# VIERA EAST GOLF CLUB SITE REPORT

To: Scott Eberly, Golf Course Superintendent Tim Melloh, General Manager

Date: May 4, 2020

#### INTRODUCTION



Pandemic. Quarantine. Lockdown. These are unprecedented circumstances! In what has been the most *unusual* of times, Viera has managed to continue its *usual* practices to maintain solid playing conditions for its members. Despite April's accumulation of 4" rain - including 3 rainout days (one of which included a sudden, violent storm complete with

tornado warnings and sightings) - rounds have been steady as members relied on golf to distract from the constraints of quarantines and supply shortages. During this visit, the air temperature was 74°, soil 70° and humidity at a desert-like 35%. There were clear, blue and sunny skies during this site visit; and the golfers were loving the mild, dry weather.

#### TEES, FAIRWAYS, & ROUGHS

#### Tees



The teeing grounds have healthy looking turfgrass surfaces with properly maintained divot repair and tight, low mowing heights. The TifGrand Bermuda turfgrass on Hole #10 is performing well. On a walk down memory lane from a few years ago, this tee was the thinnest and weediest area of the course! Today, it is tight and clean. Soil tests taken recently revealed low pH levels on the teeing areas, and the Superintendent took quick action applying Dolomite Lime to increase the pH levels

for the purpose of allowing the plant to uptake nutrients rather than sodium.

#### **Fairways**

The fairways are looking as good as usual with dense turfgrass, good color, and healthy conditions all factors that provide ample ball roll off the tee for all playing abilities. Weeds are under control as the Superintendent continues to apply Specticle coursewide.





#### Roughs



Roughs look thick and healthy as seen in the photo of this green slope. Weed reduction applications of Specticle also being used in this area.

#### DETAIL WORK

Detail work is a category used to describe bunker maintenance, cart paths, tree wells, flowerbeds and the like. While only bunkers and cart paths are truly part of the playing surface, the detail work adds visual appeal.



The detail work around tree wells, landscape beds and cart paths continues to be well maintained. Specific bloom fertilizers have enhanced the color pop of flowers and palm trees giving golfers the "wow" effect on a daily basis!

Both the native and new Capillary bunkers are maintained, edged and raked with the same high standards in practice at Viera. Certainly, the crisp white sand in the new bunkers on Hole #18 have a more striking visual appeal; however, the native bunkers have been performing well during this past rainy month.













As seen in these photos, the turfgrass on the greens is as healthy as ever! The close up photo shows density with upright leaf growth resulting from consistent grooming practices like top-dressing (where sand is brushed into the

surface), and verticutting. According to the USGA<sup>1</sup>, verticutting (or vertical mowing as they call it) has several important components:

Vertical mowing is a maintenance practice periodically performed on greens to accomplish the following objectives:

- Remove excessive leaf growth that contributes to puffy, spongy surface conditions.
- Improve mowing quality and surface smoothness.
- Cut laterally growing stolons and promote an upright growth habit.
- Open grooves in the turf canopy for the incorporation of sand topdressing.
- Dislodge and remove Poa annua seedheads

The Superintendent's consistency with and commitment to his grooming practices (including the first of three scheduled ærifications starting this month) have ensured that golfers will have consistent ball roll on the greens, good speeds, and little to no weed pressure. Furthermore, soil tests taken recently revealed ideal pH and nutrient levels on the greens. Keep it up!

# **SUMMARY**

With the global environment in chaos amidst an unprecedented pandemic and national lockdown restrictions leading to economic turmoil, it is impressive how the Management and Turf Maintenance teams have kept a steady and unwavering commitment to the quality of their conditions which, in turn, translates into a stable environment for both team members and golf club members alike. With the start of hurricane season less than one month away, golf members and the Viera East Community can rest assured their teams have everything under control.

Respectfully submitted,

<u>/s/Thomas B. Trammell</u> Thomas B. Trammell, CGCS TBT Turf Consulting, LLC

<sup>&</sup>lt;sup>1</sup> usga.org

Dai	y Rou	nds /	Reven	ue				MTD I	Round	s / Reve	enue			Ave. D	Daily Ro	ounds /	Revenu	е			
IDGET		84.1	\$3,298	\$39.20	Plat. Gold		BUDGET MTD	2,608	\$102,243		MTD Plat. Gold	MTD	BUDGET Ave. Daily	84.1		\$39.20	Ave. Daily Plat. Gold	Ave. Daily			
	Total	Paid		Rev /	Member	Comp	Total	MTD Paid	MTD	MTD Rev /	Member	Comp	Total	Paid	Revenue	Rev /	Member	Comp		22 X24	
ay-20	Rounds	Rounds	Revenue	Round	Rounds	Rounds	Rounds	Rounds	Revenue	Round	Rounds	Rounds	Rounds	Rounds		Round	Rounds	Rounds	H	L P	Notes
5/1 Fri	210	133	\$3,951	\$29.71	55	22	210	133	\$3,951	\$29.71	55	22	210.0	133.0	\$3,951	\$29.71	55.0	22.0			Coronavirus - Covid-19
5/2 Sat	187	138	\$4,823	\$34.95	30	19	397	271	\$8,774	\$32.38	85	41	198.5	135.5	\$4,387	\$32.38	42.5	20.5			Coronavirus - Covid-19
5/3 Sun	204	156	\$4,930	\$31.60	25	23	601	427	\$13,704	\$32.09	110	64	200.3	142.3	\$4,568		36.7	21.3		_	Coronavirus - Covid-19
5/4 Mon	182	120	\$3,527	\$29.39	38	24	783	547	\$17,231	\$31.50	148	88	195.8	136.8	\$4,308		37.0	22.0			Coronavirus - Covid-19
5/5 Tue	156	112	\$3,180	\$28.39	25	19	939	659	\$20,411	\$30.97	173	107	187.8	131.8			34.6	21.4			Coronavirus - Covid-19
5/6 Wed	202	139	\$3,502	\$25.19	41	22	1,141	798	\$23,913	\$29.97	214	129	190.2	133.0			35.7	21.5			Coronavirus - Covid-19
5/7 Thur	195	144	\$4,241	\$29.45	30	21	1,336	942	\$28,154	\$29.89	244	150	190.9	134.6	\$4,022		34.9	21.4			Coronavirus - Covid-19
5/8 Fri	221	152	\$4,207	\$27.68	49	20	1,557	1,094	\$32,361	\$29.58	293	170	194.6	136.8			36.6	21.3			Coronavirus - Covid-19
5/9 Sat	209	147	\$5,104	\$34.72	32	30	1,766	1,241	\$37,465	\$30.19	325	200	196.2	137.9	\$4,163		36.1	22.2			Coronavirus - Covid-19
5/10 Sun	62	42	\$1,311	\$31.21	6	14	1,828	1,283	\$38,776	\$30.22	331	214	182.8	128.3	\$3,878		33.1	21.4			90% rain chance - Mother's Day
5/11 Mon	159	106	\$2,321	\$21.90	39	14	1,987	1,389	\$41,097	\$29.59	370	228	180.6	126.3	\$3,736		33.6	20.7			Aerification - Front 9
5/12 Tue	150	105	\$1,922	\$18.30	32	13	2,137	1,494	\$43,019	\$28.79	402	241	178.1	124.5	\$3,585	\$28.79	33.5	20.1		-	Aerification - Back 9
5/13 Wed																					
5/14 Thur					1														-	-	
5/15 Fri																					
5/16 Sat 5/17 Sun		÷															<u></u>				
5/17 Sun 5/18 Mon								-							a						
5/18 Mul																			-		
5/20 Wed	+																				
5/21 Thur					-																
5/22 Fri																					
5/23 Sat																					
5/24 Sun	1																				
5/25 Mon	-																				
5/26 Tue	-					-					-										
5/27 Wed	-													17							
5/28 Thur	-			1													-				
5/29 Fri																					
5/30 Sat																					
5/31 Sun																					
OTAL	2,137	1,494	\$43,019	\$28.79	402	241															0.0
Sudget		2,608	\$102,243	\$39.20			BUDGET	2,608	\$102,243	\$39.20			BUDGET	84.1	\$3,298	\$39.21					
evious Year	4,846	3,747	\$98,689	\$26.34	598	501	PY	3,747	\$98,689	\$26.34	741	597	156.3	120.9	\$3,184		19.3	16.2	1		
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tinum / Gol		and the second s																			
p Rounds :	= GolfNow	Trade, Cha	arity Comps,	Staff Round	ds, Professiona	al Courtesy.	Assoc. Comp Rr	nd, College T	eam, Highso	hool team											

IDGET		133.4		ue	( L )			TATIN	nounu	s / Reve	inue			Ave. L	any nu	Junus j	Revenu	C			
pr-20	Total Rounds	Paid Rounds	\$5,233 Revenue	\$39.21 Rev / Round	Plat. Gold Member Rounds	Comp Rounds	BUDGET MTD Total Rounds	4,004 MTD Paid Rounds	\$157,016 MTD Revenue	\$39.21 MTD Rev / Round	MTD Plat. Gold Member Rounds	MTD Comp Rounds	BUDGET Ave. Daily Total Rounds	133.4 Ave. Daily Paid Rounds	\$5,233 Ave. Daily Revenue		Ave. Daily Plat. Gold Member Rounds	Ave. Daily Comp Rounds	н	L P	Notes
4/1 Wed	219	159	\$4,876	\$30.67	42	18	219	159	\$4,876	\$30.67	42	18	219.0	159.0	and the second sec		42.0	18.0	76	63	Coronavirus - Covid-19
4/2 Thur	225	166	\$5,564	\$33.52	37	22	444	325	\$10,440	\$32.12	79	40	222.0	162.5			39.5	20.0	74		Coronavirus - Covid-19
4/3 Fri	173	123	\$3,893	\$31.65	41	9	617	448	\$14,333	\$31.99	120	49	205.7	149.3			40.0	16.3	76		Coronavirus - Covid-19
4/4 Sat	171	127	\$4,351	\$34.26	27	17	788	575	\$18,684	\$32.49	147	66	197.0	143.8			36.8	16.5	81		Coronavirus - Covid-19
4/5 Sun	84	50	\$2,497	\$49.94	15	19	872	625	\$21,181	\$33.89	162	85	174.4	125.0			32.4	17.0			1.5 Rain All Day
4/6 Mon	127	69	\$2,579	\$37.38	43	15	999	694	\$23,760	\$34.24	205	100	166.5	115.7		\$34.24	34.2	16.7	78	10000	Coronavirus - Covid-19
4/7 Tue	140	104	\$2,987	\$28.72	20	16	1,139	798	\$26,747	\$33.52	225	116	162.7	114.0	the second se	\$33.52	32.1	16.6	80		Coronavirus - Covid-19
4/8 Wed	151	91	\$2,748	\$30.20	40	20	1,290	889	\$29,495	\$33.18	265	136	161.3	111.1		\$33.18 \$33.27	33.1 33.2	17.0 17.3	88		Coronavirus - Covid-19
4/9 Thur	166	112	\$3,805	\$33.97	<u>34</u> 49	20 12	1,456	1,001	\$33,300 \$36,783	\$33.27 \$33.38	299 348	156 168	161.8 161.8	111.2 110.2	the second s		33.2	17.3	90 84		Coronavirus - Covid-19 Lightening Delay
4/10 Fri	162	101	\$3,483	\$34.49	49 27	12	1,618	1,102 1,247	B/ HORSE PROFILE	\$33.38	348	168	161.8	110.2			34.8	16.8	84 79		Coronavirus - Covid-19
4/11 Sat	187	145	\$6,443 \$3,566	\$44.43 \$40.99	27	15	1,805	1,247	\$43,226 \$46,792	\$35.08	400	200	164.1	115.4			33.3	16.0	83	20.50	Easter Sunday
4/12 Sun 4/13 Mon	129 151	87 83	\$3,003	\$36.18	43	25	2,085	1,554	\$49,792	\$35.14	400	200	161.2	109.0			33.3	17.3	96		Coronavirus - Covid-19
4/15 Mon 4/14 Tue	151	109	\$3,628	\$33.28	26	15	2,085	1,526	\$53,423	\$35.01	469	240	159.6	109.0			33.5	17.1		73	Coronavirus - Covid-19
4/15 Wed	169	112	\$3,719	\$33.21	43	14	2,404	1,638	\$57,142	\$34.89	512	254	160.3	109.2	the state of the second state of the		34.1	16.9		73	Coronavirus - Covid-19
4/16 Thur	53	112	\$659	\$36.61	21	14	2,457	1,656	\$57,801	\$34.90	533	268	153.6	103.5			33.3	16.8			0.5 Rain All Day
4/17 Fri	188	119	\$3,689	\$31.00	48	21	2,645	1,775	\$61,490	\$34.64	581	289	155.6	104.4	1		34.2	17.0	79	71	Coronavirus - Covid-19
4/18 Sat	70	45	\$1,884	\$41.87	19	6	2,715	1,820	\$63,374	\$34.82	600	295	150.8	101.1			33.3	16.4	78	69 (	0.5 Rain 11:00am
4/19 Sun	187	145	\$5,037	\$34.74	24	18	2,902	1,965	\$68,411	\$34.81	624	313	152.7	103.4	\$3,601	\$34.81	32.8	16.5	89	68	Coronavirus - Covid-19
4/20 Mon	113	60	\$1,791	\$29.85	39	14	3,015	2,025	\$70,202	\$34.67	663	327	150.8	101.3	\$3,510	\$34.67	33.2	16.4	85	70	Tornado Watch - Rain
4/21 Tue	182	150	\$4,036	\$26.91	19	13	3,197	2,175	\$74,238	\$34.13	682	340	152.2	103.6			32.5	16.2	85	62	Coronavirus - Covid-19
4/22 Wed	201	141	\$3,541	\$25.11	40	20	3,398	2,316	\$77,779	\$33.58	722	360	154.5	105.3			32.8	16.4	82	60	Coronavirus - Covid-19
4/23 Thur	173	115	\$3,733	\$32.46	40	18	3,571	2,431	\$81,512	\$33.53	762	378	155.3	105.7			33.1	16.4		75	Coronavirus - Covid-19
4/24 Fri	0	0	\$0	#DIV/0!	0	0	3,571	2,431	\$81,512	\$33.53	762	378	148.8	101.3	-		31.8	15.8			1.8 COURSE CLOSED - Storms
4/25 Sat	159	111	\$4,157	\$37.45	28	20	3,730	2,542	\$85,669	\$33.70	790	398	149.2	101.7	Construction and Construction		31.6	15.9			0.5 Coronavirus - Covid-19
4/26 Sun	193	148	\$5,359	\$36.21	24	21	3,923	2,690	\$91,028	\$33.84	814	419	150.9	103.5			31.3	16.1		70	Coronavirus - Covid-19
4/27 Mon	192	131	\$3,987	\$30.44	39	22	4,115	2,821	\$95,015	\$33.68	853	441	152.4	104.5			31.6	16.3	10	60	Coronavirus - Covid-19
4/28 Tue	207	160	\$3,919	\$24.49	28	19	4,322	2,981	\$98,934	\$33.19	881	460	154.4	106.5			31.5	16.4	and the second second	58	Coronavirus - Covid-19
4/29 Wed	192	126	\$3,629	\$28.80	45	21	4,514	3,107	\$102,563	\$33.01	926 950	481 498	155.7	107.1	-		31.9 31.7	16.6 16.6	-	58	Coronavirus - Covid-19 RAIN AM
4/30 Thur	124	83	\$2,594	\$31.25	24	17	4,638	3,190	\$105,157	\$32.96	320	438	154.6	106.3	\$3,505	334.30	51.7	. 10.0			INAUN ANN
TOTAL	4,638	3,190	\$105,157		950	498		-	_									<u> </u>			4.8
Budget		4,004	\$157,016	\$39.21			BUDGET	4,004	\$157,016			and the second sec	BUDGET	133.4	and the second second				-		_
revious Year	5,968	4,630	\$139,708	\$30.17	741	597	РҮ	4,630	\$139,708	\$30.17	741	597	198.9	154.3	\$4,657	\$30.17	24.7	19.9			
aid Rounds = Pu latinum / Gold	1000-000 V.C.	Conta prov	ONTROP MICH SHOW MARK		olfNow, Tourn	naments													+		

# A. Is GolfNow/EZ Links worth subscribing to? How many rounds are booked through GolfNow/EZ Links? Is there a cheaper alternative to their software?

GolfNow/EZ Links produced the following rounds & revenue for 2018 & 2019

- 2018 8,169 rounds, \$234,567 revenue.
- 2019 8,088 rounds, \$239,922 revenue

In exchange for 3 tee time per day, GolfNow/EZ Links provides us with the following:

- Tee sheet network manage and display golfer data and course tee times availability in multiple channels.
- Point of Sale software to facilitate player transactions, manage inventory and produce reports.
- Web reservation engine so players can book on line (dynamic pricing).
- Reservation call center to book tee times by phone allow club staff to service on site customers.
- Marketing services Website development and administration, promotional e-mail marketing, mobile phone application.
- 3 computer work stations
- Technical support.

# B. Is the Associate Membership too generous?

#### VALUE

When you consistently provide value to your customers they will be attracted to do more business with you and refer you to others.

# January 1, 2018 - March 31, 2020 (27-Months)

ASSOCIATE MEMBERSHIPS										
Daily Fee	Membership Fee	Total Fees	<u>Total Rounds</u>	<u>\$ Per Round</u>						
\$513,903	\$85,363	\$599,266	14,809 ***Includes Free Round	\$40.46						
PUBLIC										
Daily Fee	Membership Fee	Total Fees	<u>Total Rounds</u>	<u>\$ Per Round</u>						
\$1,836,574	\$0	\$1,836,574	55,181	\$33.28						
CDD RESIDENTS										
Daily Fee	<u>Membership Fee</u>	Total Fees	<u>Total Rounds</u>	<u>\$ Per Round</u>						
\$613,618	\$0	\$613,618	20,072	\$30.57						
PLATINUM & GOLD MEMBERS										
Daily Fee	Membership Fee	<b>Total Fees</b>	<u>Total Rounds</u>	<u>\$ Per Round</u>						
\$0	\$449,811	\$449,811	16,665	\$26.99						

# C. Are employee golf privileges too generous?

# MOTIVATED EMPLOYEES ARE OUR GREATEST ASSET

Motivated employees are our greatest asset. Intangible value created by employees is what makes them our greatest asset. Providing outstanding customer service, enthusiasm for the facility and being great ambassadors of the club are just a few examples of the intangible value the employees provide to the Viera East Golf Club and CDD.

Most of the top companies view perks as a key indicator of employee satisfaction, production and retention. An example of perks provided by great companies are; free admission to Disney World (Walt Disney Co.) 401 (k) with matching (USAA, Bank of America) free flights and profit sharing (United/Continental) free food after every shift (In-n-Out Burgers) tuition reimbursement (Starbucks) on-site health club (Reebok) and on-site child care center (Yahoo).

The above list is provided as an example of the lengths that great companies will go to motivate and retain quality employees. Free golf on a space available basis is a very appropriate perk for the Viera East Golf Club and CDD to provide to its employees.

# D. \$20-\$25 Cart Fee for free rounds

A free round of golf should be, well, free. When a round is presented as free and then you charge \$25 then the round really isn't free. Some courses use this practice as a way to deceive their customers. We don't wish to be deceitful in any of our marketing practices.

# **E.** Documentation for comp rounds

<b>Description</b>	Qty		price
GOLF NOW WD - TRADE TIME		503	\$0
GOLF NOW WE - TRADE TIME		126	\$0
COMP - Charity/Promo FULL COMP		124	\$0
COMP - Staff	1	561	\$0
COMP - Staff Guest 18		183	\$3,660
COMP - Staff Guest 9		2	\$27
COMP - Local PGA		137	\$0
COMP - PGA out of section		48	\$960
COMP - Associate Comp Round		741	\$0
COMP - Eastern Florida State College		34	\$0
EZlinks Prepaid Item	1	846	\$0
TOTAL	5,	305	\$4,647

We ask the charities requesting a round of golf for 4 players give us a request on their letterhead. We keep a log of the certificates that are issued and these rounds are restricted on the weekend to after 10am

Several comps are used for promotional/advertising purposes.

Several comps are used for service recovery situations.

REVENUE	<u>FY-2019</u>		<u>FY-2</u>	2018	F	Y-2017	<u>FY-2</u>	0 <u>16</u>		FY-2015
Greens Fees/Cart Fees	\$1,269,34	43	\$1,28	3,346	<b>\$</b> 1	,175,024	\$883	8,957	9	\$964,006
Green Cards - Sales	\$0		\$0		\$0		\$0			\$54,368
Green Cards - Usage	\$0		\$0			\$0	(\$16,303)		(\$	118,786)
Gift Card Sales	\$11,531		\$12,731			\$10,317	\$3,409			\$0
Gift Card Usage	(\$15,67	2)	(\$19	9,303)	(	\$23,633)	(\$16,	,621)		\$0
Season Advance/Trail Fee	\$202,756		\$185,782		\$	\$209,722	\$165,115		0	\$196,847
Associate Membership	\$36,498		\$34,918			\$26,890	\$11	,489		\$0
Driving Range	\$64,639		\$76,279			\$70,712	\$55,101			\$42,060
Golf Lessons	\$2,100		\$2,100			\$2,145	\$9,170			\$9,413
Merchandise Sales	\$124,418		\$133,144		\$	5118,368	\$94,122			\$79,240
Lease - Rest.	\$23,048		\$23,108			\$10,201	(\$266)			\$0
Special Assessments	\$22,527		\$22,527			\$22,527	\$42,684			\$39,976
Misc. Income	\$23,47	73	\$1	5,320		\$9,126	\$11	,606		\$15,022
TOTAL	\$1,764,60	61	\$1,76	9,952	<b>\$1</b> ,	,631,399	\$1,243	8,463	\$1	,282,146
Rounds Played										
	FY		FY	FY	-	FY	FY	FY		
	2019		2018	2017	/	2016	2015	2014	4	
	-			_						
Paid Rounds	39,955	3	9,584	37,60	)1	30,347	33,677	30,5	516	
Members/ PrePay	7,150	(	6,699	8,41	6	6,378	8,532	10,1	110	
Comp Rounds	5,691	(	6,251	6,69	2	5,243	Incl. In PD Rnds	Incl. In Rnd		
Total Rounds Played	52,796	5	52,534	52,70	)9	41,968	42,209	40,62	26	

Viera East Golf Club Club House Renovation December 2019 By William Oakley 1-1-2020

After attending the first Bond meeting I addressed the audience at the end of the meeting and told them I heard what they had to say. At the second Bond meeting in November I addressed the audience and gave them my thoughts on the proposal. Again I told the people who attended the meeting I was listening and I did hear their comments.

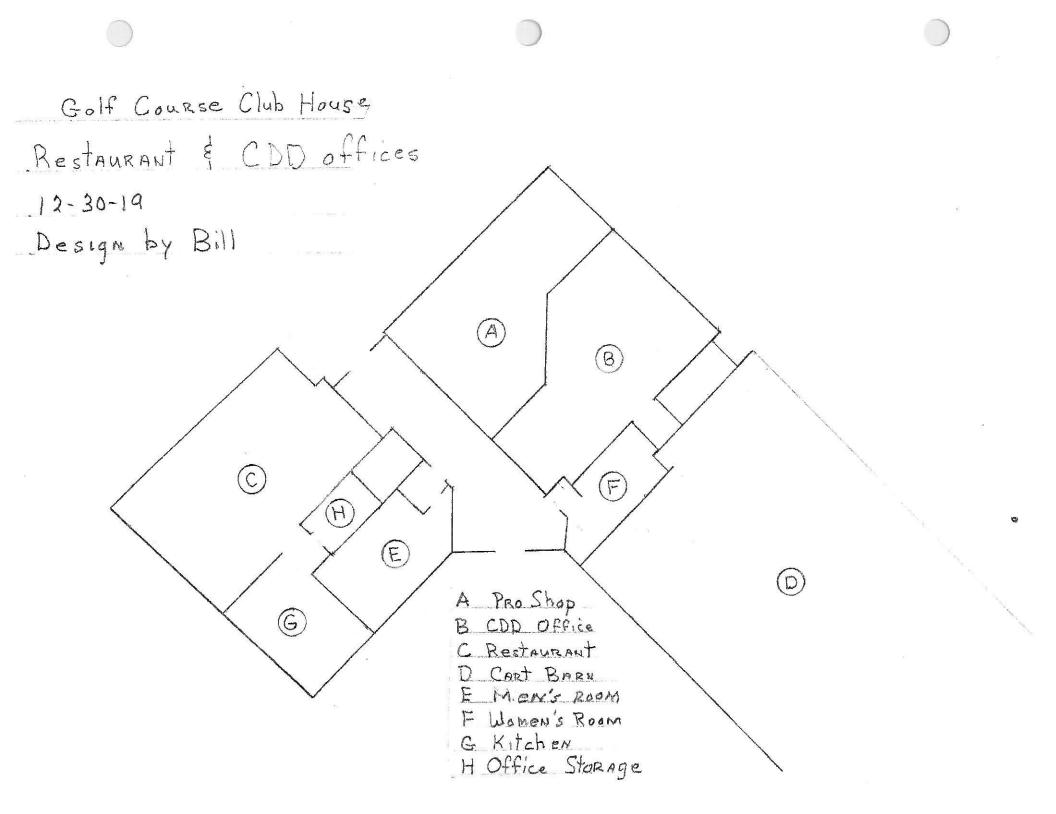
This is a proposal I came up with in the first part of December 2019. At that time it was submitted to Tim Melloh, Jason Showe and the CDD attorney. Since we had pending court cases against the CDD, I was requested to wait to release this information.

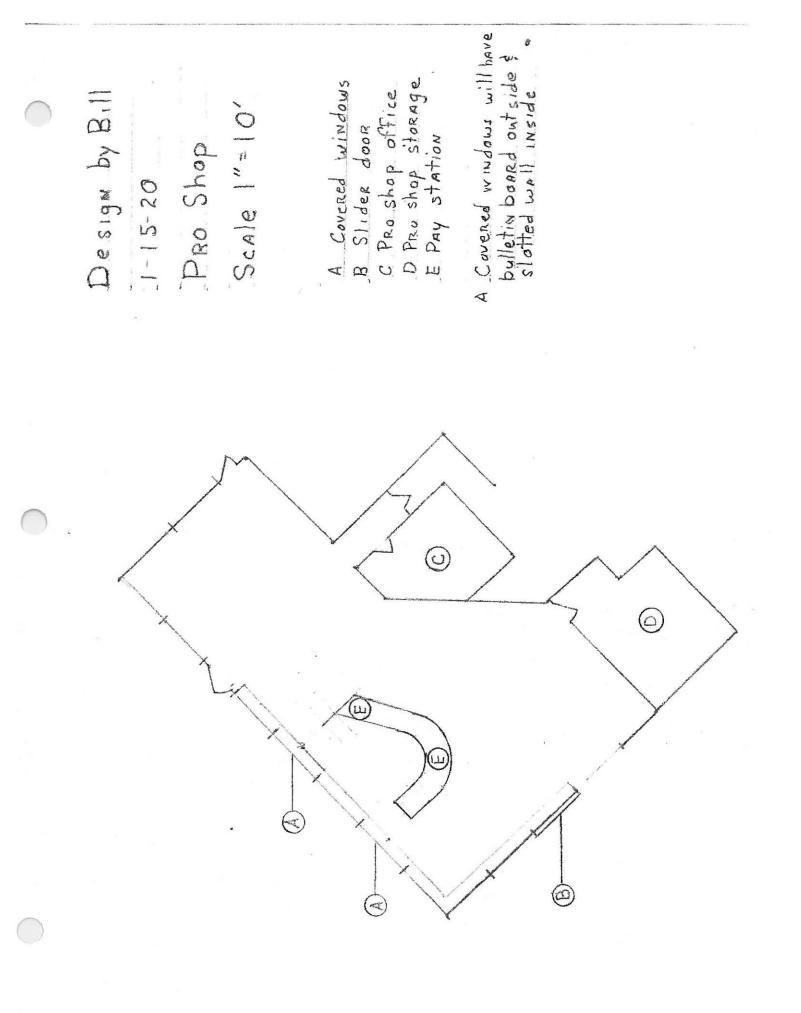
I would like to submit this proposal for Board consideration. It will reduce the total bond significantly but would still give us some of the renovations needed at the clubhouse. I have drawn these plans with square footage to show the changes from the original architects' drawings. We would use the existing exterior walls to the building.

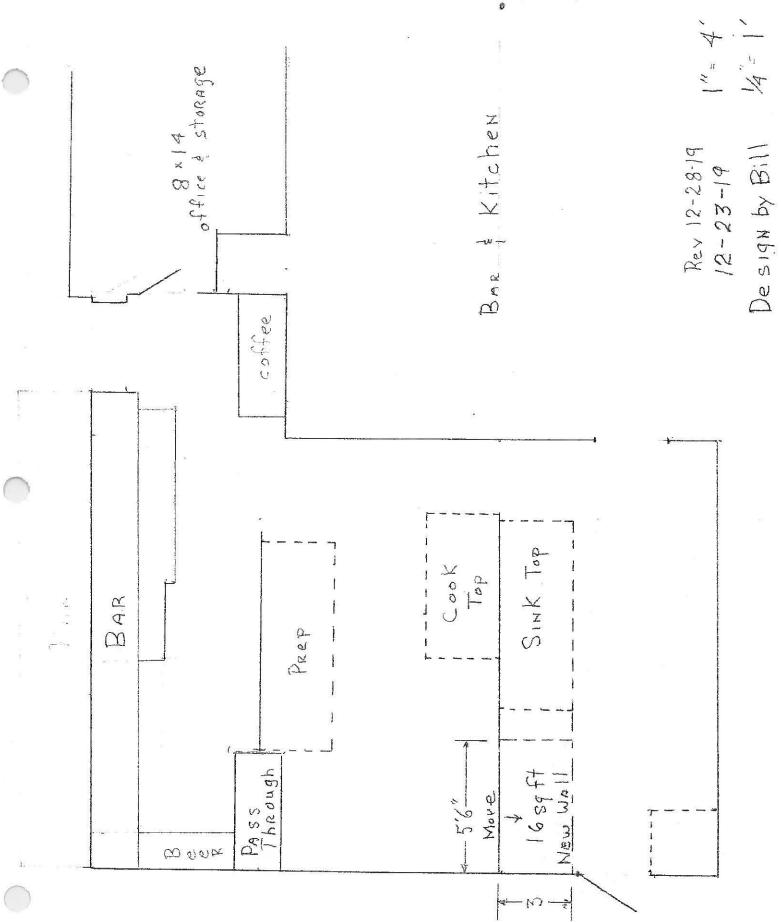
I would like to suggest to the board that the club house renovations on the bond cost be changed from the \$2,900,000 to \$1,000,000.

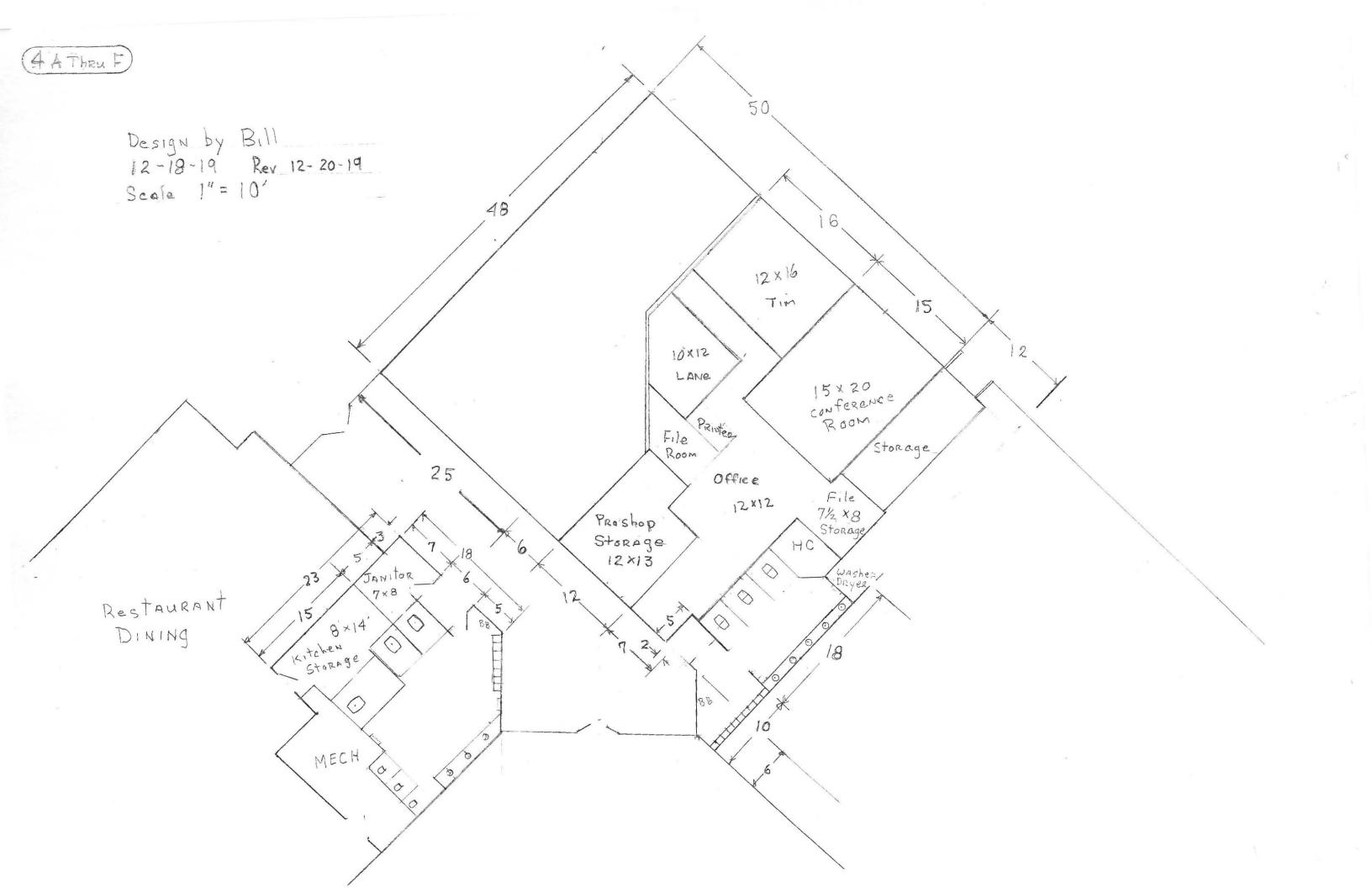
Thank you for considering this.

	Current sq. ft.	Proposed	OAKley Projosed		
GOLF OPERATIONS			11		
Golf Pro Shop	960	1,296	1000		
Shop storage	105	216	153		
Office - Golf Professional	112	120	115	1,632	21%
			1268		
RESTROOMS					
Men' Restroom	288	480			
Women's Restrooms	276	460		940	10%
CDD Offices					
Reception area	54	144	72		
File/copy room	42	128	76		
Conference room	n/a	320	300		
GM Office	140	204	192	796	10%
			640		
F&B OPERATON		A			
Kitchen	72	480			
Bar	133	216			
Bar Storage	n/a	96			
Liq. Storage	n/a	96			
Dining Room	1,434	1,434			
Private Dining Room	n/a	756			
Covered Dining (outside)	n/a	704			
F&B Mgr. Office	24	110			
Dish Room	72	182			
Dry Storage	34	182			
Walk-in cooler	n/a	132			
Walk-in freezer	n/a	132			121
Janitor Closet	12	36		4,556	57%
TOTAL	3,758	7,924			









# Pro Shop, CDD offices and Restaurant / Kitchen

## Design by Bill

## 12-18-19 updated 1-11-20

This design uses the current foot print of the existing building. No exterior walls need to be moved or rebuilt.

Golf Operation	ons	Current sq feet	Proposed sq feet
Golf Pro Shop	)	960	1000
Shop Storage		105*	153
Pro Office		112	115
	Total	1,177	1,268

#### **CDD Offices**

Reception ar	ea	54	72
File / copy ro	om	42	76
Conference r	oom	na	300
GM office		140	192
	Total	236	640

Restaurant and kitchen							
Kitchen cooking area	150	166					
Kitchen storage & office	60	112					
Currently uses the electrical room							
Total	210	278					

Building space	1,787	2,436
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\*Current pro shop storage 120