Totals, Unescalated												\$6,578	\$0	\$91,523	\$21,152	\$65,497	\$43,600	\$0	\$0	\$0	\$0	\$4,260	\$0	\$27,468	\$0	\$0	\$0	\$0	\$11,248	\$9,732	\$1,276	\$282,333	
Location Factor (1.00)												\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Totals, Escalated (3.0% inflation, compounded annually)												\$6,578	\$0	\$97,097	\$23,113	\$73,717	\$50,544	\$0	\$0	\$0	\$0	\$5,725	\$0	\$39,163	\$0	\$0	\$0	\$0	\$18,591	\$16,568	\$2,237	\$333,334	

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FACILITY CONDITION ASSESSMENT

RUTH PARK GOLF COURSE MAINTENANCE BUILDING
 1100 MCKNIGHT ROAD
 UNIVERSITY CITY, MISSOURI 63130

EMG PROJECT NO: 118925.16R000-004.322

1. EXECUTIVE SUMMARY

1.1. PROPERTY INFORMATION AND GENERAL PHYSICAL CONDITION

The property information is summarized in the table below. More detailed descriptions may be found in the various sections of the report and in the Appendices.

PROPERTY INFORMATION	
Address:	1100 McKnight Road, University City, Saint Louis County, Missouri 63130
Year Constructed/Renovated:	1960
Current Occupants:	Ruth Park Golf Course Maintenance Building
Management Point of Contact:	John Gilbert, Facilities Manager 314.505.8555 office 314.575.7631 cell
Property Type:	Maintenance Building
Site Area:	0.42 acres (building, lot, and immediate surroundings only)
Building Area:	1,600 SF
Number of Buildings:	One
Number of Stories:	One
Parking Type and Number of Spaces:	No designated parking spaces
Building Construction:	Conventional wood frame structure on concrete slab.
Roof Construction:	Gabled roofs with asphalt shingles.
Exterior Finishes:	Painted CMU
Heating, Ventilation and Air Conditioning:	Gas fired unit heaters and window air conditioner.
Fire and Life/Safety:	Extinguishers, and alarm system.
Dates of Visit:	March 8, 2016
On-Site Point of Contact (POC):	John Gilbert, Facilities Manager
Assessment and Report Prepared by:	Scott Lattimer
Reviewed by:	Emrah Doker Program Manager mdoker@emgcorp.com 800.733.0660 x6566

SYSTEMIC CONDITION SUMMARY			
Site	Poor	HVAC	Fair
Structure	Fair	Plumbing	Fair
Roof	Good	Electrical	Fair
Vertical Envelope	Fair	Elevators	--
Interiors	Poor	Fire	Poor



FACILITY CONDITION ASSESSMENT

RUTH PARK GOLF COURSE MAINTENANCE BUILDING
1100 MCKNIGHT ROAD
UNIVERSITY CITY, MISSOURI 63130

EMG PROJECT NO: 118925.16R000-004.322

The following bullet points highlight the most significant short term and modernization recommendations:

- Full replacement of parking areas and drive
- Upgrade of exterior façade
- Replacement of gas fired unit heaters
- Replacement of window air conditioner
- Upgrade of alarm system

Generally, the property appears to have been constructed within industry standards in force at the time of construction. The property appears to have not been well maintained in recent years and is in fair to poor overall condition.

According to property management personnel, the property has had a limited capital improvement expenditure program over the past three years, primarily consisting of a new roof and gutters. Supporting documentation was not provided in support of these claims but some of the work is evident.



FACILITY CONDITION ASSESSMENT

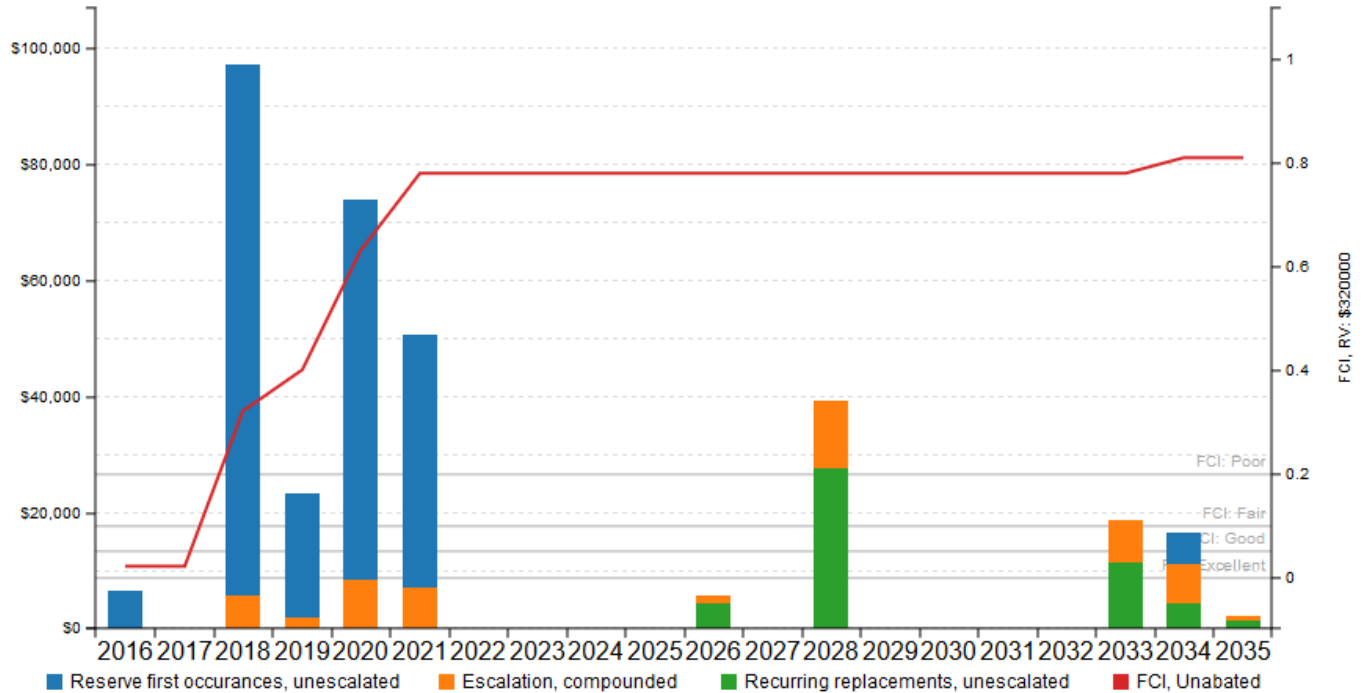
RUTH PARK GOLF COURSE MAINTENANCE BUILDING
 1100 MCKNIGHT ROAD
 UNIVERSITY CITY, MISSOURI 63130

EMG PROJECT NO: 118925.16R000-004.322

2. FACILITY CONDITION INDEX (FCI)

FCI Analysis: Ruth Park Golf Club Greens keeper / maintenance bldg.

▲ Replacement Value: \$ 320,000; Inflation rate: 3.0%



One of the major goals of the FCA is to calculate the FCI, which gives an indication of a building's overall condition. Two FCI ratios are calculated and presented, the Current Year and Ten-Year. The Current Year FCI is the ratio of Immediate Repair Costs to the building's Current Replacement Value. Similarly, the Ten-Year FCI is the ratio of anticipated Capital Reserve Needs over the next ten years to the Current Replacement Value.

FCI CONDITION RATING	DEFINITION	PERCENTAGE VALUE
Good	In new or well-maintained condition, with no visual evidence of wear, soiling or other deficiencies.	0% to 5%
Fair	Subjected to wear and soiling but is still in a serviceable and functioning condition.	> than 5% to 10%
Poor	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	> than 10% to 60%
Very Poor	Has reached the end of its useful or serviceable life. Renewal is now necessary.	> than 60%

The graphs above and tables below represent summary-level findings for the FCA. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall strategy that can serve as the basis for a portfolio-wide capital improvement funding strategy. Key findings from the assessment include:

KEY FINDING	METRIC
Current Year Facility Condition Index (FCI) FCI = (IR)/(CRV)	2% Good
5-Year Facility Condition Index (FCI) FCI = (RR)/(CRV)	78% Poor



FACILITY CONDITION ASSESSMENT

RUTH PARK GOLF COURSE MAINTENANCE BUILDING
1100 MCKNIGHT ROAD
UNIVERSITY CITY, MISSOURI 63130

EMG PROJECT NO: 118925.16R000-004.322

KEY FINDING	METRIC
Current Replacement Value (CRV)	1,600 SF * \$200.00SF = \$320,000
Year 1 (Current Year) - Immediate Repairs (IR)	\$6,578
Years 2-5 – Replacement Reserves (RR)	\$193,927
Total Capital Needs	\$200,505

The major issues contributing to the Immediate Repair Costs and the Current Year FCI ratio are summarized below:

- Soil sampling under fuel tanks



FACILITY CONDITION ASSESSMENT

RUTH PARK GOLF COURSE MAINTENANCE BUILDING
1100 MCKNIGHT ROAD
UNIVERSITY CITY, MISSOURI 63130

EMG PROJECT NO: 118925.16R000-004.322

3. APPENDICES

APPENDIX A: PHOTOGRAPHIC RECORD

APPENDIX B: SITE PLAN



FACILITY CONDITION ASSESSMENT

RUTH PARK GOLF COURSE MAINTENANCE BUILDING
1100 MCKNIGHT ROAD
UNIVERSITY CITY, MISSOURI 63130

EMG PROJECT NO: 118925.16R000-004.322

APPENDIX A:
PHOTOGRAPHIC RECORD





PHOTO #1: *Front north elevation*



PHOTO #2: *Side west elevation*



PHOTO #3: *Side east elevation*



PHOTO #4: *Rear south elevation*



PHOTO #5: *Asphalt shingle roof*



PHOTO #6: *Gas meter*



PHOTO #7: *Electrical meter*



PHOTO #8: *Sinkhole at rear of property suspected to be associated with the septic system*



PHOTO #9: *Window air conditioner*



PHOTO #10: *Gas fired unit heater*



PHOTO #11: *Gas-fired water heater*



PHOTO #12: *Incoming electrical service*



PHOTO #13: Restroom



PHOTO #14: Restroom

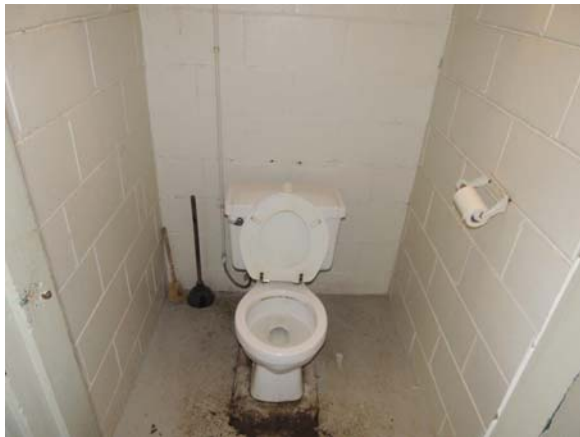


PHOTO #15: Restroom



PHOTO #16: Hand washing sink



PHOTO #17: Office



PHOTO #18: Storage room



PHOTO #19: Sign shop



PHOTO #20: Storage area



PHOTO #21: Storage area



PHOTO #22: Workshop



PHOTO #23: Workshop



PHOTO #24: Workshop



PHOTO #25: *Parking area*



PHOTO #26: *Driveway*



PHOTO #27: *Dumpster*



PHOTO #28: *Storage unit*



PHOTO #29: *Fuel tanks*



PHOTO #30: *Ongoing contamination from fuel tanks*

FACILITY CONDITION ASSESSMENT

RUTH PARK GOLF COURSE MAINTENANCE BUILDING
1100 MCKNIGHT ROAD
UNIVERSITY CITY, MISSOURI 63130

EMG PROJECT NO: 118925.16R000-004.322

APPENDIX B:
SITE PLAN



Site Plan



Project Name:

Ruth Park Golf Course Maintenance Building

Project Number:

118925.16R000-004.322

Source:

Google Earth

On-Site Date:

March 8, 2016

Implementation

Preliminary Cost Estimate:

PHASE II

Permeable Surface Parking Lot
 Concrete Curb Stops (6")
 Parking Lot Excavation
 Splash Pad
 Stormwater BMP's (MSD required)
 Trees
 Native Seed Mix
 Shrubs (5 gallon)
 Lawn Seed
 Planting Soil
 Mulch
 Grading
 Benches
 Dog Waste Bag Dispensers
 Pavilion (20'x40')
 8' Picnic Tables in Pavilions
 Asphalt trail (6' width, w/agg base)
 Concrete sidewalks

Quantity	Unit	Unit Cost	Cost
15600	sf	\$11.00	\$171,600.00
52	ea	\$45.00	\$2,340.00
15600	sf	\$1.50	\$23,400.00
1	ls	\$75,000.00	\$75,000.00
1	Allow.	\$25,000.00	\$25,000.00
14	ea	\$350.00	\$4,900.00
2424	sy	\$3.00	\$7,272.00
60	ea	\$75.00	\$4,500.00
29040	sf	\$0.35	\$10,164.00
400	cy	\$35.00	\$14,000.00
206	cy	\$50.00	\$10,300.00
100	cy	\$15.00	\$1,500.00
4	ea	\$1,800.00	\$7,200.00
2	ea	\$750.00	\$1,500.00
1	ea	\$51,500.00	\$51,500.00
6	ea	\$850.00	\$5,100.00
6384	sf	\$5.50	\$35,112.00
10250	sf	\$6.50	\$66,625.00

Subtotal: \$517,000.00

15% Conceptual Design Contingency: \$77,600.00

15% Design, Engineering, and Surveying Services: \$77,600.00

Phase II Total: \$672,200.00



Summary of Revenue and Expenditures for Park & Storm Water Sales Tax Fund – as of August 2017

Revenue

- In July and August 2017, the City received sales tax for Park & Storm Water in the amount of \$146,630 and \$81,390, respectively. Based on Governmental Accounting Standards Board (GASB 33), the revenues received within 60 days are included in previous year total revenue. Therefore, \$228,020 sales tax revenue was included in FY 2017 revenue and not presented here in FY 2018. For FY 2018 revenue will include sales tax received from September 2017 thru August 2018. Total revenue for 2018 budget was \$1,301,000.

Expenditures

- As of August 31, there were only personnel services for salaries and benefit in the amount of \$39,226, and the \$7,458 interest payment for Certificates of Participation (COPs 2012). Total 2018 budget expenditure was \$1,044,300.

Capital Projects

- In FY 2017, Park & Storm Water Sales Tax spent a total of approximately \$780,000 to complete the following projects:
 - Fogerty Park - \$145,800
 - Millar Park - \$192,700
 - River Des Peres - \$14,600
 - Kaufman - \$305,800
 - Irrigation System, and - \$18,700
 - Ruth Park Driving Range - \$100,900
- In FY 2018, this fund budgeted to spend \$485,000 on the following projects (see attached):
 - Centennial Commons building improvement
 - Fogerty Park perimeter trail
 - Heman Park pool renovation
 - Majerus Park improvement
 - Tree replacement due to Emerald Ash borer, and partial spending
 - Mona Drive stabilization

Attachment: Budget Performance Report

General Ledger Details Report

FY 2018 Expenditures Budget

FY 2018 Capital Improvement Program Budget



Park and Storm Water Sales Tax Budget Performance Report

Fiscal Year 2018 to Date 08/31/17

Account	Account Description	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions
REVENUE								
<i>Sales and Use Taxes</i>								
4120	Park Sales Tax (pt of sale)	\$ 1,300,000	\$ -	\$ 1,300,000	\$ -	\$ -	\$ -	\$ 1,300,000
	<i>Sales and Use Taxes Totals</i>	1,300,000	-	1,300,000	-	-	-	1,300,000
<i>Interest</i>								
4852	Interest - Investments	1,000	-	1,000	-	-	-	1,000
	<i>Interest Totals</i>	1,000	-	1,000	-	-	-	1,000
	REVENUE TOTALS	1,301,000	-	1,301,000	-	-	-	1,301,000
EXPENSE								
Department 40 - Public Works								
Program 90 - Capital Improvement								
<i>Personal Services</i>								
5001	Salaries-Full-time	151,400	-	151,400	15,761	-	27,185	124,215
5220	Injury Leave	-	-	-	85	-	539	(539)
5340	Salaries-Part-time & Temp	3,000	-	3,000	308	-	539	2,461
5380	Overtime	3,000	-	3,000	220	-	562	2,438
5420	Workers Compensation	14,000	-	14,000	710	-	1,409	12,591
5460	Medical Insurance	30,000	-	30,000	3,284	-	6,874	23,126
5660	Social Security Contributions	9,400	-	9,400	931	-	1,620	7,780
5740	Pension Contribution Nonunif	5,500	-	5,500	-	-	-	5,500
5900	Medicare	2,200	-	2,200	218	-	434	1,766
	<i>Personal Services Totals</i>	218,500	-	218,500	21,517	-	39,163	179,337
<i>Contractual Services</i>								
6010	Professional Services	12,000	-	12,000	-	-	-	12,000
6270	Telephone & Pagers	200	-	200	32	-	63	137
6330	Decorative Street Lights	10,000	-	10,000	-	-	-	10,000
6530	Fleet Service & Replacement	45,000	-	45,000	-	-	-	45,000
	<i>Contractual Services Totals</i>	67,200	-	67,200	32	-	63	67,137
<i>Capital Outlay</i>								
8010	Parks Improvement	150,000	-	150,000	-	-	-	150,000
8020	Golf Improvement	-	-	-	-	-	-	-
8100	Misc. Improvements	335,000	-	335,000	-	-	-	335,000
	<i>Capital Outlay Totals</i>	485,000	-	485,000	-	-	-	485,000
<i>Other</i>								
9100	Debt Service - Expense	-	-	-	-	-	-	-
9150	Debt Service - Prinicpal	258,700	-	258,700	-	-	-	258,700



Park and Storm Water Sales Tax Budget Performance Report

Fiscal Year 2018 to Date 08/31/17

Account	Account Description	Adopted	Budget	Amended	Current	YTD	YTD	Budget - YTD
		Budget	Amendments	Budget	Month Transactions	Encumbrances	Transactions	Transactions
9200	Debt Service - Interest	14,900	-	14,900	7,458	-	7,458	7,442
	<i>Other Totals</i>	273,600	-	273,600	7,458	-	7,458	266,142
	Program 90 - Capital Improvement	1,044,300	-	1,044,300	29,006	-	46,684	997,616
	EXPENSE TOTALS	1,044,300	-	1,044,300	29,006	-	46,684	997,616
Fund 14 - Park and Storm Water Sales Tax		\$ 256,700	\$ -	\$ 256,700	\$ 29,006	\$ -	\$ 46,684	\$ 303,384



Park and Storm Water - Detail GL- Preliminary Report

G/L Date Range 07/01/17 - 08/31/17

G/L Date	Journal	Journal Type	Sub Ledger	Description/Project	Debit Amount	Credit Amount	Actual Balance
G/L Account Number 14-40-90_5001 Salaries-Full-time							
07/14/2017	2018-00000079	JE	HR	Payroll Post BI-WEEKLY Bi-Weekly 201714	\$ 3,762.97	\$	3,762.97
07/28/2017	2018-00000128	JE	HR	Payroll Post BI-WEEKLY Bi-Weekly 201715	7,661.48		11,424.45
08/11/2017	2018-00000227	JE	HR	Payroll Post BI-WEEKLY Bi-Weekly 201716	7,876.10		19,300.55
08/25/2017	2018-00000319	JE	HR	Payroll Post BI-WEEKLY Bi-Weekly 201717	7,884.94		27,185.49
Account Salaries-Full-time Totals					\$27,185.49	\$0.00	\$27,185.49
G/L Account Number 14-40-90_5220 Injury Leave							
07/14/2017	2018-00000079	JE	HR	Payroll Post BI-WEEKLY Bi-Weekly 201714	198.15		198.15
07/28/2017	2018-00000128	JE	HR	Payroll Post BI-WEEKLY Bi-Weekly 201715	255.76		453.91
08/11/2017	2018-00000227	JE	HR	Payroll Post BI-WEEKLY Bi-Weekly 201716	52.29		506.20
08/25/2017	2018-00000319	JE	HR	Payroll Post BI-WEEKLY Bi-Weekly 201717	32.31		538.51
Account Injury Leave Totals					\$538.51	\$0.00	\$538.51
G/L Account Number 14-40-90_5340 Salaries-Part-time & Temp							
07/14/2017	2018-00000079	JE	HR	Payroll Post BI-WEEKLY Bi-Weekly 201714	77.00		77.00
07/28/2017	2018-00000128	JE	HR	Payroll Post BI-WEEKLY Bi-Weekly 201715	154.00		231.00
08/11/2017	2018-00000227	JE	HR	Payroll Post BI-WEEKLY Bi-Weekly 201716	154.00		385.00
08/25/2017	2018-00000319	JE	HR	Payroll Post BI-WEEKLY Bi-Weekly 201717	154.00		539.00
Account Salaries-Part-time & Temp Totals					\$539.00	\$0.00	\$539.00
G/L Account Number 14-40-90_5380 Overtime							
07/14/2017	2018-00000079	JE	HR	Payroll Post BI-WEEKLY Bi-Weekly 201714	155.22		155.22



Park and Storm Water - Detail GL- Preliminary Report

G/L Date Range 07/01/17 - 08/31/17

G/L Date	Journal	Journal Type	Sub Ledger	Description/Project	Debit Amount	Credit Amount	Actual Balance
07/28/2017	2018-0000128	JE	HR	Payroll Post BI-WEEKLY Bi-Weekly 201715	187.17		342.39
08/11/2017	2018-0000227	JE	HR	Payroll Post BI-WEEKLY Bi-Weekly 201716	163.39		505.78
08/25/2017	2018-0000319	JE	HR	Payroll Post BI-WEEKLY Bi-Weekly 201717	56.61		562.39
Account Overtime Totals					\$562.39	\$0.00	\$562.39
G/L Account Number 14-40-90_5420 Workers Compensation							
07/14/2017	2018-0000079	JE	HR	Payroll Post BI-WEEKLY Bi-Weekly 201714	352.22		352.22
07/28/2017	2018-0000128	JE	HR	Payroll Post BI-WEEKLY Bi-Weekly 201715	347.15		699.37
08/11/2017	2018-0000227	JE	HR	Payroll Post BI-WEEKLY Bi-Weekly 201716	356.60		1,055.97
08/25/2017	2018-0000319	JE	HR	Payroll Post BI-WEEKLY Bi-Weekly 201717	352.92		1,408.89
Account Workers Compensation Totals					\$1,408.89	\$0.00	\$1,408.89
G/L Account Number 14-40-90_5460 Medical Insurance							
07/14/2017	2018-0000079	JE	HR	Payroll Post BI-WEEKLY Bi-Weekly 201714	1,947.14		1,947.14
07/28/2017	2018-0000128	JE	HR	Payroll Post BI-WEEKLY Bi-Weekly 201715	1,642.24		3,589.38
08/11/2017	2018-0000227	JE	HR	Payroll Post BI-WEEKLY Bi-Weekly 201716	1,642.24		5,231.62
08/25/2017	2018-0000319	JE	HR	Payroll Post BI-WEEKLY Bi-Weekly 201717	1,642.24		6,873.86
Account Medical Insurance Totals					\$6,873.86	\$0.00	\$6,873.86
G/L Account Number 14-40-90_5660 Social Security Contributions							
07/14/2017	2018-0000079	JE	HR	Payroll Post BI-WEEKLY Bi-Weekly 201714	231.90		231.90
07/28/2017	2018-0000128	JE	HR	Payroll Post BI-WEEKLY Bi-Weekly 201715	456.94		688.84
08/11/2017	2018-0000227	JE	HR	Payroll Post BI-WEEKLY Bi-Weekly 201716	468.79		1,157.63



Park and Storm Water - Detail GL- Preliminary Report

G/L Date Range 07/01/17 - 08/31/17

G/L Date	Journal	Journal Type	Sub Ledger	Description/Project	Debit Amount	Credit Amount	Actual Balance
08/25/2017	2018-0000319	JE	HR	Payroll Post BI-WEEKLY Bi-Weekly 201717	462.68		1,620.31
Account Social Security Contributions Totals					\$1,620.31	\$0.00	\$1,620.31
G/L Account Number 14-40-90_5900 Medicare							
07/14/2017	2018-0000079	JE	HR	Payroll Post BI-WEEKLY Bi-Weekly 201714	109.55		109.55
07/28/2017	2018-0000128	JE	HR	Payroll Post BI-WEEKLY Bi-Weekly 201715	106.86		216.41
08/11/2017	2018-0000227	JE	HR	Payroll Post BI-WEEKLY Bi-Weekly 201716	109.62		326.03
08/25/2017	2018-0000319	JE	HR	Payroll Post BI-WEEKLY Bi-Weekly 201717	108.18		434.21
Account Medicare Totals					\$434.21	\$0.00	\$434.21
G/L Account Number 14-40-90_6270 Telephone & Pagers							
07/14/2017	2018-0000079	JE	HR	Payroll Post BI-WEEKLY Bi-Weekly 201714	15.75		15.75
07/28/2017	2018-0000128	JE	HR	Payroll Post BI-WEEKLY Bi-Weekly 201715	15.75		31.50
08/11/2017	2018-0000227	JE	HR	Payroll Post BI-WEEKLY Bi-Weekly 201716	15.75		47.25
08/25/2017	2018-0000319	JE	HR	Payroll Post BI-WEEKLY Bi-Weekly 201717	15.75		63.00
Account Telephone & Pagers Totals					\$63.00	\$0.00	\$63.00
G/L Account Number 14-40-90_9200 Debt Service Interest							
08/01/2017		JE	GL	COPs 2012 (BNY Melon)	\$7,458.00	\$0.00	\$7,458.00
Program Capital Improvement Totals					\$46,683.66	\$0.00	
Fund Park and Storm Water Sales Tax Totals					\$46,683.66	\$0.00	



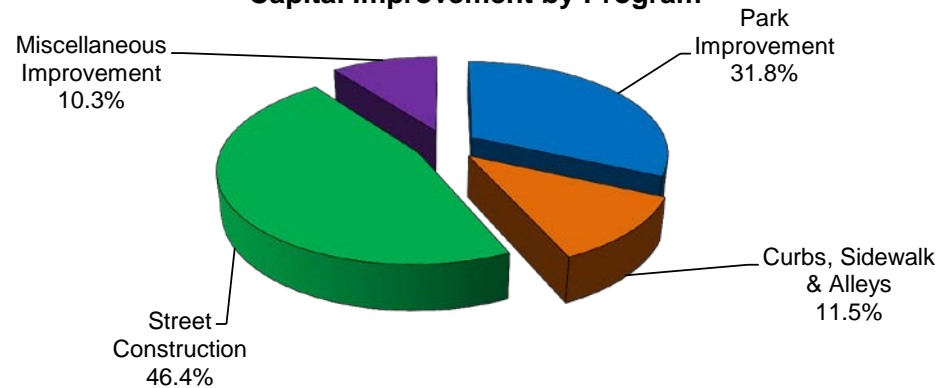
Department	Public Works and Parks
Program	Parks Sales Tax

Fund	Parks Sales Tax
Account Number	14-40-90

	FY 2015 Actual	FY 2016 Actual	FY 2017 Original	FY 2017 Amended	FY 2017 Estimated	FY 2018 Budget	% over FY 2017	FY 2019 Projected	FY 2020 Projected
Personnel Services									
5001 Salaries - Full-Time	-	230,354	148,400	148,400	148,400	151,400	2%	154,400	157,400
5220 Injury Leave	-	723	-	-	-	-	0%	-	-
5230 Injury Leave - Taxable	-	82	-	-	-	-	0%	-	-
5340 Salaries -Part-Time	-	2,339	2,000	2,000	2,000	3,000	50%	2,000	2,000
5380 Overtime	-	3,334	3,000	3,000	3,000	3,000	0%	2,000	2,000
5420 Workers Compensation	-	13,893	13,000	13,000	13,000	14,000	8%	15,000	15,000
5460 Medical Insurance	-	30,597	20,000	20,000	20,000	30,000	50%	30,000	30,000
5660 Social Security Contributions	-	12,522	9,100	9,100	9,100	9,400	3%	9,500	9,700
5740 Pension Contribution Nonunif.	-	6,200	6,000	6,000	6,000	5,500	-8%	5,000	5,500
5900 Medicare	-	2,624	2,100	2,100	2,100	2,200	5%	2,200	2,200
Sub-Total Personnel Services	-	302,668	203,600	203,600	203,600	218,500	7%	220,100	223,800
Contractual Services									
6010 Professional Services	-	10,128	-	-	-	12,000	100%	2,000	2,500
6270 Telephone & Pagers	-	122	-	-	-	200	100%	200	200
6330 Decorative Lights	-	2,989	18,000	18,000	18,000	10,000	-44%	15,000	15,000
6530 Fleet Service & Replacement	-	213,096	43,600	43,600	43,600	45,000	3%	50,000	60,000
Sub-Total Contractual Services	-	226,335	61,600	61,600	61,600	67,200	9%	67,200	77,700
Capital Outlay									
8010 Building Improvements	-	481,677	675,500	675,500	675,500	150,000	-78%	500,000	500,000
8020 Traffic Signal	-	299,340	-	-	-	-	0%	-	-
8100 Misc. Improvement	-	6,244	-	-	-	335,000	100%	415,000	500,000
Sub-Total Capital Outlay	-	787,261	675,500	675,500	675,500	485,000	-28%	415,000	500,000
Other									
9150 Debt Service - Principal	-	284,900	290,000	290,000	290,000	258,700	-11%	251,300	383,300
9200 Debt Service - Interest	-	20,954	18,600	18,600	18,600	14,900	-20%	11,500	7,300
Sub-Total Other	-	305,954	308,600	308,600	308,600	273,600	-11%	263,300	391,100
Total	-	1,622,218	1,249,300	1,249,300	1,249,300	1,044,300	-16%	965,600	1,192,600

	PROGRAM	CAPITAL IMPROVEMENT SALES TAX	PARK SALES TAX	GRANT FUND	SOLID WASTE FUND	ECONOMIC DEVELOPMENT SALES TAX	TOTAL
	Park Improvement						
1	Centennial Commons Improvement	\$ -	\$ 150,000	\$ -	\$ -	\$ -	\$ 150,000
2	Fogerty Park Perimeter Trail and Loughlin Entrance	-	25,000	80,000	-	-	105,000
3	Heman Park Pool Renovation	-	60,000	-	-	-	60,000
4	Majerus Park Improvement Phase I	-	60,000	525,000	-	-	585,000
5	Mona Drive Stabilization	110,000	90,000	100,000	-	-	300,000
6	Tree Replacement/Emerald Ash Borer	-	100,000	-	-	-	100,000
	Curbs, Sidewalk & Alleys						
7	Sidewalk and Curb Maintenance	300,000	-	-	-	-	300,000
8	Olive Blvd. Sidewalk Improvements	-	-	-	-	172,500	172,500
	Street Construction						
9	8100 Block of Teasdale Drainage	180,000	-	-	-	-	180,000
10	ADA Transition	100,000	-	-	-	-	100,000
11	Forsyth Improvement	184,000	-	736,000	-	-	920,000
12	Street Resurfacing	700,000	-	-	-	-	700,000
	Miscellaneous Improvement						
13	Home Improvement	-	-	75,000	-	-	75,000
14	Bicycle Facilities (Phase III)	30,000	-	118,000	-	-	148,000
15	Transfer Station Scale	-	-	-	100,000	-	100,000
16	Transfer Station Pit Compactor	-	-	-	100,000	-	100,000
		\$ 1,604,000	\$ 485,000	\$ 1,634,000	\$ 200,000	\$ 172,500	\$ 4,095,500

Capital Improvement by Program





Project: Centennial Commons – Building Improvements

Department: Community Development

Budget: \$150,000

Project Description:

This project includes the painting, replacement of floor and roof patch to the Centennial Commons facility. Interior work is needed to ensure the building is in good condition.

Current Condition:

The roof on the indoor soccer area is in poor condition. Patching is recommended at this time to prevent total failure. The lobby floor and main area tiles have been replaced on a replacement. Interior painting is needed to refresh the facility, particularly under the track.

Project Goals:

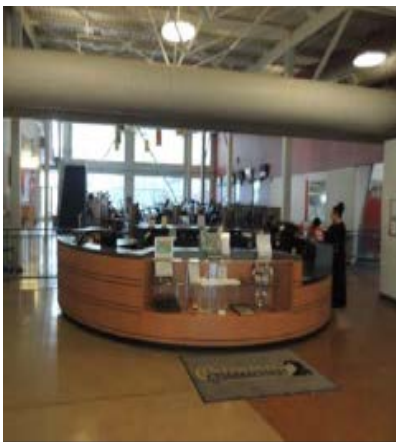
- Repair damaged sections of soccer roof.
- Lifecycle replacement of floors and paint walls, to ensure the facility is in good condition and appealing to patrons.

Financial Implications:

These projects will ensure the building is maintained in good condition and maintenance is not deferred.

Project Funding Sources & Schedule:

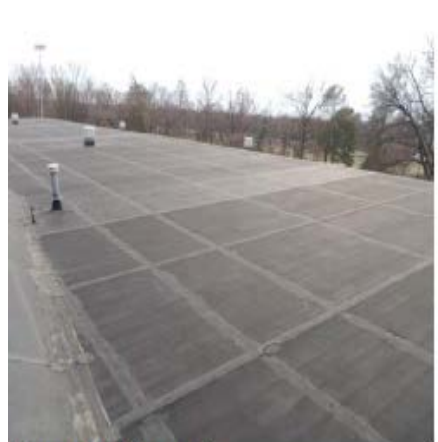
Sources	Prior Years	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	Total
Federal Grant	-	-	-	-	-	-	-
City Funding:							
Park & Storm Water	-	150,000	-	-	-	-	150,000
Total	-	150,000	-	-	-	-	150,000



Main entry



Free weight fitness room



Soccer facility roof



Project: Forest Park Trail and Loughlin Entrance

Department: Public Works and Parks

Budget: \$105,000

Project Description:

This project is for replacing the remainder of the perimeter trail and construction an ADA accessible ramp/entrance on the Loughlin Avenue side of the park.

Current Conditions:

Currently, the perimeter trail is in need of rehabilitation. There is a set of concrete stairs on the Loughlin Avenue side of the park.

Project Goals:

- Increase access for residents and improve the amenities currently in the park.

Financial Implications:

This project will provide new life to the perimeter trail that is there and construct a new entrance. Both of which should have 10-15 years of life before needed maintenance.

Sources	Prior Years	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	Total
Federal Grant	-	80,000	-	-	-	-	80,000
City Funding:							
Capital Imp. Sales Tax	-	25,000	-	-	-	-	25,000
Total	-	105,000	-	-	-	-	105,000





Project: Heman Park Poolhouse Renovation

Department: Community Development

Budget: \$375,000

Project Description:

This project includes the renovation of the Heman Park Poolhouse and repair of systems for the historic building. Professional design work is proposed for FY 18, with actual construction activity proposed in FY 19.

Current Conditions:

The historic poolhouse does not meet modern standards for a facility of its type and is exhibiting signs of deterioration. The interior should be reconfigured to comply with ADA standards and modern conveniences; windows replaced; mechanical systems replaced; pool equipment replaced; and installation of a fire suppression system.

Project Goals:

- Renovate the building for modern standards and codes; repair and upgrade systems.
- Prevent further deterioration.

Financial Implications:

This project will ensure the poolhouse meets modern codes and standards. The building is not well configured and in poor condition. Work is needed to prevent further degradation and to remain open for use.

Sources	Prior Years	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	Total
Federal Grant	-	-	-	-	-	-	-
City Funding:							
Park & Storm Water	-	60,000	315,000	-	-	-	375,000
Total	-	60,000	315,000	-	-	-	375,000



Entrance lobby



Pool equipment



Peeling wall paint



Project: Majerus Park

Department: Public Works and Parks

Budget: \$585,000

Project Description:

In 2016, the City approved a new master plan for Majerus Park. This plan addressed many changes that should be made to the park. The master plan laid out an implementation plan including two phases. This project includes Phase I improvements; construction of walkways and playgrounds.

Current Conditions:

The existing playground and walk-ways are in need of upgrades. The new playground will have an accessible safety surface and new equipment, playground site furnishings, and landscaping. The current trails are dilapidated; concrete sidewalks and improvements to the asphalt trails will correct this.

Project Goals:

- Improves aesthetics, quality of play and safety.

Financial Implications:

Some additional cost for maintenance of widened trails may incur, however there will be an overall reduction to cost to maintenance of the park.

Sources	Prior Years	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	Total
Federal Grant	-	525,000	-	-	-	-	525,000
City Funding:							
Park & Storm Water	-	60,000	-	-	-	-	60,000
Total	-	585,000	-	-	-	-	585,000





Project: Mona Drive Stream Bank Stabilization

Department: Public Works and Parks

Budget: \$300,000

Project Description:

This project is for stabilizing the stream bank in the River Des Peres (RDP) along the Mona Drive reach. In 2016, 400 tons of rock was dumped down the banks to help stabilize things. This was a temporary fix and a more permanent solution will need to be found.

Current Conditions:

Currently, there is severe erosion of the banks on both sides of the River Des Peres area. Mona Trail is also in danger of being washed away.

Project Goals:

- To stabilize the Mona Drive and Mona Trail.

Financial Implications:

Financially, if something is not done to stabilize this area, the road and trail will fall. Spending the money now will save the City in the long run.

Sources	Prior Years	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	Total
Federal Grant	-	100,000	-	-	-	-	100,000
City Funding:							
Capital Imp. Sales Tax	-	110,000	-	-	-	-	110,000
Park & Storm Water	-	90,000	-	-	-	-	90,000
Total	-	300,000	-	-	-	-	300,000





Project: Tree Replacement due to Emerald Ash Borer

Department: Public Works and Parks

Budget: \$500,000

Description:

This project will provide a beginning to the systematic removal of Ash trees subject to the Emerald Ash Borer, and offer the residents a replacement street tree.

Existing Conditions:

Emerald Ash Borer has been discovered in St. Louis County and should impact the University City area within five (5) to seven (7) years. Mortality from this insect will be one hundred percent (100%).

Goals:

Removal and replacement of Ash Trees in a timely manner. Replace trees over a five (5) year period. Limit the devastation of losing all ash trees in a 12 to 18 month period. Plant new trees as trees are removed.

Ongoing Cost:

Complete removal and replacement of the Ash trees will take five (5) years a total estimated cost of \$500,000.

Sources	Prior Years	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	Total
Federal Grant	-	-	-	-	-	-	-
City Funding:							
Park & Storm Water	-	100,000	100,000	100,000	100,000	100,000	500,000
Total	-	100,000	100,000	100,000	100,000	100,000	500,000



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