

WHITE PAPER NO. 4

PROJECTED BIG CANOE FACILITY NEEDS

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The Long Range Planning Committee has identified and quantified current and future facility needs for Big Canoe for the next 10 years. Excluded from this effort were the facilities included in the 2006 Amenity Package and Big Canoe's roads that were the subject of a separate detailed report prepared by an experienced outside consultant. As part of the effort a population growth model was constructed that provided the planning basis for future facility needs. (*The model's projections were briefly discussed in a "Smoke Signals" article published in December 2007.*)

An interim report identifying facility needs was made to the POA Board in February 2007, the recommendation for correcting critical facility issues were quickly addressed by POA management in 2007 or included in the plans for 2008. The remaining facility needs were studied in greater depth to identify alternatives and options before arriving at recommendations.

Three of the identified facility needs are classified as short-term, because they need attention within the next two to three years. (*These facilities were the subject of "Smoke Signals" articles in January, February and March.*) The articles focused on the fire station in the village, Maintenance Operations buildings and the Tennis Center. All of these facilities have deteriorated to a condition that negatively impact use and operations. The recommendations for these facilities are:

Village Fire Station – new facility

Maintenance Operations, Carpenter Shop & Roads and Trails Repair Shop – new facility

Tennis Facility – rebuild retaining wall and deck

The remaining identified facility needs are based upon projected needs and capacity requirements. In reality, the timing of the renovation, expansion or construction of facilities is dependent upon actual population and membership growth so it is not reasonable to set a definite construction date. Future POA Boards and management will make these decisions. The committee's recommendations for these facilities are:

Amenities

Fitness Center – expansion

Swim Club Building – renovate

Tennis Center – expansion

Trails and Parks – expansion

Operations

Administrative (Village Hall) – new building

Golf Maintenance Operations – renovate

Mail Room – new building to improve access, parking and facility operation

Maintenance Operations/AECD building – new building

The estimated cost for the committee's recommendations in today's dollars is approximately \$10 million. The method for determining the cost is the subject of White Paper # 5.