

Coal Creek Feasibility Study Q&A Mandatory Meeting

11/3/2021

Q: Has the city chosen specific alternatives or options, or is it open to discussion? Such as - Program and physical space? Renovations? Replacing? Knocking Down? Expanding? Moving?

A: We do have some initial concepts that David Baril has worked on. Ideally, the current structure does not meet all the operational needs. Not even enough office space. So ideally, we can make a financial case that a new building is warranted. City Council wants us to evaluate both renovation/expansion of the current facility as well as a completely new facility as part of this study.

Q: Do you want a concept single ling drawing to support what alternative we recommend or a formal cost estimate? What details for the final deliverable.

A: I think we would like to have a spreadsheet/table with all the spaces and programming they will support, including tentative dimensions and the anticipated revenue each space will support. Preliminary drawings or renderings should be included to help visualize how those spaces might be laid out. Again, these would be very preliminary concepts. We would use them as a starting point for schematic design if the feasibility study is successful and we get approval to continue moving the project forward.

Q: Architectural drawings helpful?

A: Yes, anything that can help tell the story and make it happen within the proposal would be beneficial.

Q: Electronic modeling tool that the city can use? Do you foresee this being in Excel or another tool to manipulate?

A: Yes, we want to be able to change the assumptions, so Excel would be preferred.

Q: Are there base drawings of the facility available?

A: Yes. We will provide those to the selected contractor.

Q: Parking is an issue? Are there any thoughts on that?

A: Yes, we would like to expand the lot; we are next to a flood plain, so we can't go to a new location, so we have to utilize the space we have. Possibly expand N and S and use a retaining wall. Possibly reorienting the building. The initial drawing went from 150 to 220 with a reorientation of the clubhouse.

Q: Last three years of revenue and rounds?

A: 18 hole equivalent round

2019 – 29,000 rounds

2020 – Closed 45 days from COVID - 32,000 rounds

2021 – 34,000 rounds

Gross Revenues:

2019 – 1.7m

2020 - 1.99m

2021 - 2.2 million (estimated)

Q: Consider sitting with regular golfers to do a focus group to get feedback?

A: Yes. Please include the facilitation of a focus group as part of your proposal.

Q: Can the data from a focus group be provided to us to help with the process?

A: The consultant should include the facilitation of a focus group as part of your proposal.

Q: Are you fielding inquiries about potential large events and golf tournaments? Are you not able to accommodate because of space?

A: Yes, that has been going on since 2015. We only have 65 golf carts that we store that are in a space designed for 42. Anytime a more significant event wants to participate, they have to get additional carts, and clubhouse space will only seat 100 people. If we use that space, then all other golfers are displaced. The outside pavilion holds 120 people but is exposed to the elements. We have had to turn down events and have been rejected for not serving the basic needs for multiple outings.

Q: Any restrictions on any vertical sizing?

A: 2 Levels and a maximum height of 35' from existing grade.

Q: David, please classify the current use of the range?

A: Our range usage has increased a lot in 2.5 years. There are times when it's not 100% utilized, but that is becoming rare. More times or not that it is full and people are waiting. Analysis in September – counted the number of range balls dispersed in 9 months. The previous high was 1.39 million for 12 months; in 2021, we have dispersed 1.8 million range balls in 9 months – so use has gone up. It is becoming one of our main revenue centers.

Q: Is there any portion of land not used near the clubhouse?

A: Not really. Maybe the punch bowl – two putting greens close to the club house. One is small mimics the golf course; the other is larger, very undulating, emulating the Himalaya green in Scotland, and has mixed reviews if people like it.

Q: Is there a 1st tee program?

A: We do not participate in the program, but we do have a substantial junior program.

Q: Does JR programming have a classroom component.

A: No classroom available. The closest would be in the pavilion, but it's a high-traffic area. Any meeting space that can be multi-use is beneficial in the city. Some occur in the restaurant currently.

Q: Is there an elevator?

A: No. Access to the lower level is external stairs.