



Conceptual Design
January 14, 2020

OBJECTIVE

- CONCEPTUAL DESIGN PRESENTATION BY DESIGN TEAM TO START DIALOGUE TOWARDS DESIRED END RESULT
- REVIEW PROCESS OF DESIGN TEAM AND INFORMATION GATHERING
- IDENTIFICATION OF DESIGN PARAMETERS INFLUENCING DECISIONS AND DESIRE
- EVALUATION/PRESENTATION OF OPTIONS
 - OPTION 1 - \$1,500,000 – 3,400,000
 - OPTION 2 - \$3,000,000 – 6,500,000
 - OPTION 2a - \$6,000,000 - 9,000,000
 - OPTION 3 - \$6,000,000 – 9,000,000
- OPPORTUNITIES
- YOUR INPUT

PROCESS

- CONSIDER ALL ELEMENTS IDENTIFIED IN SCOPE OF WORK IN ORIGINAL RFP
- SITE VISIT BY DESIGN TEAM
- MEETINGS WITH DESIGN COMMITTEE, GOLF STAFF AND CITY STAFF
- MEETINGS WITH RESIDENTS, ORGANIZATIONS AND BUSINESS WITHIN THE COMMUNITY
- REVIEW OF REPORTS AND DATA PROVIDED BY CITY
- CONSOLIDATION OF OBSERVATIONS OF DESIGN PROFESSIONALS
- INITIAL CONCEPTS REGARDING DESIGN, VISION, AND FINANCIAL ASPECTS
- PREPARATION OF MATERIALS FOR DISCUSSION
- GATHER INPUT

PROFESSIONAL OBSERVATIONS

- CURRENT CLUBHOUSE IN NEED OF IMPROVEMENT/REPAIR
- GOLF COURSE FILLS A LOCAL NEED...BUT THERE ARE SAFETY AND QUALITY ISSUES
- RANGE IS WELL USED, SHORT AND LIMITED IN POTENTIAL
- PARKING NEEDS TO BE EXPANDED
- DESTINATION FOR FOOD AND BEVERAGE EXPERIENCE
- EXISTING MEETING SPACE IS IN DIFFICULT TO ACCESS & SERVE
- NO CURRENT TRAIL CONNECTION
- VIEWS ARE MAGNIFICENT
- MAJOR OPPORTUNITY FOR **COMMUNITY LINKS**: A PLANNING APPROACH AND OPERATIONS MODEL THAT AIMS TO EMBRACE THE ENTIRE COMMUNITY, RESULTING IN INCREASED PRIDE AND UTILIZATION OF FACILITY AND AMENITIES

TOPICS/IDEAS DISCUSSED

IMPROVED GOLF SHOP



TOPICS/IDEAS DISCUSSED

IMPROVED
RANGE



TOPICS/IDEAS DISCUSSED

IMPROVED
RANGE/
PRACTICE



TOPICS/IDEAS DISCUSSED

TECHNOLOGY



TOPICS/IDEAS DISCUSSED

RANGE TEES



Range Tee Concept

TOPICS/IDEAS DISCUSSED

KIDS COURSE



TOPICS/IDEAS DISCUSSED

FAMILY PLAY



TOPICS/IDEAS DISCUSSED

PUTTING COURSE



Himalayas Putting Course

TOPICS/IDEAS DISCUSSED

MINIATURE GOLF



Miniature Golf

TOPICS/IDEAS DISCUSSED

INDOOR/
OUTDOOR
EXPERIENCE



TOPICS/IDEAS DISCUSSED

IMPROVED
FOOD AND
BEVERAGE



TOPICS/IDEAS DISCUSSED

OUTDOOR SPACES



TOPICS/IDEAS DISCUSSED

MEETING SPACES



TOPICS/IDEAS DISCUSSED

EVENT
SPACES



TOPICS/IDEAS DISCUSSED

VIEW
POTENTIAL



COMMUNITY FEEDBACK

- MAXIMIZE VIEW POTENTIAL VERY POSITIVE, INCREDIBLY EXCITED
- QUESTIONED SAVING THE BUILDING
- WANT A “GATHERING SPACE”
- LOVED THE **COMMUNITY** ASPECT-NON GOLFER
- FAVORED NUMEROUS GOLF EXPERIENCES
- LIKED IDEA OF PREMIER PRACTICE FACILITY
- WANTED WINTER/SEASONAL ACTIVITIES
- LIKED TRAILHEAD LINK
- QUESTIONED MOVING THE RANGE
- QUESTIONED COSTS

DESIGN PARAMETERS

- COMMUNITY ASSET – MORE THAN GOLF
- GOLF FOCUS ON LEARNING & FUN
- CONSIDER CURRENT GOLF TECHNOLOGY
- DESTINATION FOR FOOD AND BEVERAGE EXPERIENCE
- CREATION OF MULTI-PURPOSE AND EVENT OPPORTUNITIES
- TRAILHEAD LINK
- 4 SEASONS
- FAMILY-CENTRIC
- FINANCIALLY VIABLE

DESIGN FEATURES

- Single story clubhouse with ample parking and separate drop off areas.
 - Use existing grade for interest and elevated views
- Cart Barn for Golf Carts/Pull Carts/Scooters and Bikes
- Golf Shop looks at Range, Staging Area, Putting Green and First Tee
- 60-70 Seat Restaurant with Corner Bar and Courtyard
- Community Gathering Spot -Wedding Venue and Event Lawn
 - Meeting Space with Covered Patios and seating for 100-150
 - Car Court/Drop-off and possible covered walkway connection to City Hall
 - Outdoor Event Area: Displays, Art walk, etc.
- Large Putting Green
- Full-scale Practice Range with tees at grade
 - Lower level range means lower fence height from clubhouse (maybe no fence)
- Back tee at South end of range for Private Lessons
 - Learning Center/Short Game area
- Connection to City Hall/Shared driveway
- Arboretum expansion that people can get to and enjoy

OPTION 1 Existing Clubhouse - \$1,500,000

- Requires Phase One Analysis for Hazardous Materials/Mold
- Requires As-Built Drawings be created since no plans exist
- Requires Survey for Site work/Grading and Drainage
- Bring Existing Building up to code: ADA, Energy, & Building
- Add an elevator (code required)
- Repair/Replace infrastructure, systems & exterior skin
- Renovate Interiors/Furniture, Fixtures & Equipment – FF&E
- Minimal work on Golf Course, Range or Amenities
- Add additional parking/lighting

OPTION 1 Amenities add \$1,900,000

- Netting, putting green, #1 tee, etc.

OPTION 1- Existing Clubhouse



OPTION 2 Expand Existing Clubhouse \$3,500,000

- Requires Phase One Analysis for Hazardous Materials/Mold
- Requires As-Built Drawings be created since no plans exist
- Requires Survey for Site work/Grading and Drainage
- Bring Existing Building up to code: ADA, Energy, & Building
- Add elevator (code required)
- Repair/Replace infrastructure systems & exterior skin
- Renovate Interiors/Furniture, Fixtures & Equipment – FF&E
- Add additional parking/lighting
- Expand Golf Shop

OPTION 2 Amenities add \$3,000,000

- Add Event/Multi-Purpose Space
- Add Golf Amenities (kids course, putting, mini golf)
- Move Range
- Revise Golf Course
- Create Trail Connections

OPTION 2A- New Clubhouse same location \$6,000,000

- Requires Survey for Site work/Grading and Drainage
- Replace Clubhouse
 - Phaseable options relative to budget
- Retains existing driving range

OPTION 2A- Amenities add \$3,000,000

- New Non-Golf Amenities (ie. Park and water feature)
- Add Golf Amenities (kids course, putting, mini golf)
- Revise Golf Course (holes 1 and 9)
- Add additional parking/lighting
- Create Trail Connections
- Community-focused Asset and Destination

OPTION 2A-
Clubhouse
same location



OPTION 3- New Clubhouse New Location \$6,000,000

- Requires Survey for Site work/Grading and Drainage
- Replace Clubhouse
 - Phasable options relative to budget
 - Existing Clubhouse may operate while under construction
- Add additional parking/lighting

OPTION 3- Amenities \$3,000,000

- Move Driving Range (minimize netting, maintenance)
- Revise Golf Course
- New Non-Golf Amenities (ie. Park and water feature)
- Add Golf Amenities (kids course, putting, mini golf)
- Add Golf Technology/Learning
- Community-focused Asset and Destination

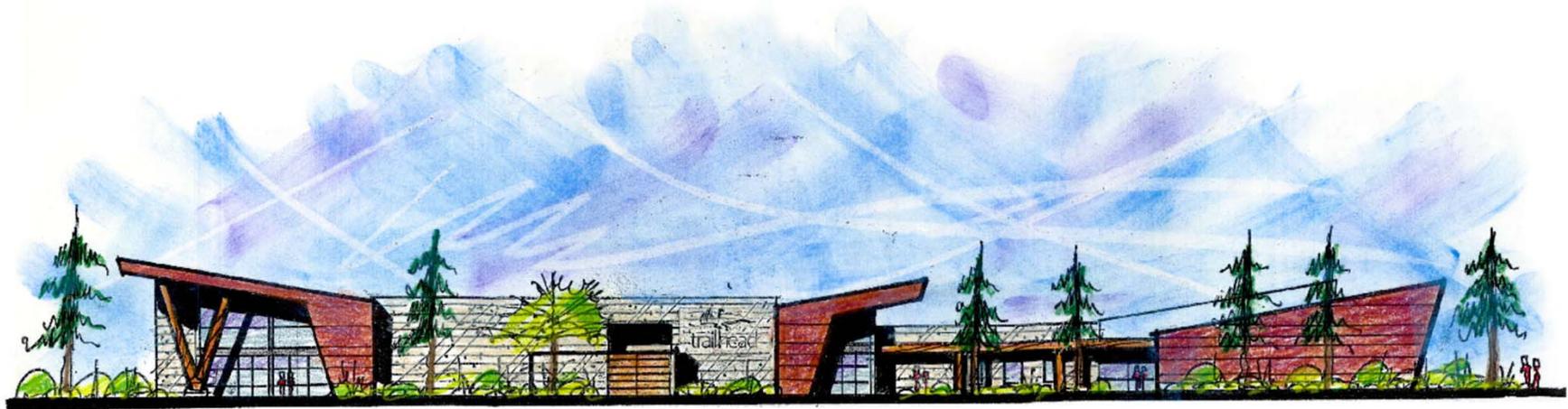
CLUBHOUSE VISION/PROGRAM

- Community Asset to be used by all
- Program Floor Plan for three major components:
 - Golf, Destination Restaurant and Meeting Space(s)
- Maximize potential as Individual Profit Centers
- Flexible space, allowing for different programs, uses and demand
- Non-Golf Amenities
- Architecture is dynamic, sustainable and maintenance free
- Establishment as Trailhead

- High quality outside space
- Maximize multi-seasonal utilization (summer and winter)
- Locate in close proximity to existing City Hall for cross utilization
- Program site for exterior amenities including:
 - Golf amenities, Recreational amenities, Winter Sports, Community Park, Community events, etc.

- Phasable option of components: Build what you can afford
 - Total Program: 13,000 SF x \$400/sf = \$5,000,000 (Target All in costs)
 - Golf Shop/Cart Barn/Restrooms: 4,000 SF x \$400/sf = \$1,600,000 (Target All in costs)
 - Restaurant/Kitchen/Restrooms: 5,000 SF x \$400/sf = \$2,000,000 (Target All in costs)
 - Meeting Facility/Restrooms/Pre-Function/Storage: 4,000 SF x \$400/sf = \$1,600,000 (Target All in costs)

- Create a Master Plan that can be phased into and added onto



NORTH ELEVATION



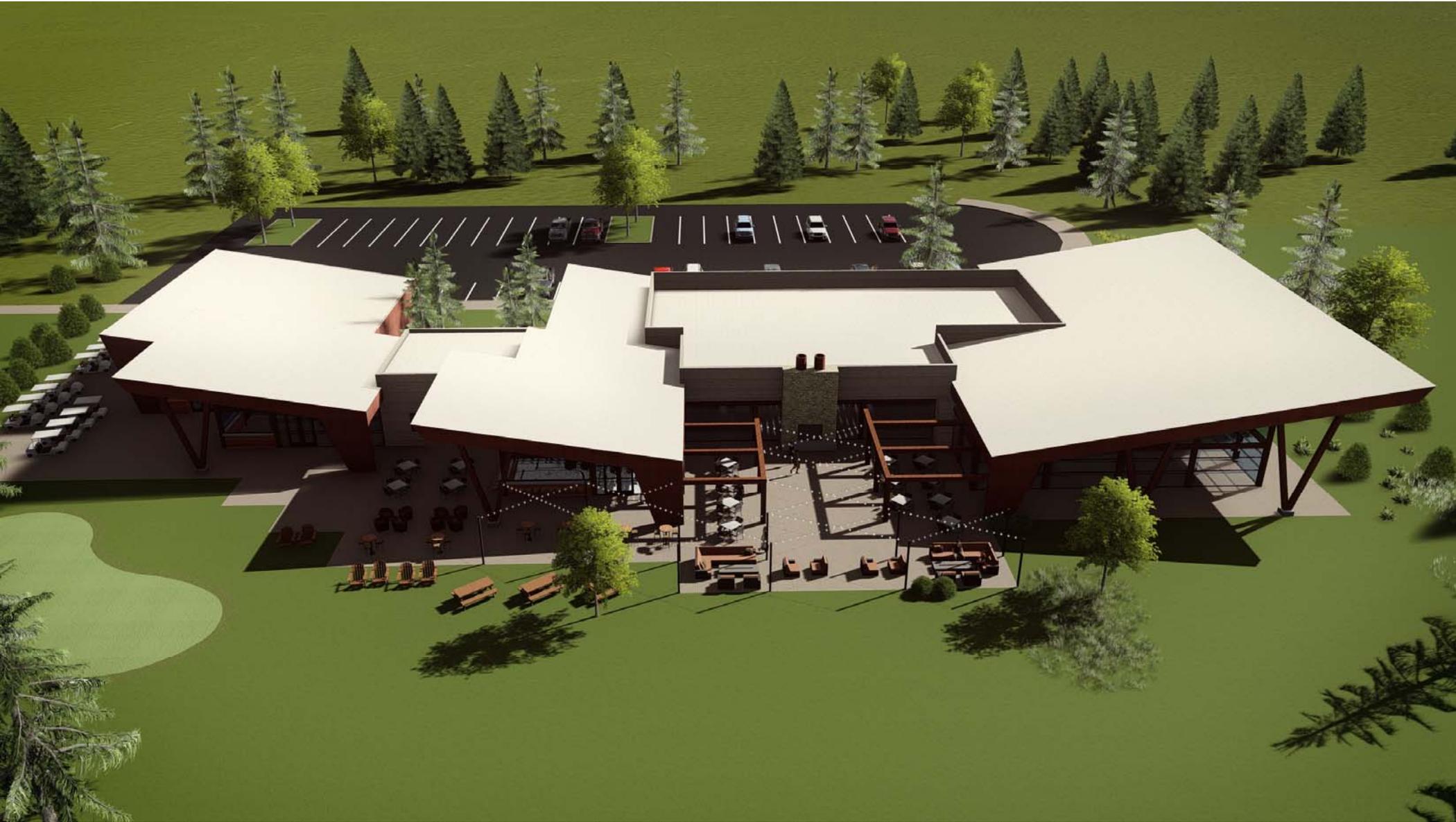
SOUTH ELEVATION























OPTION 3-
New Clubhouse
New Location





NEXT STEPS

- Q&A
- Digest information
- Review Financial Data
- Reconvene
- Finalize Program/Direction