

ROSEVILLE
REQUEST FOR COUNCIL ACTION

Date: 3/20/2017
Item No.: 7.h

Department Approval



City Manager Approval



Item Description: Cedarholm Golf Course Clubhouse/Community Building Replacement Discussion

BACKGROUND

On January 9, 2017, the City entered into an agreement with Hagen, Christensen & McILwain (HCM) Architects for design services to replace the Cedarholm Golf Course Clubhouse/Community Building.

On February 7, 2017, the Parks and Recreation Commission reviewed the site, building, and operational goals based on the Resident Advisory Team Report and Recommendations (Advisory Team) and other community and staff input.

On February 23, 2017 a community meeting was held at the Autumn Grove Park Building to present progress on site options, functional plans and concept designs and listen to comments on what has been completed so far. Seventeen people attended.

On March 7, 2017 the Parks and Recreation Commission reviewed similar information to the community meeting and provided input.

The following is a detailed listing of the progress information to date that is included in your packet (dated March 7, 2017).

- Site Opportunities Study
- Functional Plan Diagram
- Concept Design Option A
- Concept Design Option B
- Concept Design Idea – Option C
- Preferred Concept Design Option B – Revised
- Parking plan diagrams
- Maintenance building site options
- Space program summary and estimated costs based on a 3200 Sq. Ft. Clubhouse/Community Building plus the 1430 desired Sq. Ft. for the Historical Society
- Space program summary of estimated costs based on a 5000 Sq. Ft. Clubhouse/Community Building plus the 1430 desired Sq. Ft. for the Historical Society

Staff will be prepared to provide you a brief overview at your meeting.

The process thus far has been guided by the Advisory Team Report and Recommendations, the Parks and Recreation Commission at their monthly meetings and additional community and staff input.

Overall, it appears that community desires, recommendations of the Advisory Team and the community input since gathered are consistent with progress made.

Staff will be at your meeting to discuss progress to date and seek guidance in the following areas:

- Project Scope
- Project Budget
- Funding Sources
- Historical Society Considerations
- Other

POLICY OBJECTIVE

It is the policy of the City to provide a community process and a thoughtful approach when making improvements to City facilities.

FINANCIAL IMPACTS

As identified in the 2016 Advisory Team Final Report, the recommended financial options to support the capital needs of replacing the Cedarholm Golf Course Clubhouse/Maintenance Facility include the following:

A. Maximize the use of current funding

- The Advisory Team believes the clubhouse can be replaced without a tax levy increase at this time by using current Park Dedication funds, remaining Renewal Program funds and using the Golf Course Fund balance.
- If necessary, consider all funding options including a levy and bonding

B. If a levy is used, the Advisory Team strongly suggests identifying a sunset without renewal or repurpose

- Levy funding may be needed to support clubhouse operations if other uses, outside of golf operations, are included in future plans for the clubhouse

C. Pursue partnerships and collaborations

- Consider opportunities that could provide funding in exchange for use, philanthropic consideration and naming rights
- Grants and other opportunities

The next step after completing this design process will be the development of construction plans and specifications, advertising for proposals and construction administration (yet to be determined).

STAFF RECOMMENDATION

Discussion and guidance suggested in the following areas:

- Project Scope
- Project Budget
- Funding Sources
- Historical Society Considerations

78 • Other

79 **REQUESTED COUNCIL ACTION**

80 Discussion and guidance provided in the following areas:

- 81 • Project Scope
82 • Project Budget
83 • Funding Sources
84 • Historical Society Considerations
85 • Other
86

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Attachment: A. Information Packet Dated March 7, 2017

City of ROSEVILLE

Cedarholm Clubhouse Renewal

Park & Rec Commission Review, March 7, 2017



CEDARHOLM CLUBHOUSE RENEWAL

Site Goals

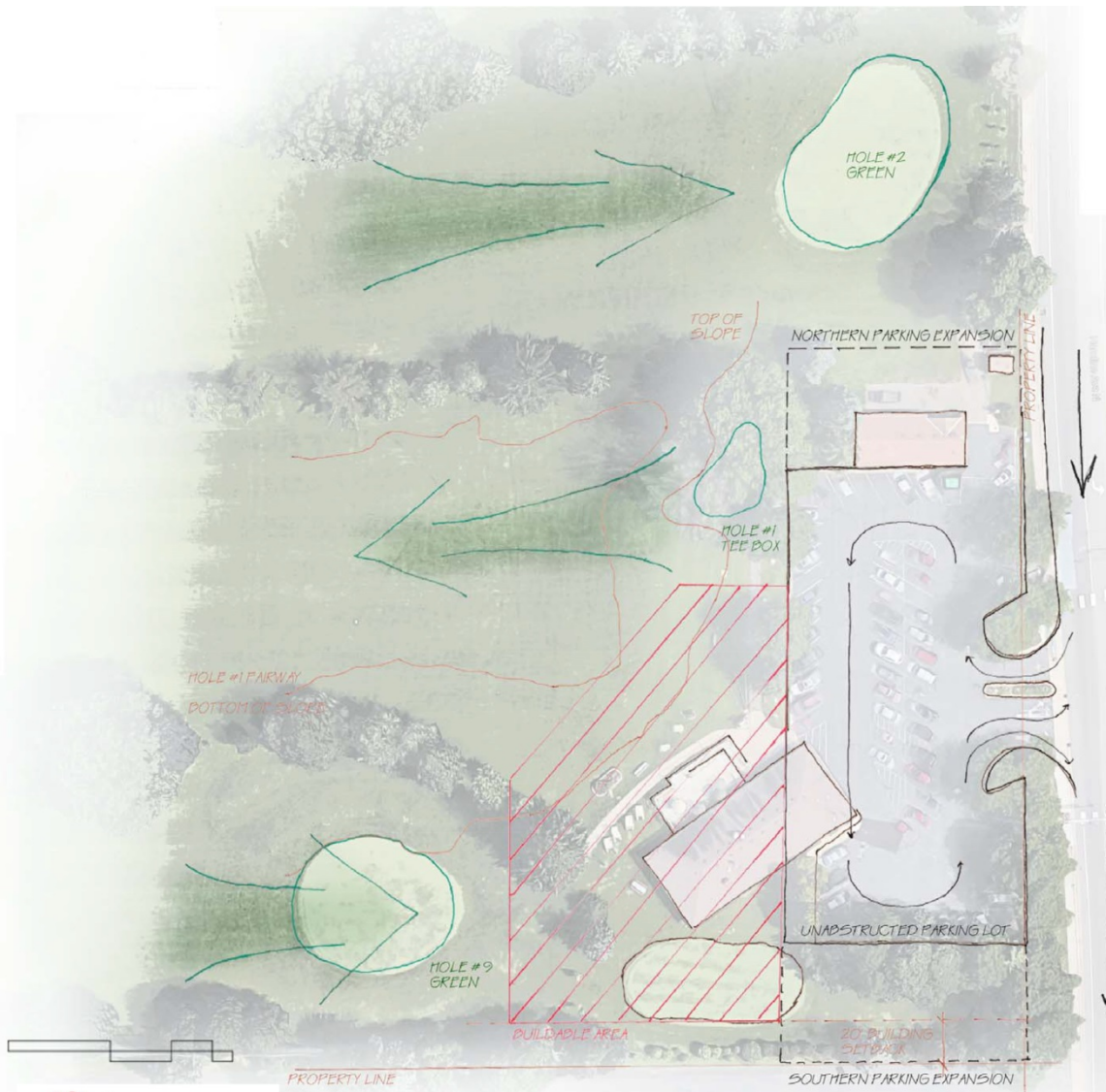
- Provide safer and better circulation in the parking area for cars and deliveries
- Expand and improve parking
- Improve public visibility of the facility through building location and signage
- Improve the entry sequence to the building
- Provide a larger entry staging area for golfers
- Maximize the use of the site buildable area
- Improve the configuration / flow of the Clubhouse, putting green and 1st tee
- Building siting/location to enhance views of the course

Building Goals

- Create a facility that supports golf operations but is multi-purpose and flexible for other uses such as:
 - Rentals for family, social or business events
 - Community Gathering Space
 - Presentations and events
- Consider additional building "tenants" such as the Historical Society
- Improve staff visibility and supervision of the parking area and 1st tee from the building
- Improve the views and connections to the site
- Improve the efficiency and relationship of the service functions (kitchen and retail spaces) for staff
- Gathering Space to be able to support 80-100 at tables to support golf tournaments & medium sized rentals
- Kitchen facility to support the facility - golfers and rentals in the Gathering Space
- Develop a strong inside-outside relationship with decks and patios
- Outdoor spaces to have unique and quality features (fire pit, shade, grill, etc.)
- All spaces to be accessible
- Take advantage of lower level opportunities due to site topography
- Improve the Maintenance Facility

Operational Goals

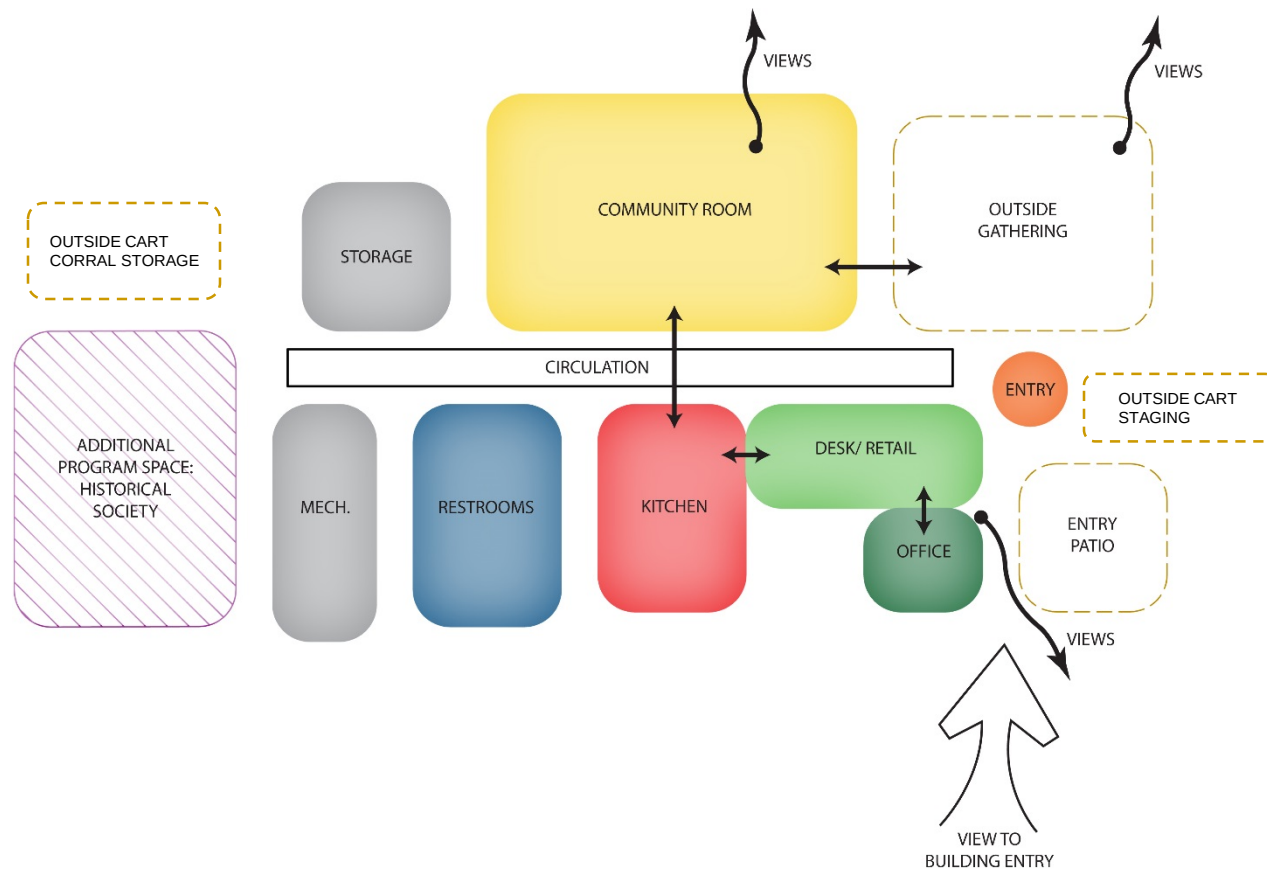
- Improve staff efficiency for golf check in and food service
- Improve food and beverage offerings
- Integrate retail into the entry rather than an enclosed shop space
- Relocate cart storage to reduce staff time and congestion at the Maintenance Building



CEDARHOLM GOLF COURSE | SITE OPPORTUNITIES STUDY | 02.01.2017



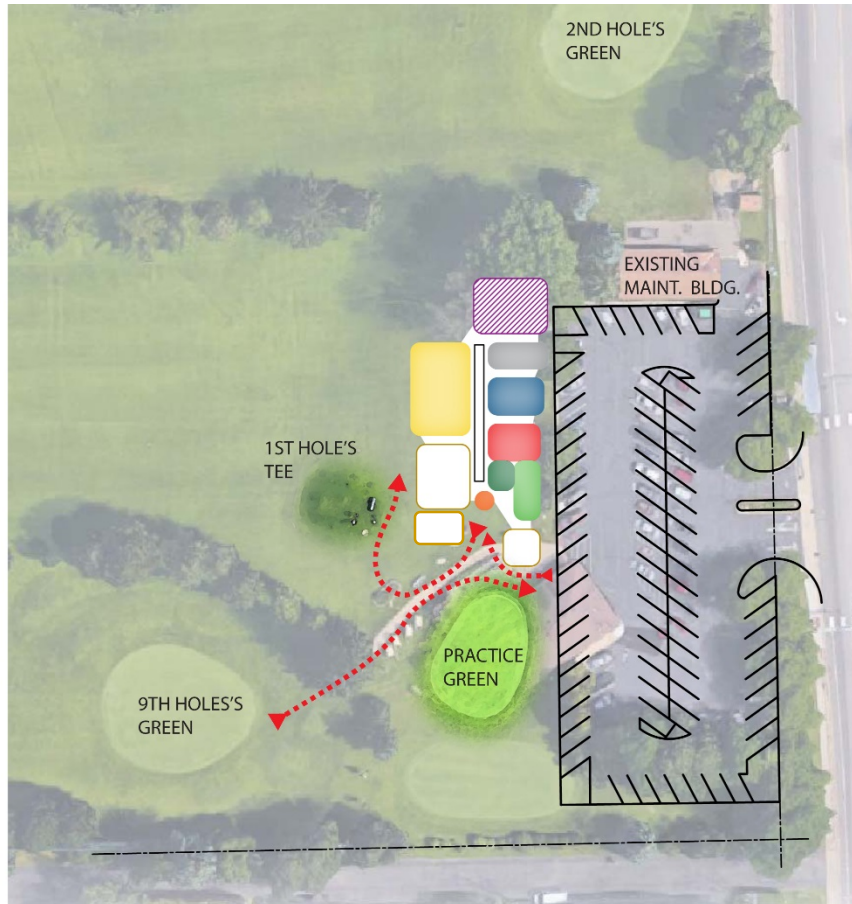
Cedarholm Clubhouse Renewal – Functional Plan Diagram



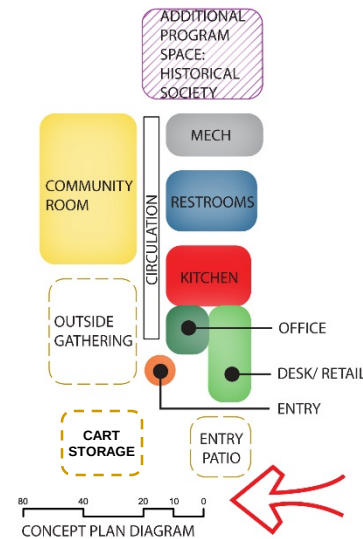
Functional Goals

- Provide direct views to main Clubhouse Entry from the site entry and parking
- Entry Patio provide golfer staging area and connects parking and Clubhouse Entry
- Office/ Desk/Retail functions to be collocated and to be directly adjacent to the Clubhouse Entry with views of the 1st tee, practice green and parking
- Kitchen to be adjacent to the Desk/ Retail Space for staffing efficiency
- Community Room to have primary views of the site
- Outdoor Gathering Space to be adjacent to the Clubhouse Entry and Community Gathering Space
- Additional Program Space: Historical Society space to utilize building spaces but be separated from golf operation functions

Cedarholm Clubhouse Renewal – Concept Design Option A



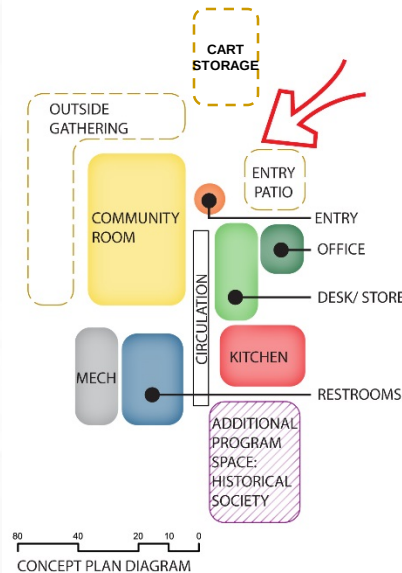
SITE DIAGRAM
OPTION A



Concept Design Idea – Option A

- Clubhouse centrally located and provides a strong presence to the site entry and Hamline Avenue
- Building Entry and Entry Patio are prominently located and easy to identify
- Entry Patio is a hub that links the Building Entry, practice Green, 1st tee, and 9th green
- Community Gathering Space and Outdoor Gathering Space are located to maximize views of the course
- Outdoor Gathering Space connects Entry Patio and Community Space
- Building circulation is efficient and simple
- Historical Society spaces have a presence to the parking and could have its own entry

Cedarholm Clubhouse Renewal – Concept Design Option B



Concept Design Idea – Option B

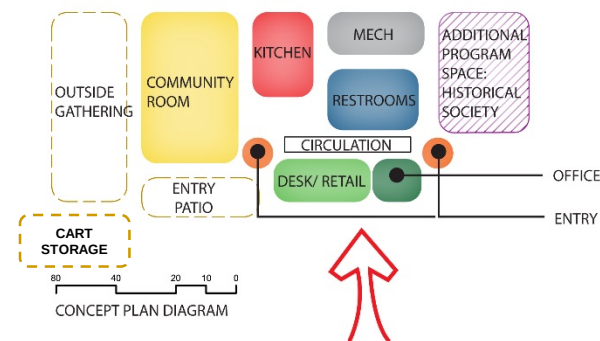
- Clubhouse is located on existing building pad
- Building Entry and Entry Patio are prominently located and easy to identify
- Entry Patio links the Building Entry, practice Green and 1st tee
- Community Gathering Space has improved views of the course
- Outdoor Gathering Space is located to maximize views of the course
- Building circulation is efficient and simple
- Historical Society spaces have a presence to the parking and could have its own entry

Cedarholm Clubhouse Renewal – Concept Design Option C



Concept Design Idea – Option C

- Parking lot is reconfigured and expanded
- Clubhouse is located to the north and adjacent to the Maintenance Building
- Site views are focused on the course
- Building Entry and Entry Patio front the parking lot
- Entry Patio links the Building Entry and access to the Practice Green and 1st tee
- Community Gathering Space is expressed in the front façade of the building
- Outdoor Gathering Space is located to maximize views of the course
- Building circulation is efficient and simple
- Historical Society spaces have a presence to the parking and could have its own entry



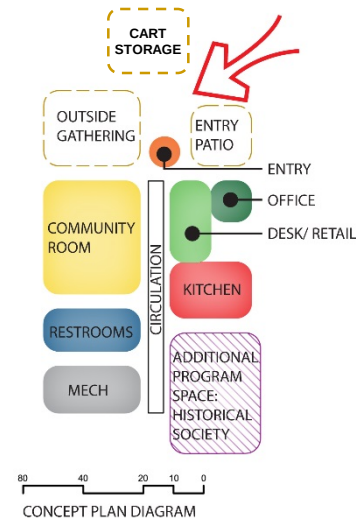
Cedarholm Clubhouse Renewal – Preferred Concept Design Option B-Revised

Preferred Option

- Reduced option based on budget
- Allows phased approach for the following:
 - Historical society
 - Practice Green
 - Course modification
 - Parking lot Expansion
- Focus of facility is the Entry Patio as it links the Building Entry, practice Green and 1st tee
- Clubhouse is located on existing building pad
- Building Entry and Entry Patio are prominently located and easy to identify
- Community Gathering Space has improved views of the course
- Outdoor Gathering Space is located to maximize views of the course
- Building circulation is efficient and simple
- Historical Society spaces have a presence to the parking and could have its own entry

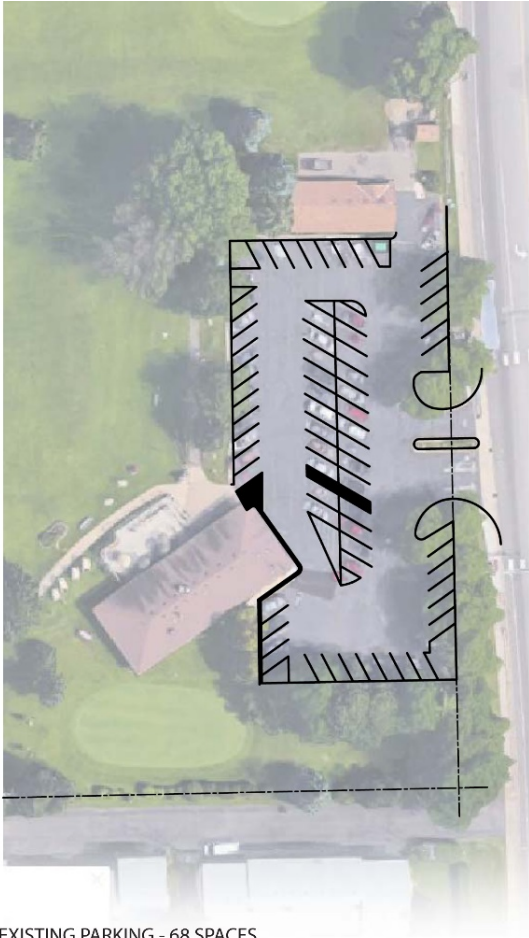


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SITE DIAGRAM
PREFERRED OPTION

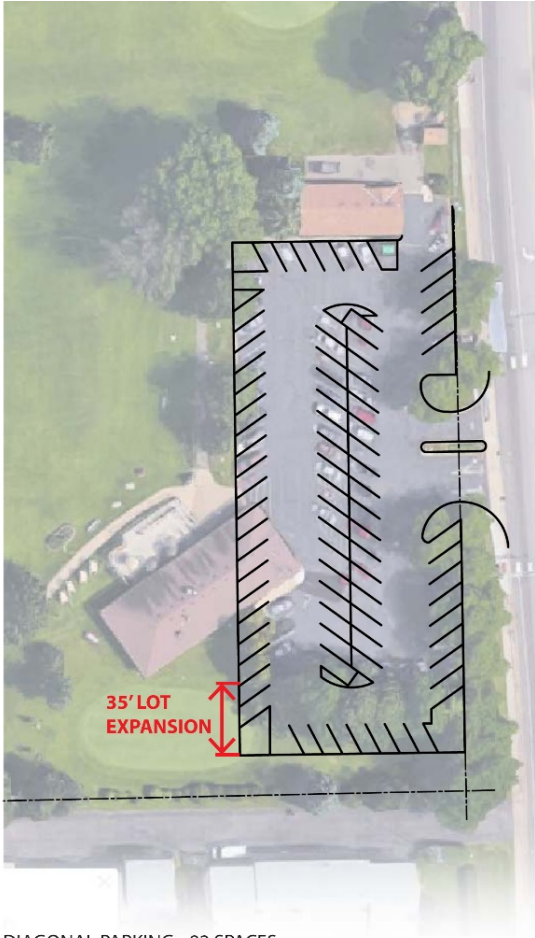


CONCEPT PLAN DIAGRAM

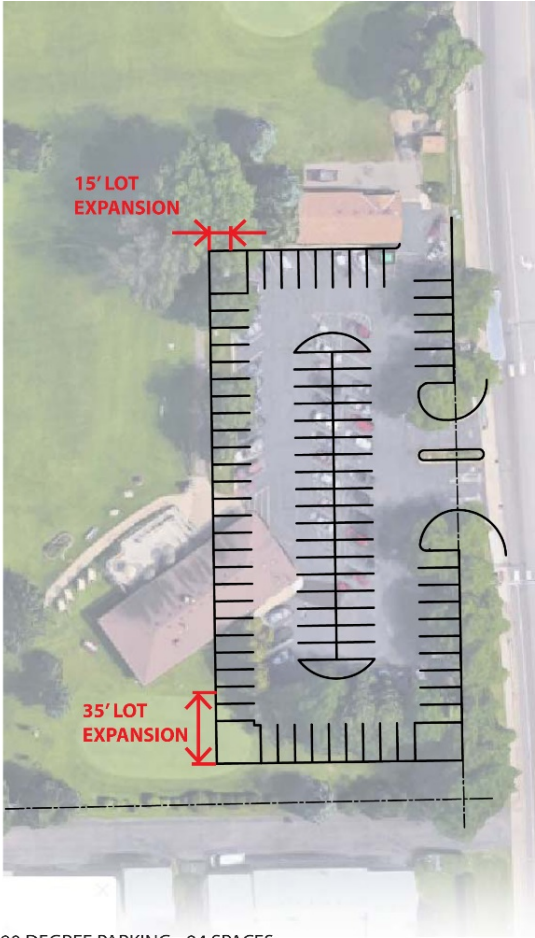
Cedarholm Clubhouse Renewal – Parking Plan Option Diagrams



EXISTING PARKING - 68 SPACES

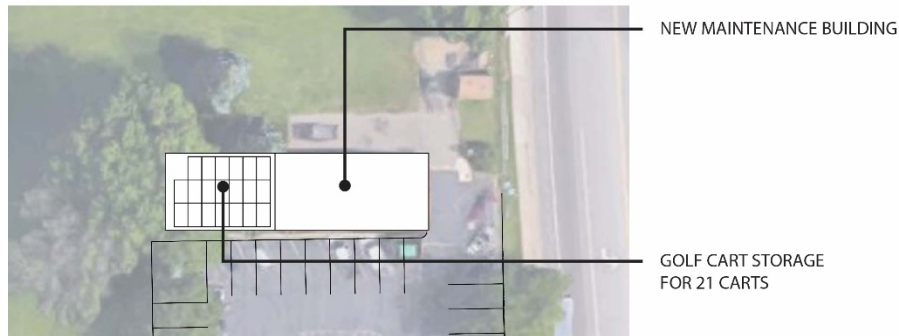


DIAGONAL PARKING - 82 SPACES
* ADDITIONAL 14 SPACES
* LOT EXPANSION IS 6,854 SF.



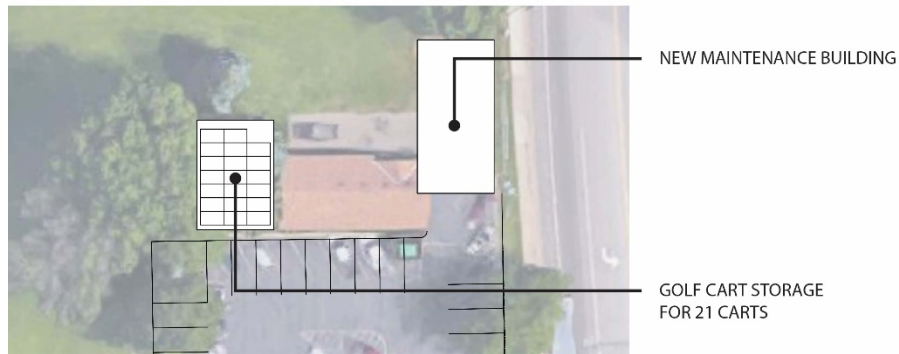
90 DEGREE PARKING - 94 SPACES
* ADDITIONAL 26 SPACES
* LOT EXPANSION IS 9,821SF.

Cedarholm Clubhouse Renewal – Maintenance Building Options



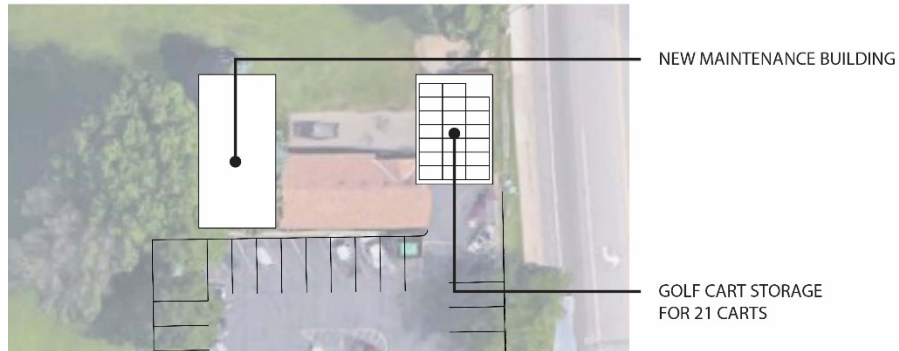
Option 1

- Keeps Maintenance building in the same location
- Addition of new golf cart storage to West of Maintenance Building location.
- Maintenance yard remains as currently constituted



Option 2

- New maintenance building located against Hamline Ave
- New golf cart storage to West of Existing Maintenance Building location.
- Maintenance yard between two new structures



Option 3

- New Maintenance Building rotated to West of existing location
- Addition of new golf cart storage along Hamline Ave
- Maintenance yard between two new structures

Cedarholm Clubhouse Renewal - Space Program Summary

City of Roseville Budget Basis of Analysis

1. Green Fee/Check-in Counter	120 NSF
2. Manager's Office	120 NSF
3. Retail / Merchandise Area	120 NSF
4. Kitchen	400 NSF
5. Community Gathering Space (60 Person)	1,100 NSF
6. Toilets and Changing Space	400 NSF
7. Storage Space	300 NSF
8. Building Services Space	200 NSF

Total NSF (Net Square Footage)	2,760 NSF
NSF to GSF Factor (15%-includes circulation, walls, etc.)	440 SF
Total Base Program GSF (Gross Square Footage)	3,200 GSF

Additional Program Space Program

9. Historical Society Space	1,430 GSF
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Total SF with Additional Program Space	4,630 GSF
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Conceptual Cost Estimate - Clubhouse

Typical costs / SF for Clubhouse projects are in the **\$380-\$420 per SF range**. This is typical commercial wood frame construction including a kitchen and some better quality finishes.

- **At 3,200 SF the owner should expect pricing from \$1,216,000 to \$ 1,344,000**
- At 4,630 SF the owner should expect pricing from \$1,759,400 to \$1,944,600

Site work costs (in Addition to Building Costs):

- Exterior gathering space (Patio with overhead structure, fire pit and planters) : Estimate 1,200 SF = \$80,000 to \$100,000
- Parking Lot Expansion : Estimate (\$4,000 per stall or \$13 per SF) = For Expansion to South Only = 4,200 SF = \$55,000
- Utilities (New water service if required for sprinkler system) : Estimate = \$40,000
- Golf Course modifications (Tees and Green Work) : Estimate = T.B.D.

Cedarholm Clubhouse Renewal - Space Program Summary

Advisory Team Basis of Analysis

1. Green Fee/Check-in Counter	200 NSF
2. Manager's Office	200 NSF
3. Retail / Merchandise Area	200 NSF
4. Kitchen	700 NSF
5. Community Gathering Space (80 – 100 Person)	1,800 NSF
6. Toilets and Changing Space	500 NSF
7. Storage Space	400 NSF
8. Building Services Space	200 NSF

Total NSF (Net Square Footage)	4,200 NSF
NSF to GSF Factor (18%-includes circulation, walls, etc.)	800 SF
Total Base Program GSF (Gross Square Footage)	5,000 GSF

Additional Program Space Program

9. Historical Society Space	1,430 GSF
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Total SF with Additional Program Space	6,470 GSF
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Conceptual Cost Estimate - Clubhouse

Typical costs / SF for Clubhouse projects are in the **\$380-\$420 per SF range**. This is typical commercial wood frame construction including a kitchen and some better quality finishes.

- **At 5,000 SF the owner should expect pricing from \$1,900,000 to \$ 2,100,000**
- **At 6,470 SF the owner should expect pricing from \$2,458,000 to \$2,717,400**

Site work costs (in Addition to Building Costs):

- Exterior gathering space (Patio with overhead structure, fire pit and planters) : Estimate 1,200 SF = \$80,000 to \$100,000
- Parking Lot Expansion : Estimate (\$4,000 per stall or \$13 per SF) = For Expansion to South Only = 4,200 SF = \$55,000
- Utilities (New water service if required for sprinkler system) : Estimate = \$40,000
- Golf Course modifications (Tees and Green Work) : Estimate = T.B.D.



Thank You!

Questions?

