

VILLAGE OF GLENCOE
CLUBHOUSE TASK FORCE COMMITTEE

July 18, 2012

7:00 p.m.

Village of Glencoe
675 Village Court
Glencoe, IL, 60022

A G E N D A

The Village of Glencoe is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, are requested to contact the Village of Glencoe at least 72 hours in advance of the meeting at (847) 835-4114, or please contact the Illinois Relay Center at (800) 526-0844, to allow the Village of Glencoe to make reasonable accommodations for those persons.

1. CALL TO ORDER AND ROLL CALL

Larry Levin, Committee Chairman
Jason Conviser, Committee Member
Rand Diamond, Committee Member
R. Scott Javore, Committee Member
Arnold Levy, Committee Member
Dan O'Brien, Committee Member
Sanford Perl, Committee Member
Dale Thomas, Committee Member

2. PUBLIC COMMENT TIME

3. APPROVAL OF JANUARY 10, 2012 AND APRIL 18, 2012 MEETING MINUTES

4. CLUBHOUSE FEASIBILITY STUDY

- Presented by Rick Christensen of Partners & Sirny Architects

5. CLUBHOUSE LOCATION ANALYSIS

6. INCREMENTAL REVENUE ANALYSIS

7. ADJOURNMENT

MEETING MINUTES

Date: May 14, 2012
To: Glencoe GC – Clubhouse Task Force
From: Rick Christensen
Subject: Meeting Minutes from Friday May 11, 2012
Project: Glencoe Golf Club
Project #: 1017.00
Attendees: Larry Levin- Chairman Clubhouse Task Force, Arnold Levy-Task Force Member, Paul Harlow-Village Manager, Will Jones-Assistant Village Manager, Matt Radde-Head Golf Professional, Stella Nanos-General Manager, Rick Christensen.

AGENDA

The meeting was held to review the site analysis, space program, design alternatives, budget, example projects and the next steps.

SITE ANALYSIS

1. Stella had emailed copies of the presentation to the attendees the day before. Rick walked through the site analysis diagram. Everyone agreed with the site comments in the analysis.

SPACE PROGRAM

2. Rick outlined the space program which was reviewed and approved by the committee at an early meeting. There were no additional comments at this time. The program ends with 3 alternative sizes. The first is the stand alone clubhouse with no banquet at 15,000 SF. Next is the clubhouse plus a 150 seat banquet space at 23,000 SF and the full size clubhouse with 250 banquet seats is 24,365 SF.

DESIGN ALTERNATIVES

3.. Rick presented 3 alternative concepts A, B and C. Concept A locates a new clubhouse west of the current parking lot and east of the ninth green. The concept is primarily a one level building with a lower level to contain cart storage and mechanical spaces. The plan represents all three of the program alternatives and a dark dashed line marks the point between the no banquet plan and banquet additions. If the program selected includes a 150 seat banquet room the footprint of these two schemes will be more compact. Rick explained how Scheme A has a divided parking lot due to the location of the existing maintenance building. He added that the maintenance building location is unfortunate and has great impact on any design alternative considered in this location. Arnold added that the committee recognizes that this is the case.

4. Scheme B is the same clubhouse plan location but with the maintenance building moved to the north behind the 7th Green. As a result one large parking lot can be built

close to the clubhouse to service both golf and banquet uses. The current maintenance building is approximately 5,000 SF and there is an additional shed to the north the holds equipment, so the new building is sized at 6,000 SF.

5. The rule of thumb for positioning a clubhouse in relation to a green is 150 feet to the center of the green from the face of the building. In the case of Scheme A and B, the building is 130 feet, and is 30 feet east of the entry drive. Rick said that Stella had commented in the past that not many balls fly over the trap there due to the short irons used on the approach shots on 9. Pushing the building back would impact the size of the parking lot.

6. Arnold commented that he doesn't like the maintenance building site and would like to consider relocating it along the west side of the 17th hole between the course and the Botanical Gardens. A service drive agreement could be worked out with the Gardens and this site is more appropriate than the clubhouse area. Stella will measure this site to see what amount of space is available.

7. A comment was made that the terrace off of the banquet rooms in Scheme A and Scheme B would be more affective on the west side of the building.

8. Rick commented that one of the shortcomings of these two schemes is that the banquet entrance is the first element you arrive at rather than the golf side. This is due to the location of number one tee on the north side of the parking lot. Paul asked if we could consider switching the nines so the floor plan could be flipped. Matt was concerned that the 9th hole isn't nearly as nice of a finishing hole as 18 currently is. Rick added that maybe a water feature could be added to number nine green areas to make it a more difficult hole and have an interesting landscape feature at the building.

9. Scheme C the Green Bay Road site was discussed next. Rick pointed out that in order to fit a clubhouse at this end of the site the current 1st Green (future 18th green) would need to be moved 150 feet to the west. He explained that there is enough room to accomplish this by moving the first tee back (future 18th tee). He also added that the 2nd tee (future 1st tee) is pinching the space available for parking on the north side of the site. The committee felt there may be room to move that tee forward as well.

10. Stella added that the current putting green location is set within the County property line and needs to be relocated.

11. A positive result to this location is the fact that by flipping the driving range enough length can be added to allow for woods which the current range is too short for. With this location now the slicers will push balls onto the 18th fairway instead of Westley Road. A net could be put along the fairway if necessary. Arnold commented that the addition of being able to use woods on the range would be a significant improvement for the facility.

12. Stella noted that the current parking layout on Scheme C is too small as compared to Scheme B. Rick said that he is confident that the design can be adjusted to increase parking. He wants to take another look at how the building is oriented; this scheme has it aligned to Green Bay Road rather than square to the golf course. The north side lot on the pro shop side is too small and if the 1st tee can be moved west more parking could be

added. It was also mentioned that the 2nd tee or future first tee could be pushed west as the hole is a par 5.

13. Rick added a thought that if more site is needed the clubhouse could be designed to have the banquet on an upper level. Having separate banquet from grill dining works because the food can be brought up an elevator in hot boxes to a holding kitchen. The two story stature of a building on Green bay Road may be attractive as well.

14. Rick added that a shortcoming of Scheme C is that you don't have both nines returning to the clubhouse. This would require building a halfway house structure between the nines that would include restrooms and a snack bar. This item should be added to the cost of this alternative. Bunker Hills built a facility like this and we can use that budget as a starting point.

15. Rick asked what the intended style of the building would be, will it take on the character of the other municipal buildings or be of another style. Larry thought the style should follow the old clubhouse and the building should feel like it has been there since the beginning of the golf club.

BUDGET

16. Rick began the budget discussion by saying that he uses the Means Cost Data Location Factors Index to compare regions to establish local cost per square foot budgets. Partners and Sirny completed a new municipal clubhouse at Bunker Hills in Coon Rapids a suburb of Minneapolis last June. The cost for this 38,000 SF building was \$190/SF for the general construction. Means has the Chicago area even with the Minneapolis area. He called Erich Luichinger of Bukacek Construction who built a clubhouse in Kenosha for P&S in 2009. Erich, since building the clubhouse, has been working in the Chicago area building Whole Foods, and recently completed one in Northbrook. Rick asked Erich what kinds of difference he sees in the Chicago market. Erich responded that you have a higher labor cost, so 15% should be added in cost difference. This would push the \$200/SF to \$230/SF.

17. Rick explained that he added a \$700,000 premium to the Green Bay Road site due to the apparent larger scope of site preparation and construction cost. This site has steeper grades. The construction budget used from previous projects did cover site and parking costs, these sites were more like the existing site at Glencoe.

18. The allowance for the entry sign was discussed and isn't needed for the project, Rick will revise the budget accordingly.

19. He continued explaining the owner's items budget, which accounts for project costs beyond the base building. They include soils testing, kitchen equipment, phone/AV/TV/POS, furniture, and architectural/engineering fees. Some of these costs are in a range depending on the size of the project undertaken.

20. In concluding the budget discussion Rick will run another check once the final site plans are completed. Erich Luichinger offered to help review the information in more detail.

21. An estimate needs to be done for the maintenance building. Rick said he has budgets from several of the past projects they have done and will add this to the budget.

18th GREEN SITE:

22. Paul asked if the task force would still be considering the 18th green site for a clubhouse. Arnold explained, for Ricks benefit that the Glencoe Golf Club only owns the southern half of the golf course. The land on the north half is owned by the Cook County Forest Preserve. He added that the task force wants to get a more secure relationship established between the Village and County on this issue. They don't think it is wise to proceed with funding a project if there is a real chance the county would back out of their current agreement. Rick explained his concern that there isn't enough room for a clubhouse complex while maintaining the golf course's integrity on the south parcel. Everyone agreed that the agreement with the Forest Preserve is an important priority.

23. Given Rick's concerns that the area by the 18th green is too small, the committee requested that Rick do a site plan to confirm whether this was correct. Rick agreed to provide this site plan and drawing in the final package showing whether the clubhouse as programmed on the 18th green site was viable.

PROJECT EXAMPLES

24. The power point presentation included examples of recent municipally owned new clubhouse projects that P&S has completed and are currently working on. The purpose was to display to the task force similar construction, finish level and quality they should expect for the budget assigned.

25. Rick explained the project delivery method they have been using on municipal projects recently. On Otter Creek the first example, P&S teamed with a local engineering firm that had a working relationship with the City of Ankeny Iowa. P&S provided the architectural design component and the engineering firm provided landscape, civil, structural, mechanical and electrical design. They also acted as a local representative for P&S if any unusual construction issues came up beyond the scope of the P&S monthly site visits. This process was very effective as the City was able to benefit from the clubhouse experience of P&S as well as the local detail provided by the engineering firm. Construction estimating was performed by a consultant to P&S. Estimating was done at the completion of each phase of work (Schematic, Design Development, Construction Documents) and the project was bid. It came in 10% under the budget. The Bunker Hills project was an ideal delivery method. The City had a construction manager (CM) already on contract working on an ice arena project. They assigned the manager the clubhouse project as well. As each phase of work was completed the CM estimated the construction costs. When it came time to bid the CM had ten bids in each division of work which satisfied the City and their requirement for multiple bids. Rick recommended that having the contractor and architect on separate contracts is a better way to be able to have the budget evaluated.

26. The meeting notes will be passed on to Stella Nanos for review. Then a schedule and list of items to complete will be put together.