



Pool House Capital Improvement Project

October 27, 2025



Parks, Recreation and Cultural Services Partnership

- Valley Hi Golf Course built in 1956 and purchased by the City in 1975
- First Tee partnership established in 2013 to include onsite programming for youth
- First Tee construction of practice area completed in 2015
- First Tee construction of four-hole short course completed in 2016
- Support of newest proposal to improve and enhance both programming and the golf course



Project Vision & Objectives



Alignment with First Tee — Southern Colorado's Goals

This project directly supports First Tee — SoCo's core mission: **empowering youth through character education and life skills through the game of golf.**

Here's how the new golf facility brings that mission to life:

- **Youth Development:** A dedicated space at Valley Hi gives us the ability to offer more consistent, accessible programming.
- **Wellness:** This facility will serve as a second year-round space where kids can stay active, develop discipline, and build confidence in a supportive environment.
- **Community Engagement:** Welcoming space for families, mentors, and partners through clinics, tournaments, and events.

Key Project Objectives

1. Provide a Safe, Inclusive Environment for Youth and Staff
2. Expand Programming and Minimize Weather Disruptions
3. Strengthen and Support a Growing Team
4. Invest in Long-Term Infrastructure and Sustainability



Budget & Funding

Total Estimated Cost

The total projected cost for the facility is **\$1,400,000**. This includes all phases of the project:

- Design and engineering
- Site preparation and construction
- Furnishing, equipment, and safety systems
- Contingency planning for rising construction or labor costs
- Operating reserve fund



Project Scope & Features

Key Areas and Amenities

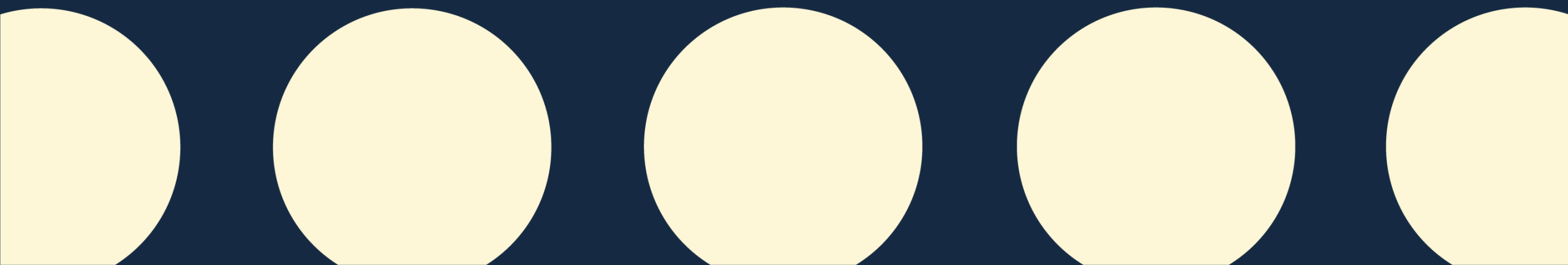
The reconstructed golf facility will be designed to support both skill development and personal growth. Key features include:

- Two Golf Simulators
- Putting Green
- Multi-Purpose Classroom
- Check-In Window
- Staff Workspaces
- Restrooms
- Storage for Equipment and Supplies

Design Considerations

This facility is being designed with the following key priorities:

- **Accessibility:** Inclusive space for all abilities to participate and feel welcome.
- **Safety:** Designed to protect youth, staff, and build community trust.
- **Weather-Resilience:** Minimizes cancellations, supports year-round engagement.
- **Sustainability:** Long-Term, cost-effective design to grow programs and impact.









Anticipated Impact

Program Expansion, Year-Round Access & Increased Participation

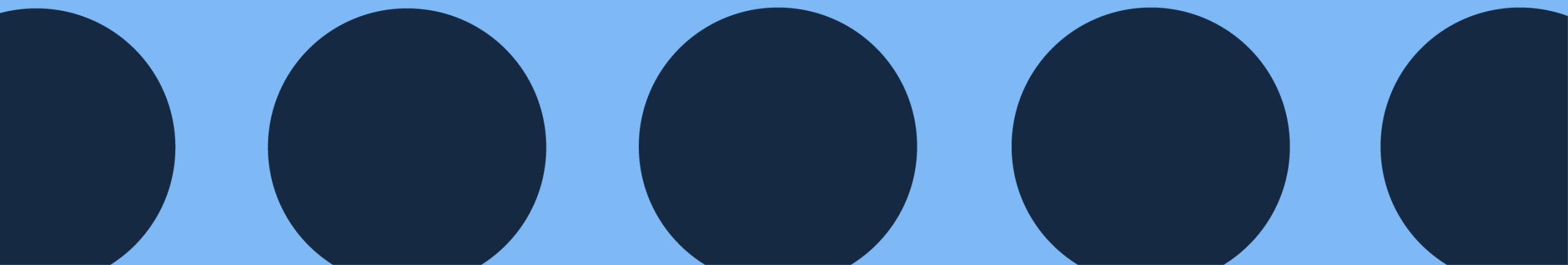
The new facility will eliminate weather disruptions and space limitations, allowing us to:

- **Offer year-round programming** with indoor bays, putting green, and flexible spaces
- **Increased frequency** of clinics, camps and programs
- **Introduce new curriculum**

With this expanded capacity, we aim to:

- **Double annual youth participation** in Core Programs
- **Grow school and community partnerships**
- **Offer more opportunities** for our participants

This facility supports a consistent program calendar, personalized instruction, and scalable impact across all skill levels.

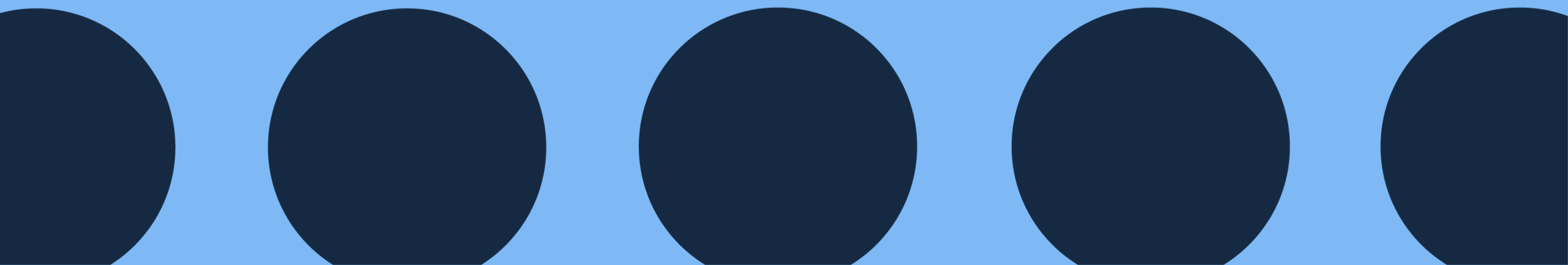


Staff Support

As our organization has grown, so has the need for a dedicated space for our program staff to plan, teach, and lead effectively. This new facility will include:

- Office and meeting space to accommodate our expanding program team.
- Secure, functional storage for equipment and curriculum resources.
- Dedicated registration and check-in area.

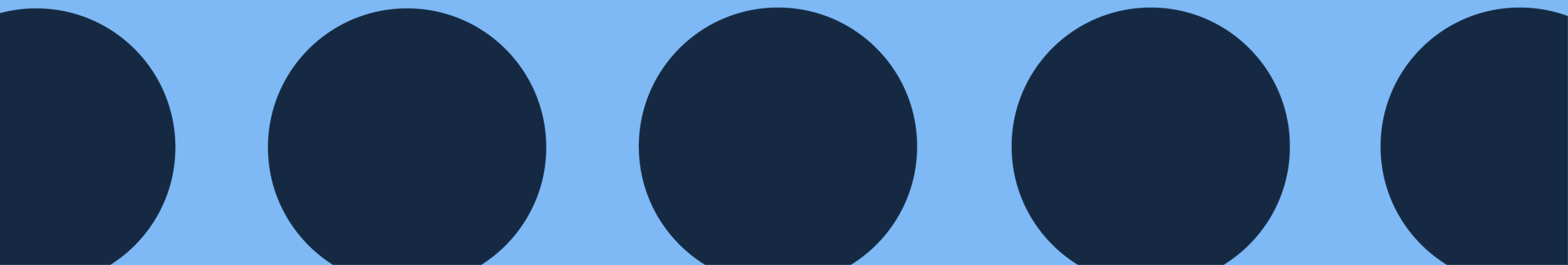
This infrastructure allows our team to spend less time managing logistics and more time focusing on what matters most — connecting with and mentoring youth.



A Safer, More Inclusive Environment

Safety and inclusion are central to our mission. The new golf facility will be intentionally designed to:

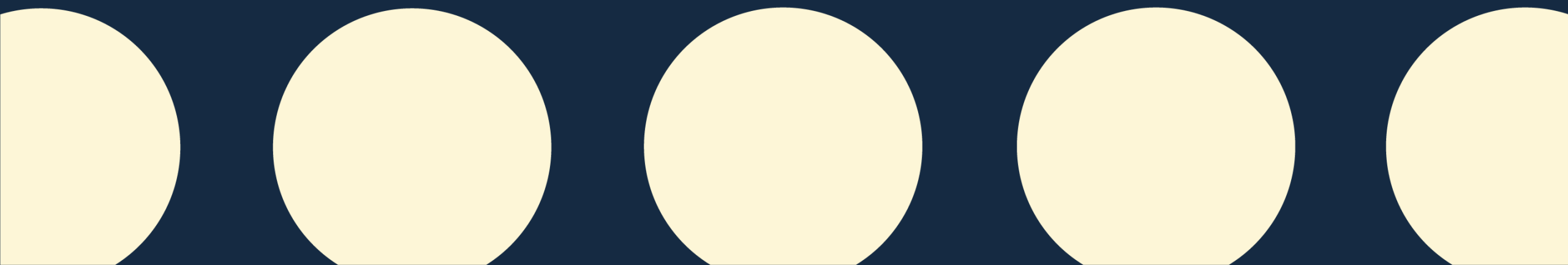
- Ensure safety for all youth, families, and staff.
- Include ADA-compliant and adaptive spaces for full accessibility.
- Provide weather-protected areas to support programming in all conditions.
- Offers clean, healthy space, free from mold, leaks, asbestos, or structural deterioration.



Next Steps

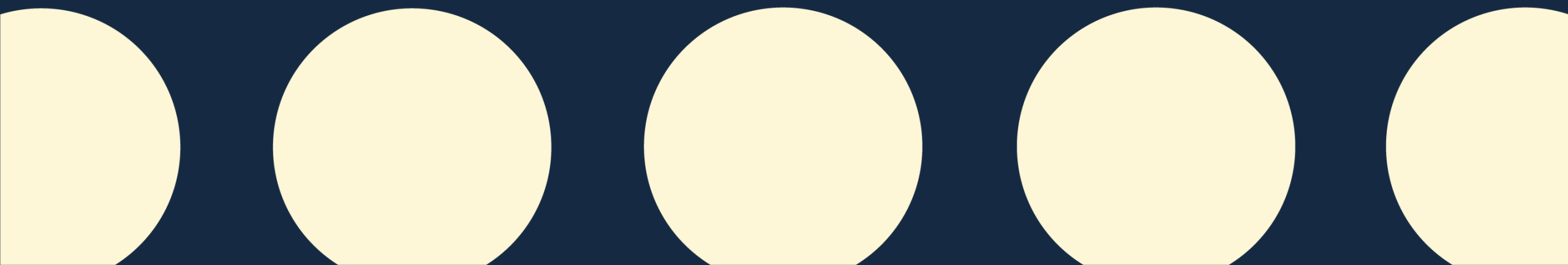
Implementation Plan

- **Begin Fundraising Outreach:** Launch formal funding requests to foundations.
- **RFP for Construction Partner:** Issue a RFP to identify and select a qualified construction firm for the facility build.
- **Form Project Sub-Committee:** Establish a dedicated sub-committee to provide oversight, guide decision-making, and ensure accountability throughout the project.
- **Ongoing Reporting to the Board:** Implement a regular reporting structure from the sub-committee to keep the Board informed on progress, challenges, and key decisions
- **Finalize Project Timeline:** Align fundraising progress with construction milestone to ensure an efficient and coordinated launch.
- **Continue Stakeholder Engagement:** Keep families, partners, and community members informed and involved throughout the process.



Why It Matters

This golf facility isn't just about enhancing our program — it's about making sure every child has consistent access to a safe, inspiring, and supportive space to grow both on and off the course. It's a one-time investment with multi-generational impact. It also recognizes the importance of our staff and volunteers, giving them the tools, environment, and space they need to deliver high-impact programming at scale and makes sure every young person has a place to grow, lead, and belong.





Q&A

