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**Cart Barn Project Update**

With the 2020 golf season right around the corner I thought it would be a great time to update all of our members on where things stand currently with the cart barn project.

**Background**:

Having identified the need for a new cart storage facility, in order to transition in the future to an electric cart fleet, the Town engaged Brown Lindquist Fenuccio & Raber Architects, Inc for a design and feasibility study, which was completed in May, 2014. The study projected a cost of $1.4-1.6 million for the new building. With no funding source, the project was not supported by Capital Outlays. Under the direction of the Town Administrator, the project plan was revised to include a less expensive metal building, a rerouting of the traffic pattern to enhance safety, a solar roof on the cart storage building, an environmental washdown area for maintenance equipment and the reskinning of the original maintenance building (1974). When projecting anticipated project costs, savings were included where the Town could use inter-departmental resources (highway dept for lot clearing and levelling, engineering dept for design and survey work…). Total project costs were projected at $1.2 million, significantly below original estimate for just building a new cart storage facility.

The next need to bring this project to fruition was to develop a funding source. At 2016 Town Meeting residents approved the creation of the Golf Infrastructure Revitalization Fund (ATM 16 Article 15). This fund was created by diverting $1 from every cart fee and $2 from every greens fee to put toward infrastructure needs. In order to generate the funds needed to pay the debt on our proposed $1.2 million cart barn project, years following added more resources to the Inf Fund. Currently, the Inf Fund generate approx. $100,000 per year by collecting $20 from every membership, $4 from greens fees and $2 from cart fees. In building a funding source to pay the debt in its entirety for the $1.2 million project (and future infrastructure needs), the project was put to voters for approval. It was supported at Town Meeting in 2017 (ATM17, Article 18) and as a required ballot question at 2017 Town Election.

**Electrical Complication**:

The cart building was built and completed in 2018 by JJ Cardossi Construction, but hit a snag when submitting the work order with Eversource to bring the required 3-phase power to the new building. The Town Engineer had contacted Eversource and priced out the electrical upgrade in generating project costs at $50,000. Once their engineering team received the work order, Eversource contacted the town to notify us that this request triggered the need to upgrade our entire electrical system feeding the golf course from Oak Street. Initial estimates for this entire system upgrade were projected at approx. $300,000. Town Administration viewed this as unjustified and it was sent to the town’s legal team for review. As the town’s lawyers agreed that this was an unjustified requirement, a legal situation endued where questions of ownership, responsibility, state utility tariffs, and historical data were all debated. The bottom line for the project’s status, a $300,000 upgrade that was unanticipated and unneeded could not be supported by the $1.2 million project budget.

While in legal debate with Eversource, Town Administration chose to prepare the bid for the solar project. This bid, through CVEC, would bring more resources into the electrical situation and allow the Town some more options for addressing the upgrade. While in negotiations with Eversource and the Town’s selected solar vendor, Greenskies, the Tornado Event occurred. As the Town Administrator worked closely with Eversource through this crisis, both parties respectful of the mutual support received, an opportunity to reevaluate the electrical stalemate produced Eversource dropping their requirement for the Town to upgrade the entire electrical infrastructure at the golf course. All that the town would be responsible for is a new transformer ($50,000, the original estimate). The contract negotiated with Greenskies makes them responsible for electrical upgrades up to $100,000. So, the project to bring 3-phase power to the cart barn, which is a requirement for an electric cart fleet is back on track and the project is on budget.

**Next Steps:**

Greenskies received site plan approval from the planning board on January 28th and has scheduled their solar installation in July 2020 (including 3-phase interconnection). An exciting aspect of the bid process through Greenskies was that, in clearing to build the cart barn and moving soil to level the ground for the new cart barn, a site was exposed in the hollow between the maintenance buildings and new cart barn that was suitable for a solar field. When working with CVEC on the solar bid, companies bid on both the roof mounts and ground mounts in the hollow. The result is a solar system that expanded from 30kw (cart barn roof only) to 250kw with the inclusion of the ground mount solar field. This will result in a much greater benefit to the golf operation over the 20 year contract with Greenskies.

In the January 28th meeting of the planning board, edits to the landscape plan for the area of the old cart barn and center island were also approved. The Town’s procurement team are currently putting together the bid for the associated work with a plan to advertise the bid on 2/26, 3/19 open bids, 3/30 bids approved by the Selectmen. Under this timetable the work will be completed in April.

With the interconnection of 3-phase power to the cart barn in July, a bid will be prepared in August to build a charger grid in the cart barn in preparation for an electric cart fleet in 2021.

The 2 remaining elements of the project entail building an environmental washpad for maintenance vehicles and reskinning the original maintenance building. The reskin will be on hold until other elements of the project have been completed to ensure that the proper funding remains in project budget to do the job right. At this point the project is on budget and we do not anticipate any funding issues.

**2020 Golf Season:**

Looking forward to the 2020 golf season and the impact of the project, you can anticipate that this will be the final year of gas golf carts at CV. We plan to renew the current cart lease for 1 more year. The solar upgrade, while it will occur at our busiest time of year (July) we anticipate only a few parking restrictions while the roof mounts are installed on the cart barn. This disruption should be mitigated by the creation of new parking places in April on the site of the old cart barn. The remaining work will all be completed in the area between the cart barn and the maintenance area, where there is a dedicated access road. There will be some disruption to the front of the clubhouse area in April, as there is paving and hardscape installation scheduled. This work should be completed by May.

While this project has taken longer than anticipated, it was quite an undertaking to take on as an interdepartmental project and realize the savings associated with doing many of the components “in-house”. I would like to recognize the wonderful efforts of all involved to this point, including Shawn Fernandez, Former Town Administrator Chris Clark, the Harwich Golf Committee and members of all town departments who have assisted. I would also like to thank the members of Cranberry Valley for putting up with the disruptions to our operation while work has occurred, for supporting this project, and for your continued support of the CV golf operation.

Sincerely,

Roman Greer

PGA Director of Golf

Cranberry Valley Golf Course