

# Memorandum



To: Jay Odegard, City of La Crosse Director of Parks, Recreation & Forestry  
From: Steve Loomis, KemperSports VP of Operations  
CC: Keith Stoll, Forest Hills GM  
Date: August 12, 2019  
**RE: Forest Hills Capital Improvement Plan**

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## Forest Hills Capital Improvement Plan

Jay, per our meeting in July we have formulated the following capital improvement plan. This plan incorporates projects and or equipment replacement identified by KemperSports that will sustain and improve Forest Hills Golf Course into the future as one of the top public golf courses in the market. We have established priority levels on each item with priority level one being the most important and priority level five the least important.

### Key Assumptions

- These projected capital request are based on present state of equipment, estimated lifespan and operating conditions. We realize these conditions can change and would alter the order, specifications and/or quantity of items.
- These capital request can change based on availability of funding and are at the discretion of the City.

Priority Level	Item	Replace or Addition	Comments
1	20 Yamaha Electric Golf Carts	Replace	Current 20 carts are 2014 model, these carts have been through 6 seasons, typically electric carts are replaced after 4-5 seasons.
1	Toro Sidewinder Slope Mower	Replace	Mower has over 6,250 hours and had had several mechanical and electrical issues. Typical lift span is 6,000 hours

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1	Course Drainage	Addition	We continue to have significant drainage issues on holes #4, 9, 13, 14, 15, 16 & 17. Project would start by extending 8" drain line between holes 12 & 15. Add additional drainage for springs on holes 4, 15, 16 & 17
1	Toro Greens Mower	Replace	Current unit is from 2009 and would be bumped down to a tee/collar mower replacing the current 11 year old unit
2	Parking Lot Repaving	Replace	Parking lot is in poor shape, crumbling apart and a safety concern. Street department recommended a complete redo. First impression when coming to Forest Hills
2	10 Yamaha Electric Golf Carts	Replace	This fleet's lease 5-year lease will be up at the end of 2020.
2	Forward Tee Boxes	Addition	Add forward tees to holes 4, 5, 8 & 9. Add enjoyment to seniors, juniors and ladies. In the last 10 years we have added forward tees on holes 1, 2, 10, 13, 14 & 15
2	Buffalo Blower	Replace	Current unit is 10 years old and has had several repairs. Operates on a daily basis to clear grass clippings, debris and a necessity in the fall for leaf blowing.
2	Box Scraper	Addition	Key unit to help with several in-house projects, including moving and smoothing dirt.
2	Clubhouse Exterior Renovation	Replace	Give a fresh look to the clubhouse
3	Pavilion	Addition	Add pavilion increasing ability to host more golf outings and non-golf revenues from weddings, graduations and other social events

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3	Irrigation Upgrade	Replace	Current system is very labor intensive. Fairways are single row quick couplers requiring manual watering. Irrigation replacement parts are no longer available.
3	Park Deck Mower	Replace	Current unit is a 2009 model
3	Workmen Utility Cart	Addition	Currently have 2, 2009/2011. Would dedicate the oldest unit to a full time spray rig.
4	John Deere Gator	Replace	Replace older 2009 unit
4	Toro Greens Mowers	Replace	Replace this 2013 unit, this 2013 greens mower would move to tee/collar mower
5	(2) Toro Fairway Mowers	Replace	Replace both 2009 units based on age, technology and performance