



# EISENHOWER GOLF COURSE REVIEW



# **Course Description**

- 6,659 yard, 18-hole, parkland-style course
- Mixture of cool-season turf grass on greens, fees, fairways and roughs
- 19 green complexes (including practice green)
- 53 green and fairway bunkers

# **Facilities Description**

- 4,200 square-foot clubhouse
- Golf cart storage facility and 80-cart fleet
- Pavilion for functions
- 2,500 square-foot primary and 1,200 square-foot secondary maintenance shop

# **Support Structures and Systems**

- 175-space asphalt parking lot
- Irrigation pump house – Rain Bird system
- Single-row irrigation system
- One on-course restroom station
- Asphalt cart paths – 28,000 linear feet
- 12-stall practice range

# **History & Background**

- Located in Crownsville, Anne Arundel County
- Course designed by Edmond Ault
- Construction began in 1966 by Bracco and was completed by Anne Arundel County road crews
- Lease agreement between County and City of Annapolis executed June 12, 1966
- Opened for play June 1969

# **Current Operating Structure**

- Property owned by the City of Annapolis
- Operating entity owned 50/50 by the City of Annapolis and Anne Arundel County
- Managed by Billy Casper Golf since 2004

# **Financial Results – Last 10 Years**

	<b><u>2006</u></b>	<b><u>2015</u></b>
<b><u>Income Statement</u></b>		
Revenues	\$1,711,357	\$1,590,650
Net Operating Income	\$520,092	\$325,476
Distributable Cash	\$520,092	\$325,476
<b><u>Operating Data</u></b>		
Rounds Played	41,281	40,092
Average Greens Fees	\$22.48	\$18.30
Outing Rounds	1,040	1,678



# Golf Course Challenges





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# Clubhouse Challenges



# Cart Barn Challenges



# **Challenges**

- **Current Levels of Spending on Maintenance, Equipment, and Labor are Inadequate**
  - Staffing levels are not adequate to meet course challenges
  - 95% of course equipment is long past life expectancy
  - No on-course mechanic
- **Clubhouse and Maintenance Facility Are in Poor Condition**
  - Originally built in 1968 -- no significant upgrades since construction
  - Both facilities have structural issues and mold
  - Limited banquet, grill, storage, and office space
- **Cart Barn Is Deteriorated and Poorly Located**
  - Roof needs to be replaced
  - Walls are rotted due to water damage
  - No way to rotate cart usage
  - No area for repairs or storage
  - Susceptible to break-ins

# **Challenges**

- **Fairways and Tees Need to Be Converted to Bermuda Grass**
  - Mixture of cool season grasses creates an inconsistent playing surface that requires intensive use of pesticides and herbicides
  - Rye grass turf doesn't hold up during hot summer months
  - During summer months, most of the tees and large portions of the fairways are dead and covered with Spider, Crab, Nutsedge, and Kylinga
  - Conversion to Bermuda grass will improve the playing surfaces and reduce the need for pesticides and herbicides
- **Irrigation System Needs Upgrading**
  - System is long past its life expectancy
  - System does not provide even or accurate distribution of water resulting in over-watered or under-watered turf grass
  - The main line is undersized
  - Irrigation heads are no longer manufactured



# **Challenges**

- **Greens Need to Be Re-Built**
  - Existing greens are push up greens with no internal drainage and with no modifications or upgrades in 50 years
  - USGA recommends greens should last 20-25 years and then be re-surfaced or re-built (USGA is recommending a total rebuild)
  - Soil is clay-based and does not allow surface water to drain through and out of the green complexes, resulting in wet putting greens, poor root depth and thin of turf grass
- **Course Has Inadequate Drainage**
  - Course takes water run-off from Generals Highway, the County Fairgrounds, Indian Creek School, and Summerhill trailer park
  - Creeks cannot handle the amount of water flowing onto the property
  - Irrigation pond needs dredging
  - Some course locations do not have surface drainage resulting in significant standing water

# Challenges

- **Tees Require Expansion**
  - Current square footage is insufficient for the amount of rounds
  - Additional teeing space would attract lower-handicap golfers
- **Bunkers Require Renovation**
  - Most of the bunkers have no drainage and very little sand
  - Too many green and fairway bunkers – reducing from 53 would reduce maintenance costs
  - Existing bunkers have had no significant repairs or upgrades for many years – normal life span is 2-5 years

# Challenges

- **Trees Are Overgrown**
  - Trees along the greens, tees, and some fairways are overgrown
  - Tree roots have destroyed several cart paths
  - Strategically trimming trees will result in increased sunlight and air flow to the turf grass and tees
- **Cart Paths Are in Poor Condition**
  - Cart paths are failing due to water run off, tree roots, and poor construction
  - Poor condition of the cart paths is damaging golf carts and maintenance equipment

# Summary of Challenges

- Maintenance, equipment and payroll
- Clubhouse maintenance and cart barn
- Rye grass
- Irrigation system
- Greens
- Drainage
- Tees
- Bunkers
- Trees
- Cart paths



# USGA Recommendations

- New Double Row irrigation system
- Rebuild all 19 putting greens and surrounds
- Upgrade all maintenance equipment
- Rebuild/Upgrade maintenance facility
- Extensive drainage plan
- Complete bunker renovation

# **Impediments**

- Large expenditure requires bond funding
- City is capital constrained
- County has capacity but cannot improve a facility it does not own



# Proposal

Anne Arundel County offer to purchase the following items:

- 215.96 +/- acres (subject to survey)
- 18 hole golf course
- Two-story masonry clubhouse
- One-story metal and masonry maintenance building
- One-story metal maintenance building
- One-story frame cart storage building

Proposed Purchase Price: **\$3,100,000**