



Cleveland Metroparks®

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Acacia Clubhouse Condition Assessment

July 15, 2021

Acacia Clubhouse Condition Assessment



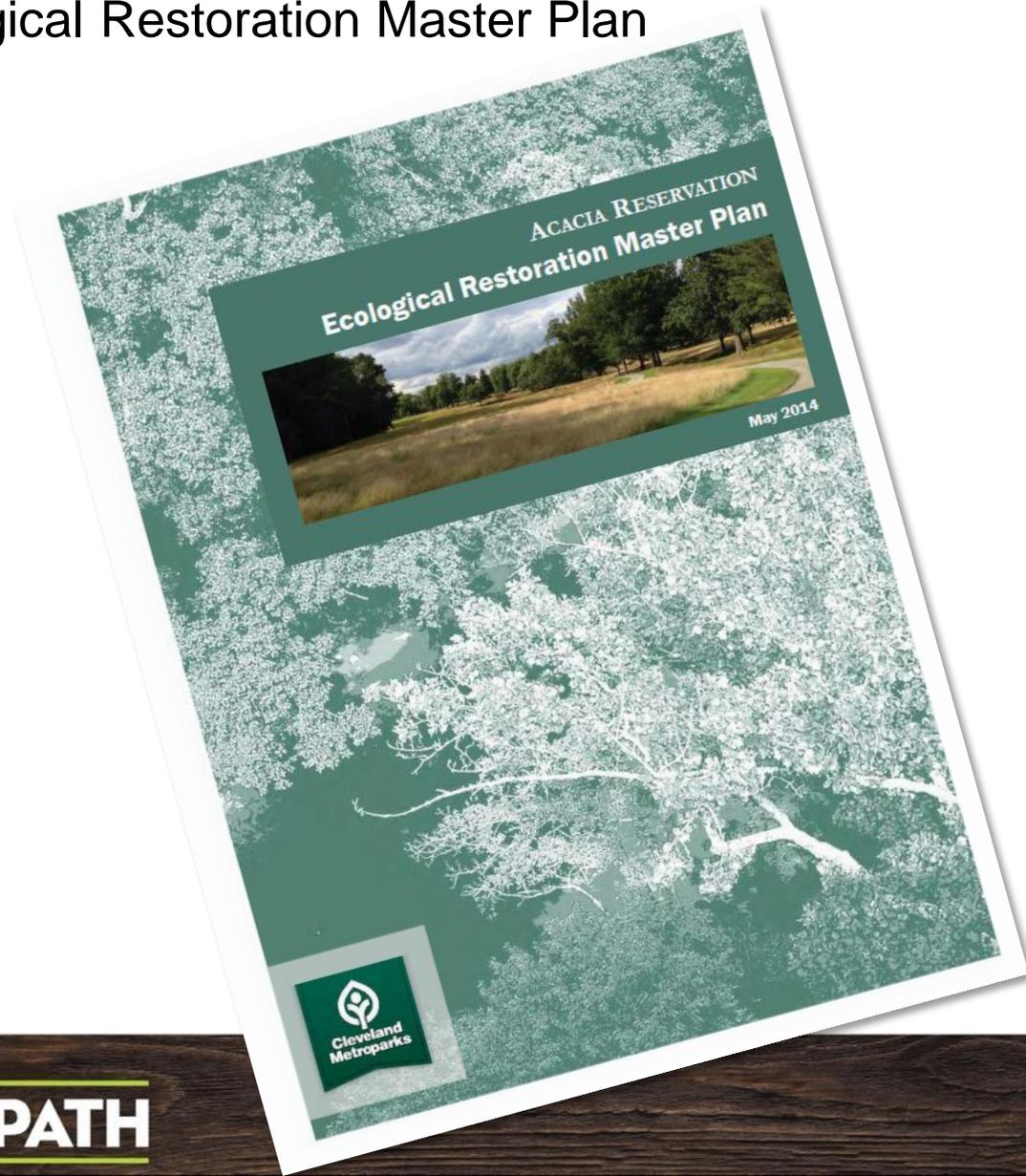
Acacia Clubhouse Condition Assessment

Acacia Reservation Master Plan



Acacia Clubhouse Condition Assessment

Acacia Ecological Restoration Master Plan



Acacia Clubhouse Condition Assessment

Acacia Restoration

- Structure Demolitions



Acacia Clubhouse Condition Assessment

Acacia Restoration



Acacia Clubhouse Condition Assessment

Acacia Restoration



Photo: James Ewinger

Acacia Clubhouse Condition Assessment

Acacia Restoration



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Acacia Restoration



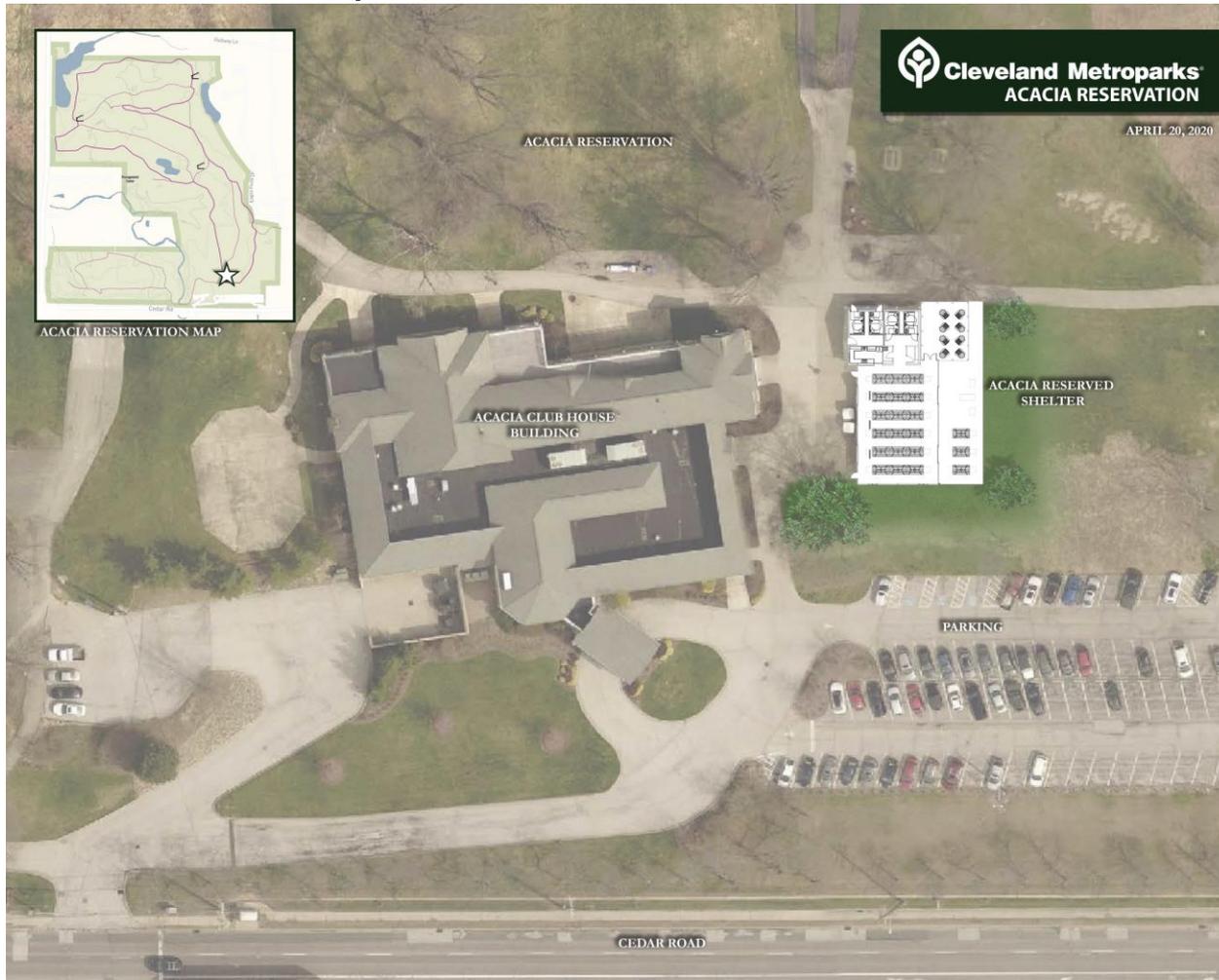
Acacia Clubhouse Condition Assessment

Acacia Restoration



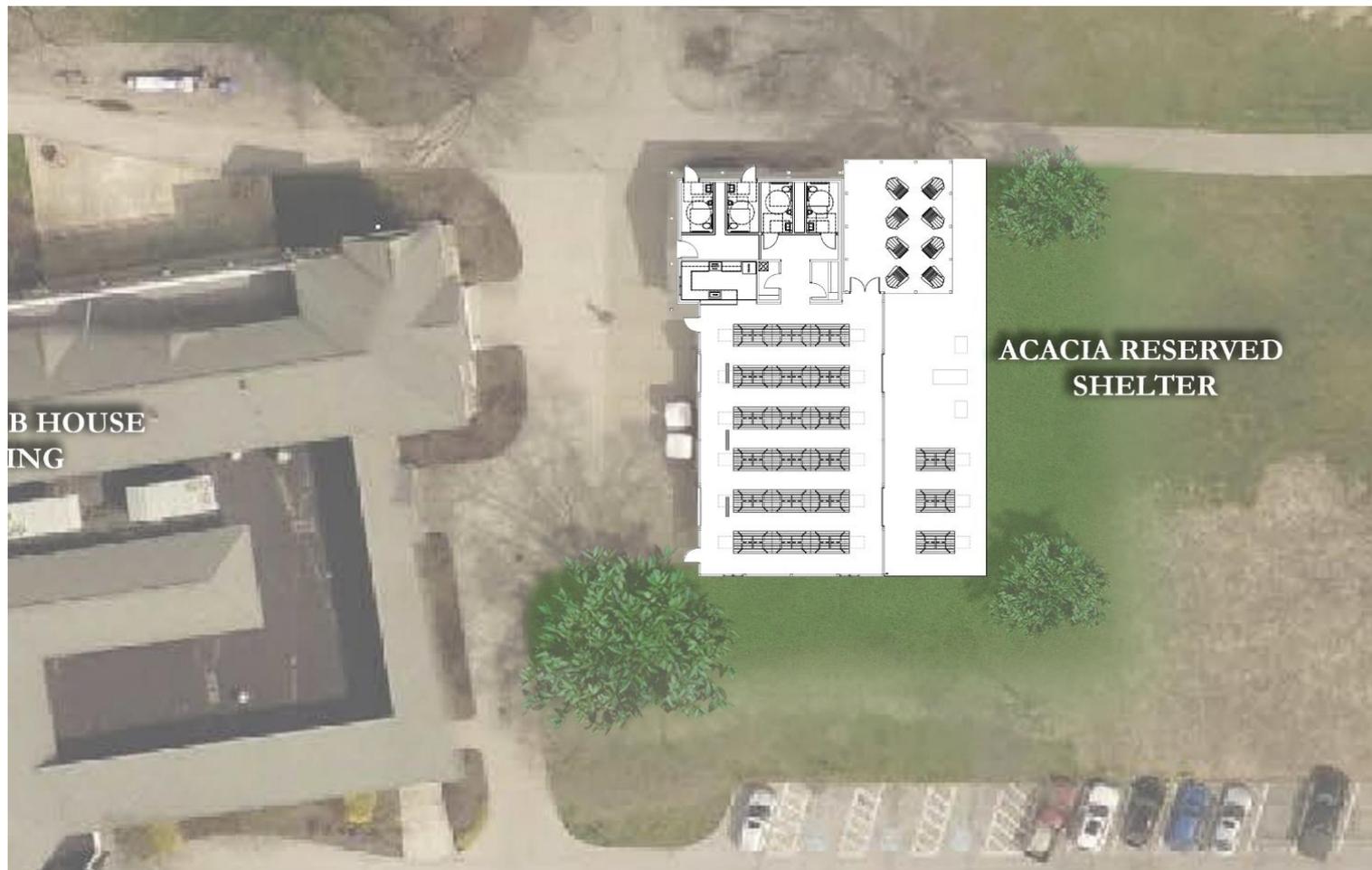
Acacia Clubhouse Condition Assessment

Acacia Current Improvements



Acacia Clubhouse Condition Assessment

Acacia Current Improvements

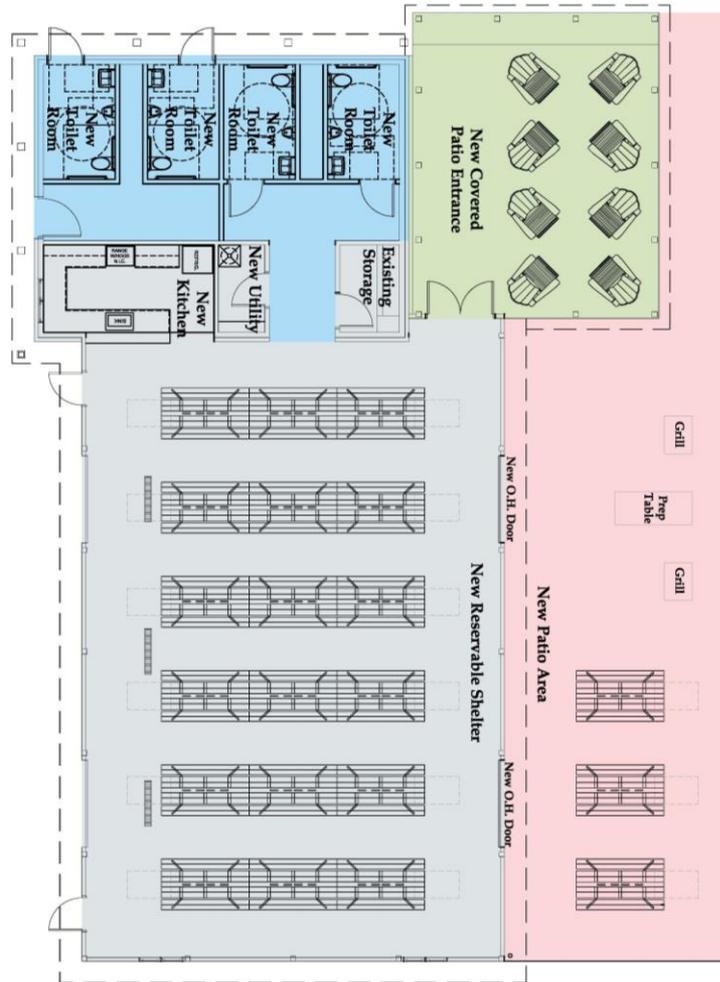


HOUSE
ING

ACACIA RESERVED
SHELTER

Acacia Clubhouse Condition Assessment

Acacia Current Improvements



Acacia Clubhouse Condition Assessment

Acacia Current Improvements



Interior Vignette

Not to Scale
April 20, 2020

Acacia Reserved Shelter

Acacia Reservation



Acacia Clubhouse Condition Assessment

Acacia Current Improvements



Exterior Vignette

Not to Scale
April 20, 2020

Acacia Reserved Shelter

Acacia Reservation



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Acacia Current Improvements



Exterior Vignette

Not to Scale
April 20, 2020

Acacia Reserved Shelter

Acacia Reservation

Planning and Design Department

Acacia Clubhouse Condition Assessment

Acacia Country Club Private Clubhouse



Acacia Clubhouse Condition Assessment

Acacia Country Club Private Clubhouse



- Constructed in 1995
- 33,366 SF Total
 - Main Level = 21,230 SF
 - Lower Level = 7,558 SF
 - Upper Level = 4,578 SF
- Building is Fully Fire Suppressed
- One elevator serving all levels
- 26 toilets, 17 sinks
- Full commercial kitchen
- Reinforced CMU Foundations, wood stud framed walls, steel beams, and pre-engineered wood floor and ceiling trusses
- Brick veneer water table, cementitious lap siding and trim, asphalt shingle roof
- Roof top unit on small flat roof

Acacia Clubhouse Condition Assessment

Acacia Clubhouse Challenges



- Dino's Catering
 - Management Services Agreement
 - April 2013 - December 2021
- Fire Suppression System
- Insulation
- Pipe Bursts and Flooding
- HVAC Issues
- Utility Costs



Acacia Clubhouse Condition Assessment

Acacia Clubhouse Challenges



- Dino's Catering
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Example Photo

Acacia Clubhouse Condition Assessment

Acacia Clubhouse Challenges



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Acacia Clubhouse Challenges

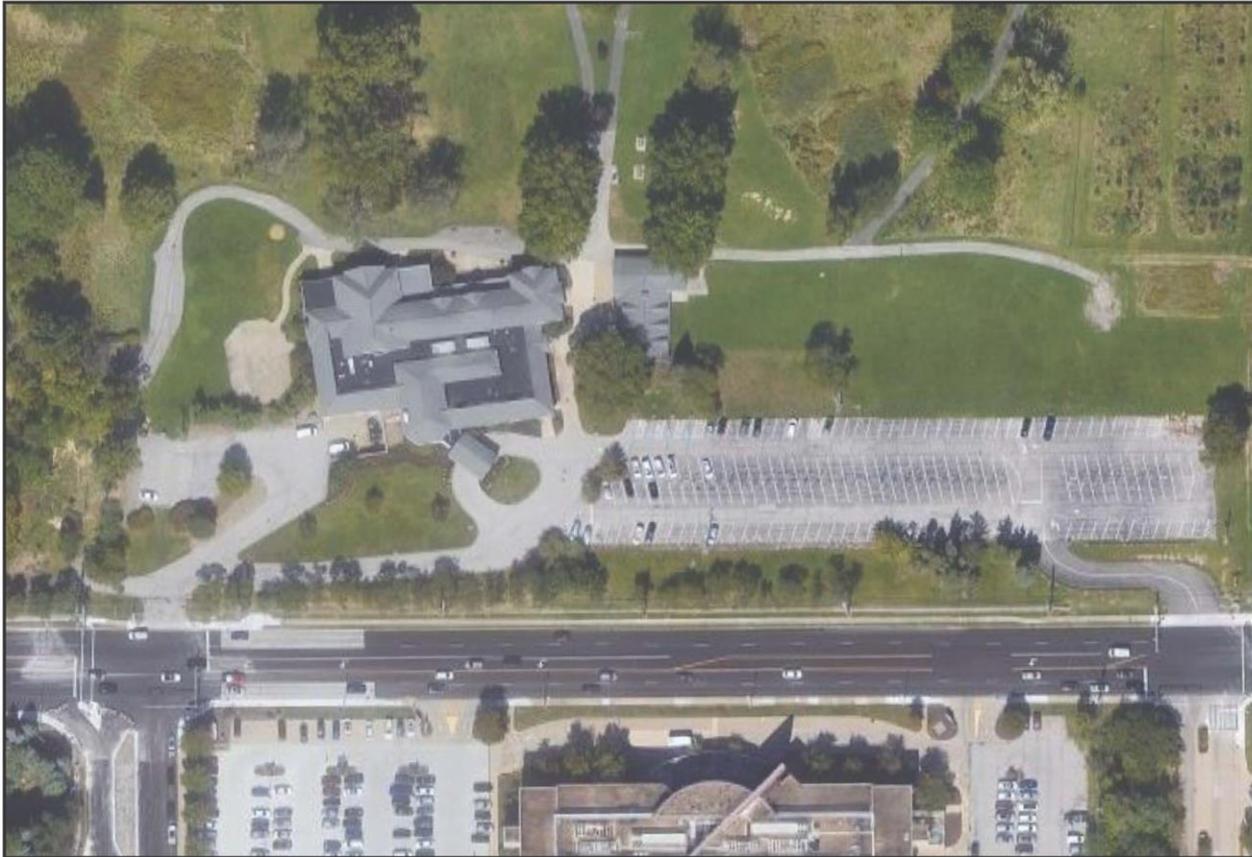
- Utility Costs

Row Labels	2017	2018	2019	2020
Expense	\$164,723.57	\$141,501.87	\$112,698.43	\$94,767.86
1015406 – Acacia Park Mgmt Div	\$107,501.77	\$95,432.21	\$75,275.45	\$61,103.25
54 – Operations	\$107,501.77	\$95,432.21	\$75,275.45	\$61,103.25
545001 – Electricity	\$105,259.40	\$91,956.78	\$69,272.19	\$57,222.12
545002 – Gas (Natural)	\$2,242.37	\$3,475.43	\$6,003.26	\$3,881.13
5131401 – Manakiki Clubhouse	\$57,221.80	\$46,069.66	\$37,422.98	\$33,664.61
54 – Operations	\$57,221.80	\$46,069.66	\$37,422.98	\$33,664.61
545001 – Electricity	\$42,378.80	\$34,398.69	\$30,481.41	\$25,910.04
545002 – Gas (Natural)	\$14,843.00	\$11,670.97	\$6,941.57	\$7,754.57
Grand Total	\$164,723.57	\$141,501.87	\$112,698.43	\$94,767.86

Electricity Acacia Over/(Under) Manakiki	\$62,880.60	\$57,558.09	\$38,790.78	\$31,312.08
Electricity Acacia vs Manakiki	148%	167%	127%	121%
Gas Acacia Over/(Under) Manakiki	(\$12,600.63)	(\$8,195.54)	(\$938.31)	(\$3,873.44)
Gas Acacia vs Manakiki	-85%	-70%	-14%	-50%
All Utilities Acacia Over/(Under) Manakiki	\$50,279.97	\$49,362.55	\$37,852.47	\$27,438.64
All Utilities Acacia vs Manakiki	88%	107%	101%	82%

Acacia Clubhouse Condition Assessment

Clubhouse Area Future Restoration Potential



ACACIA CLUBHOUSE - EXISTING CONDITIONS

CLEVELAND METROPARKS

JULY 2021



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Clubhouse Area Future Restoration Potential



ACACIA CLUBHOUSE - REMOVAL

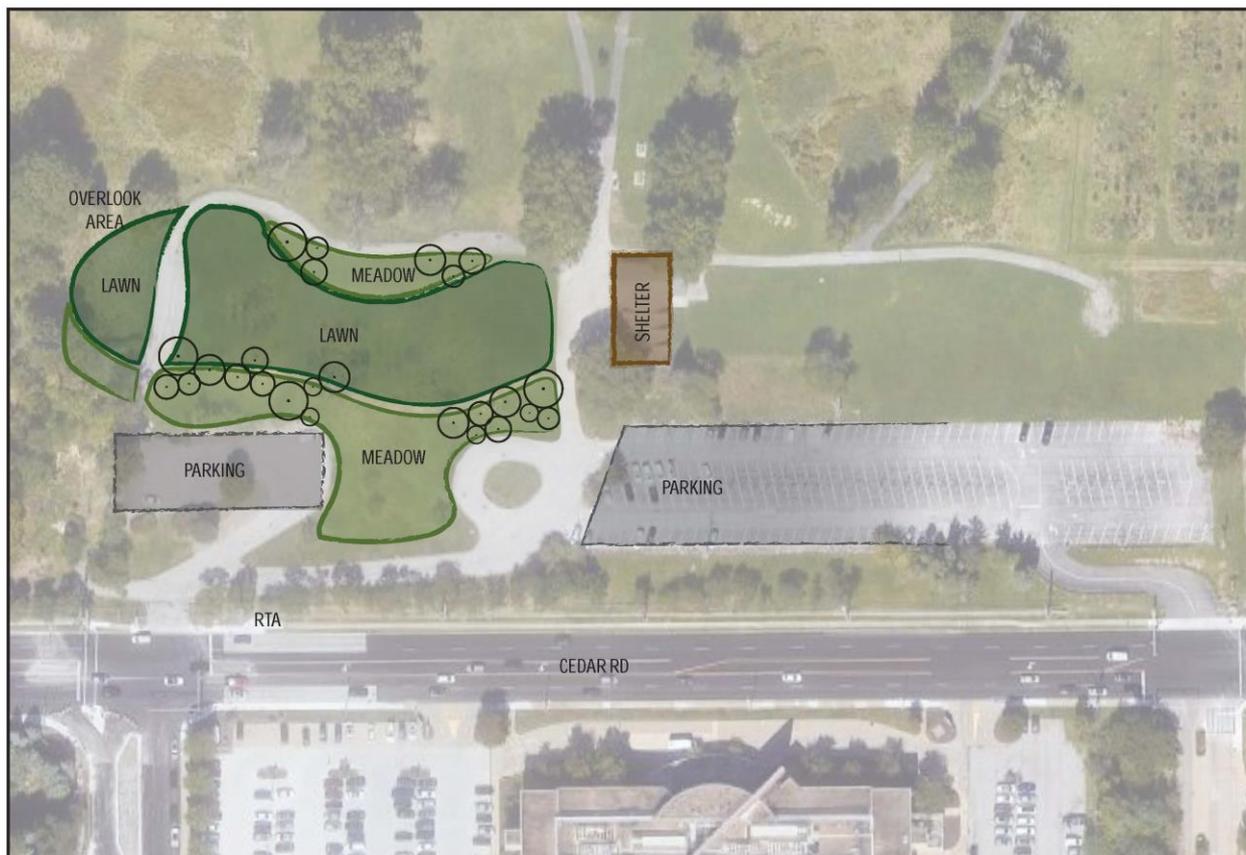
CLEVELAND METROPARKS

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Clubhouse Area Future Restoration Potential



ACACIA CLUBHOUSE - OPTION A

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Acacia Clubhouse Condition Assessment

Clubhouse Area Future Restoration Potential



ACACIA CLUBHOUSE - OPTION B

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