# Buffalo Run Golf Expansion Discussion

City Council Study Session April 25, 2022



# Purpose

- Overview of clubhouse expansion
- Overview of maintenance expansion



#### Buffalo Run Area Growth 1999-2022



Significant residential growth in the area surrounding Buffalo Run.



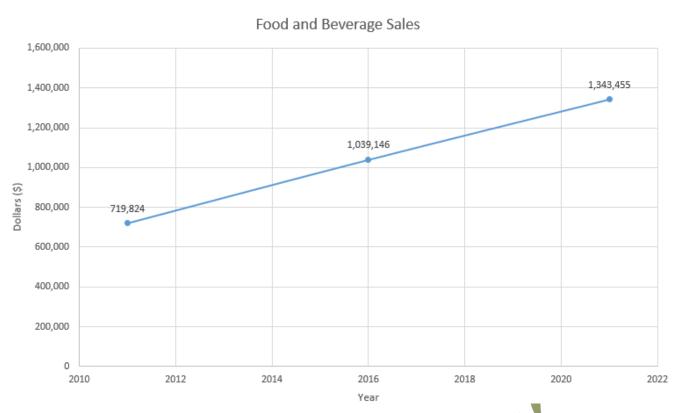
# Restaurants: Customer demand increasing

• Growing demand for restaurant services over the years has prompted discussion about expanding the clubhouse.





#### **Buffalo Run Restaurant**





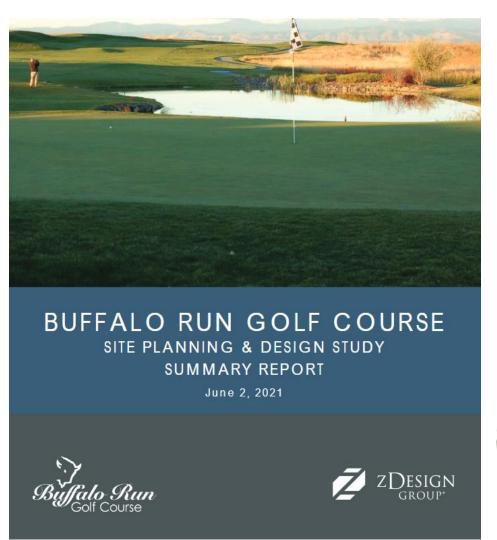
## **Buffalo Run Clubhouse Activity**

Clubhouse and restaurant are active daily with a variety of customers:

- Golfers starting/finishing their rounds
- Sit-down dining options for residents
- Local businesses having meetings
- Special events



# Clubhouse Expansion Study





#### **PROJECT OVERVIEW**

The City engaged site planning and design services to study feasibility and options for clubhouse improvements at the Buffalo Run Golf Course. Since the time that the original facility was built in 1996, there has been a large amount of land development and significantly more residential units built in the surrounding area. Along with this success, the clubhouse facilities have become substantially under-sized and outdated for the current needs.

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#### **PROJECT OBJECTIVES**

#### **Clubhouse:**

- Expand the restaurant dining area to accommodate seating for about 120 persons.
- Add two event function rooms that can open together & provide total seating for 60 persons.
- Existing kitchen expansion, improve service.
- Provide office for food & beverage manager.
- Provide break room for staff.
- Add Catering Pantry & Restrooms at existing Golf Pavilion.
- Provide option for openable glass panels at existing Golf Pavilion.

#### **PROJECT OBJECTIVES**

#### **Maintenance Facility:**

- Add new equipment storage building.
- Add more soil bins.
- Expand Chemical Storage Room.
- Provide staff parking area.
- Add fence to provide screening.
- Add a restroom



#### EXISTING SITE PLAN



- 1. Clubhouse
- 2 Event Pavilion
- 3. Golf shop
- 4. Golf Staging
- 5. Cart Storage Barn
- 6. Service Yard
- 7. Delivery Truck loading Zone
- 8. Maintenance Facility
- 9. 18 Green

**CLUBHOUSE SITE PLAN - EXISTING** 

Overhead view of the clubhouse and maintenance area.



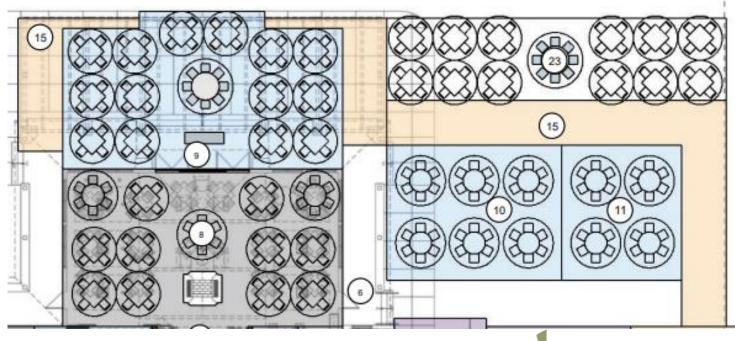
#### KEY NOTES I. Main Snbry Setter lighting for the front of the building Golf shop Kitchen Edeting - 972 of Kitchen Supanded - 1202 of Profession & Panel Service Valleys Service Yard - 12's 18' (Sedicard) Bristing Diving Saure Diving 30 mates Nam S Season Count Oliving Fareh - Ching Sit seats \* Add some VALC, semantial shoot the greenhouse offers II. Nam Ericata Sanatian Sanya - A. a. Diving Snawing 33 ages 11. San Private Function Seam - 6 A - Claimy Seating 26 cents Tory amount desire to other searchest from male along your Diving Saving 100-100 main Sala nations heart 0 \* Add saffing favo. \* Add saffing favor. \* Detack realizes to edge of secretar agree. Service Ser / Cataring 100 of increase number of drought hear these to the her to 12. Additional and storage of her (10) \* Agent for high tag nation? 14. Tailer Paulities W/W + 10 of 15. New Parch & Paris (Vision Science) " Die matem meteral pas fire pite " Bed bard piped the pite. His Branch Zarreiten Pariety. 17. F&E Manager Office = 222 of 18. Staff Break Seam = 100 of Palmary Trush Leading Serve Additional auctions well-the sealer for becoming part and tarrent bear storage 30. White array less features 21. Watt Dieffen - 228 of 22. Corporal Landing South 24 Outside String Fairs (30 septs) CLUBHOUSE PLAN DIAGRAM

PROPOSED CONCEPT PLAN DIAGRAM

Concept plan including new banquet room, patio area, and three-seasons room as well as expansion of the kitchen area and improvements to the tournament pavilion.



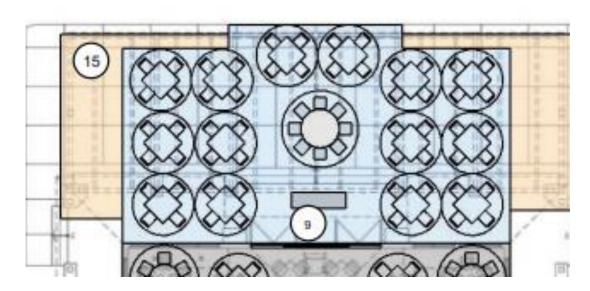
# Detail Three-Seasons Room, Banquet Room, Patio



Preview of new three-seasons room, banquet room and patio in relation to existing dining room.



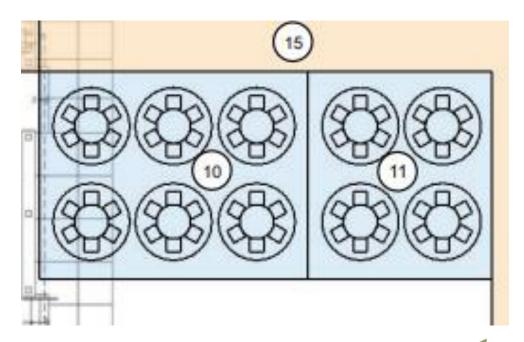
### **New Three-Seasons Area**



New three-seasons room would allow for dining in the spring and fall (as well as summertime); adds 15 tables and 68 seats to the total capacity.



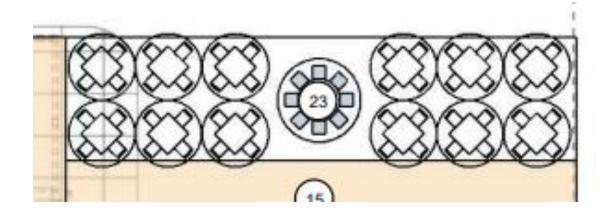
# New Banquet Room



New banquet room can be closed off for privacy (meetings, small banquets, etc.); adds 10 tables and 60 seats to existing dining capacity.



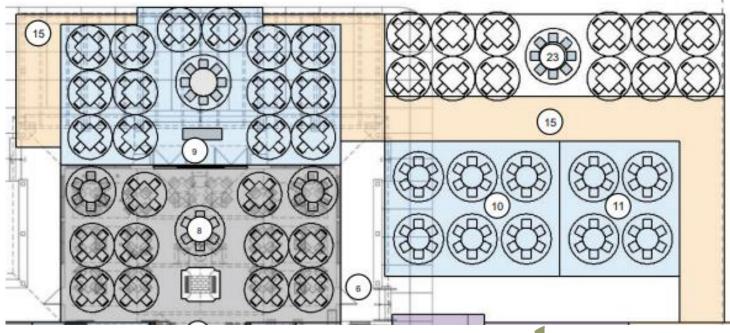
### **New Patio Area**



Patio area would be similar to the existing patio – true outdoor space; no change in total number of tables and chairs.



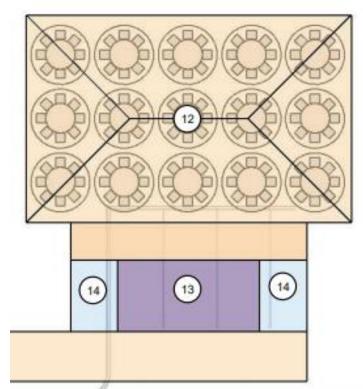
# Detail Three-Seasons Room, Banquet Room, Patio



New dining spaces as they would be situated in the clubhouse.



# **Expanded Tournament Pavilion**



Tournament pavilion would be upgraded with fans and radiant heat. New bathrooms and service kitchen would be added.

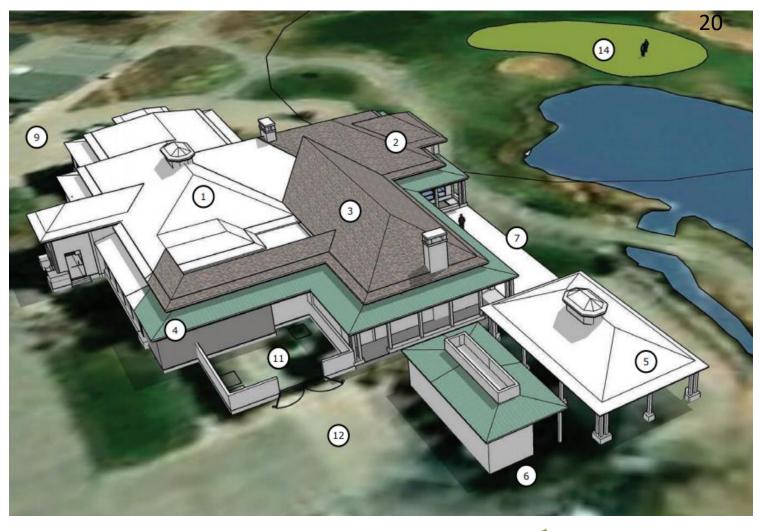


# Kitchen expansion



Expanded kitchen would include additional space for prep work, larger cook line, additional storage, and upgraded dish pit. A break room for staff could also be added, as well as a new service bar and wait station for placing orders on the point of sale.





Overhead view shows expanded footprint of the building.



#### View From #18 Green



View from #18 green highlights the new three-seasons room.



#### Patio and Three-Seasons Room



Patio area would have tables with umbrellas, possible fire pit.



## Overhead view



View shows new clubhouse footprint from a different view.



### **Maintenance Area**



Maintenance area shows relation to clubhouse as well as new building and parking area.



# Maintenance improvements

- New equipment storage building
- Expanded chemical storage room
- New parking lot for staff and equipment
- Additional storage bins (sand, soil, etc.)
- Outdoor fence screening
- Additional restroom



# Close-up Maintenance Area



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# **Project Funding**

Scope of costs for clubhouse & maintenance expansion to include:

- General Construction
- Furniture, Fixtures & Equipment
- Landscaping
- Professional Fees and Expenses
- Other owner costs including but not limited to security, audio, technology, temporary operation spaces
- Contingency

Total estimated cost: \$8,757,600

 City Council to consider re-appropriation expenditure from un-restricted fund balance (General Fund) at an upcoming City Council business meeting as directed during the March 14 Special Meeting.

#### **Discussion**



