



9-9-21

Dear Steve:

It was great meeting with you, John, and Ed. You all taught me a lot about Boca Royale. It is a beautiful, unique layout and would be lots of fun and challenging to play everyday.

You asked me to come up with two different scenarios: 1) today Boca Royale is probably at about a C to C- level - what would it take to bring back Boca Royale to a B level; and 2) what would it take to make it a really good course that would greatly enhance the value of a Boca Royale membership and more importantly, make the community and neighborhood, Boca Royale, more valuable and even more beautiful than it is today.

Both scenarios require some time. You need the course surveyed, preliminary plans reviewed, a final Master Plan which would be the base for the construction plans, specifications, and bid documents, contractor selection and then the rejuvenation of Boca Royale. You will need at least one year to get to construction, three to four months on contractor work, and three to four months for David to grow it in.

You didn't ask for this and most of it you all know, but I'm going to reiterate it. You need to do some things fairly quickly to make sure the course is ready for season.

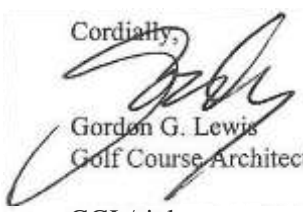
First and always foremost for all golfers, we want good, puttable greens. We need to aerify and top-dress at least once more, and it may require some sodding. Next would be anything we could afford to do with the bunkers. I am not too worried about drainage problems. Any day now the rains will let up and you will be fine until next June.

The following are the two scenarios you requested.

Thank you so much for inviting me to be involved in your quest for a renewed Boca Royale!

Call me anytime if you have any questions or need any other assistance!

Cordially,


Gordon G. Lewis
Golf Course Architect

GGL/sjvl

SCENERIO ONE: GET BOCA ROYALE TO A "B" (2021 prices)

1.	Have full-length cart paths and fix cart paths	
	A) strip and bury {total of 1) and 2) below} =	\$16,000
	1) 55,000 s.f. of turf@ \$0.20 =	\$11,000
	2) 10,000 s.f. of broken concrete@ \$0.50 = (including saw cuts)	\$5,000
	B) 170 c.y. of hauled fill from bury site@ \$6 =	\$1,020
	C) rough shape 65,000 s.f. @ \$0.20 =	\$13,000
	D) concrete 27,500 s.f. @\$5 =	\$137,500
	E) 37,500 s.f. of installed Bermuda sod @ \$0.50 =	\$18,750
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	Subtotal Cart Paths =	\$186,270
2.	Modernize complete watering system	
	A) drill new well =	\$30,000
	B) install new pump station =	\$160,000
	C) install new irrigation system	\$1,000,000
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	Subtotal Watering System=	\$1,190,000
3.	Regrass - No-till method (not including greens)	
	A) 3 Roundup/Fusillade sprays on 60 a.@ \$1,000 =	\$60,000
	B) Bermuda sod to sprig 60 a. @ \$2,500 =	\$150,000
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	Subtotal Grassing =	\$210,000

4.	Fix 15 worst drainage areas	
	A) strip and bury 150,000 s.f. ofturf@\$0.30 = (this is at least a 6" strip compared to a 4" strip in cart path stripping)	\$45,000
	B) 2,500 c.y. ofhauled fill from bury site@ \$6 =	\$15,000
	C) install 30 catch basins@ \$500 =	\$15,000
	D) install 6,000 l.f. of 6" pipe @ \$8 =	\$48,000
	E) shape 150,000 s.f. @ \$0.20 =	\$30,000
	F) grassing already included =	\$0
	G) Bermuda sodding around catch basins 10,000 s.f. @\$0.50 =	\$5,000
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	Subtotal Drainage =	\$158,000
5 .	Maintenance area up to OHSA/state/county codes =	\$90,000
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	Total to Reach a "B" =	\$1,850,270

SCENERIO TWO: CREATE A MORE BEAUTIFUL AND VALUABLE BOCA ROYALE (2021 prices)

1.	Clubhouse/parking/cart storage/pennitting/planning/etc. (planning and permitting will require at least one year and we want to do any golf course and clubhouse renovations at the same time)	\$8,000,000
2.	Maintenance area/building/equipment/permits/plans/etc. (timing of this is not as critical as the clubhouse, but it might make the grow-in of the course renovation go a lot better if it was done a year or two prior - as with the clubhouse the planning and permitting will require at least one year)	\$1,800,000
	Subtotal (Clubhouse/Maintenance)=	\$9,800,000
3.	Golf architect/engineer/permitting/planning/etc. (my fee as of 2021 would be \$120,000 of this number)	\$200,000
4.	Killing existing grass (you want to start about mid-February to start and continue spraying right up to the last sprigging)	\$60,000
5.	Clearing (this is for any trees that need to be removed or moved that cause a playability, root, or shade issue)	\$10,000
6.	Excavation (we may be able to enlarge a few lakes to aid in drainage and also provide fill for some of the low areas)	\$90,000
7.	Strip and Bury (this item is to remove all organic matter in the root zone so we can solve the wet area problems and get rid of any live roots)	\$240,000
8.	Drainage (this assumes scenario assumes scenario one doesn't occur, so it fixes those areas, another 20 areas, and we drain the greens and bunkers)	\$600,000
9.	Rough Shaping	\$200,000

10.	Irrigation Well and Pump	\$190,000
11.	Irrigation System (based on 800 sprinkler heads, all new pipe, and all new control system)	\$1,000,000
12.	Gravel Layer/Greens Mix/USGA	\$500,000
13.	Cart Paths/Full-length Concrete (this assumes scenario assumes scenario one doesn't occur, and is less money, because there is an overlap of work)	\$150,000
14.	Finish Shaping/Planting Preparation	\$220,000
15.	Sodding	\$250,000
16.	Sprigging of Tees, Fairways, and Roughs	\$120,000
17.	Green Sprigging	\$70,000
18.	Grow-in	\$100,000
19.	Contingency and Loss of Revenue (contingency is mostly for sod and extra sprinkler heads - loss needs to be figured into the total cost)	\$500,000
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	Subtotal (Golf Course Rejuvenation)=	\$4,650,000
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	Total Scenario Two =	\$14,450,000