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

Range Observations
TOPICS/IDEAS DISCUSSED

IMPROVED
RANGE/
PRACTICE
TOPICS/IDEAS DISCUSSED

TECHNOLOGY

The latest technology
TOPICS/IDEAS DISCUSSED

RANGE TEES
TOPICS/IDEAS DISCUSSED

KIDS COURSE

Kids Course
TOPICS/IDEAS DISCUSSED

FAMILY PLAY
TOPICS/IDEAS DISCUSSED

PUTTING COURSE

Himalayas Putting Course
TOPICS/IDEAS DISCUSSED

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

Key view for new Clubhouse
COMMUNITY FEEDBACK

• MAXIMIZE VIEW POTENTIAL VERY POSITIVE, INCREDIBLY EXCITED
• QUESTIONED SAVING THE BUILDING
• WANT A “GATHERING SPACE”
• LOVED THE COMMUNITY ASPECT-NON GOLFER
• FAVORDED 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

- New taller 140' high netting around driving range
- Renovate existing clubhouse in place
- Relocate cart path to #1 tee
- Relocate hole #1 tee
- Relocate and enlarged putting green
OPTION 2 Expand Existing Clubhouse $3,500,000

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- 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 2-
Expand Existing Clubhouse
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 = $5,200,000 (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
OPTION 3-
New Clubhouse
New Location
NEXT STEPS

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