

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

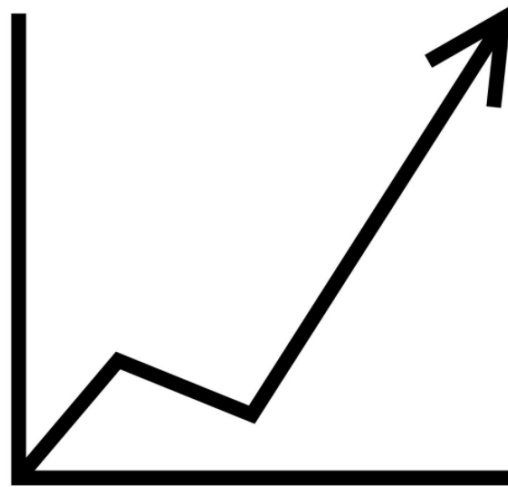


Significant residential growth in the area surrounding Buffalo Run.



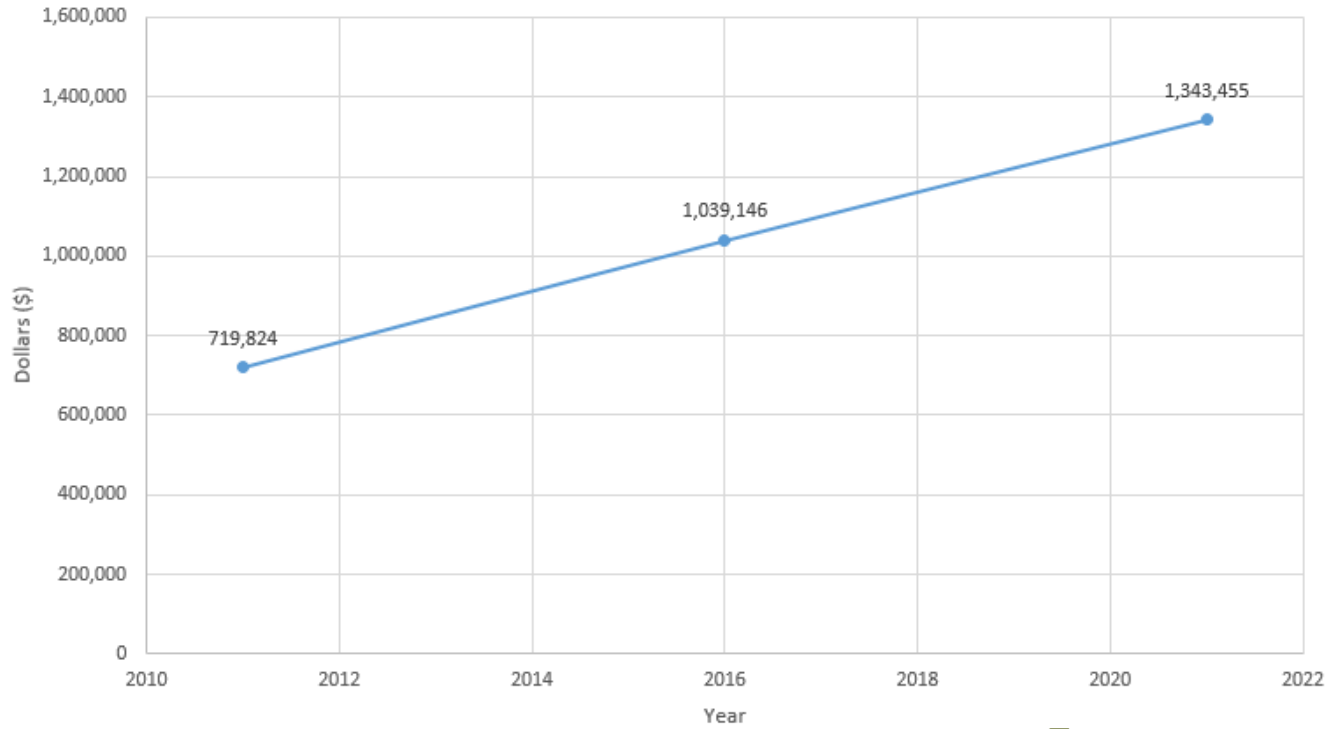
Restaurants: Customer demand increasing

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



Buffalo Run Restaurant

Food and Beverage Sales



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



BUFFALO RUN GOLF COURSE
SITE PLANNING & DESIGN STUDY
SUMMARY REPORT

June 2, 2021



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 Along with this success, the clubhouse facilities have become substantially under-sized and outdated for the current needs.



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

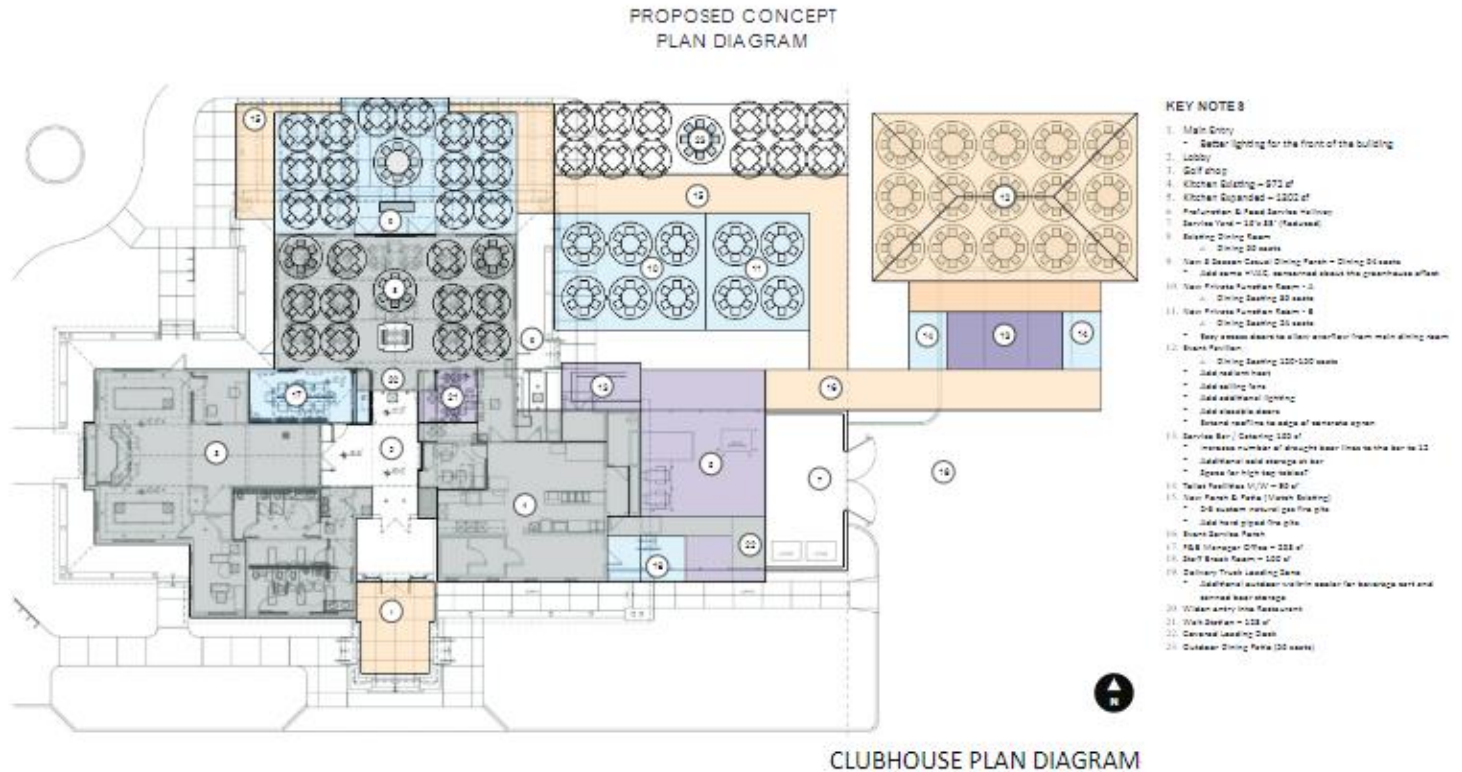


- 1. Clubhouse
- 2. Event Pavilion
- 3. Golf shop
- 4. Golf Staging
- 5. Cart Storage Barn
- 6. Service Yard
- 7. Delivery Truck loading Zone
- 8. Maintenance Facility
- 9. 18 Green

CLUBHOUSE SITE PLAN - EXISTING

Overhead view of the clubhouse and maintenance area.

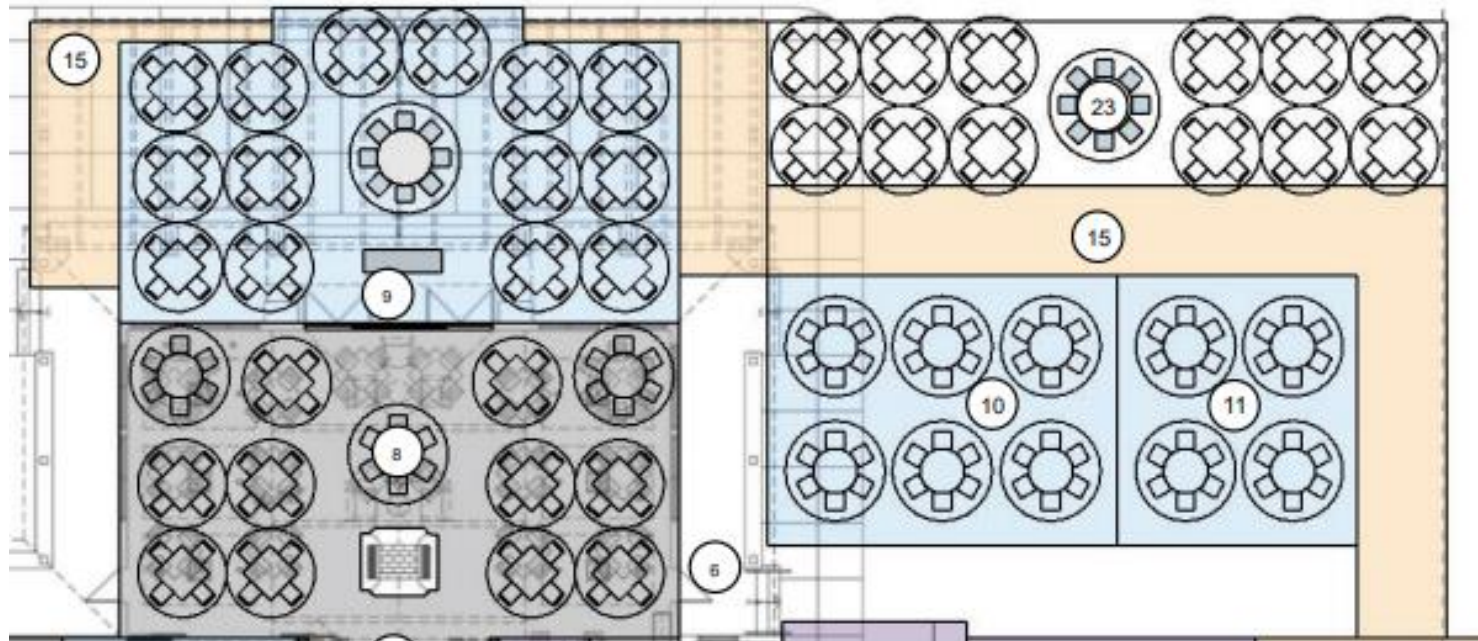




Concept plan including new banquet room, patio area, and three-seasons room as well as expansion of the kitchen area and improvements to the tournament pavilion.

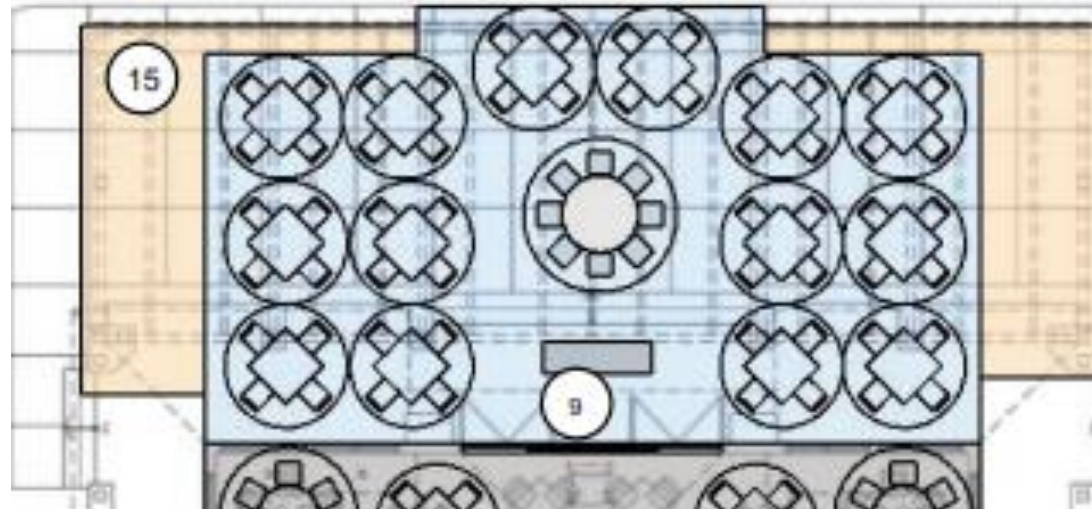


Detail Three-Seasons Room, Banquet Room, Patio



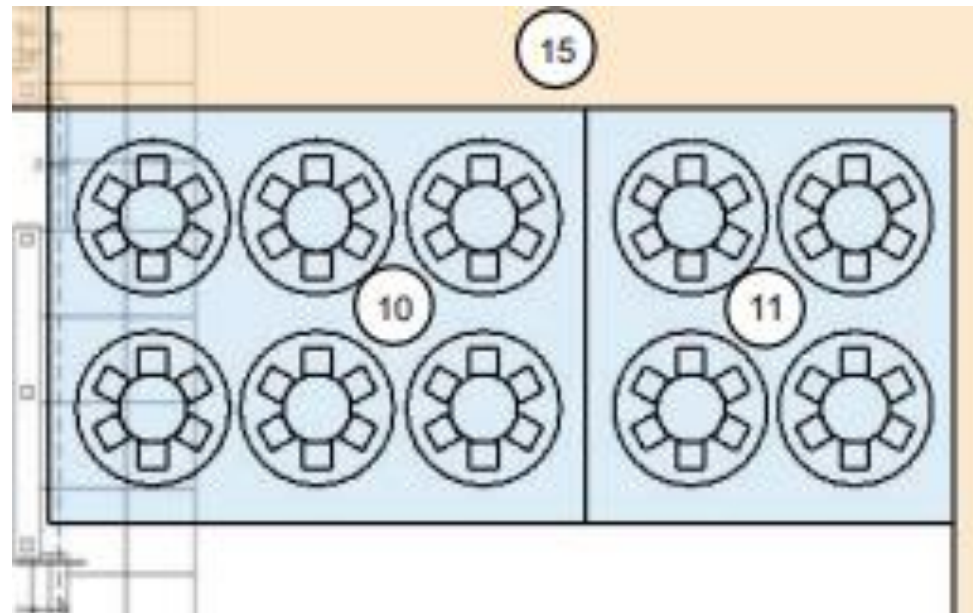
Preview of new three-seasons room,
banquet room and patio in relation to
existing dining room.

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.

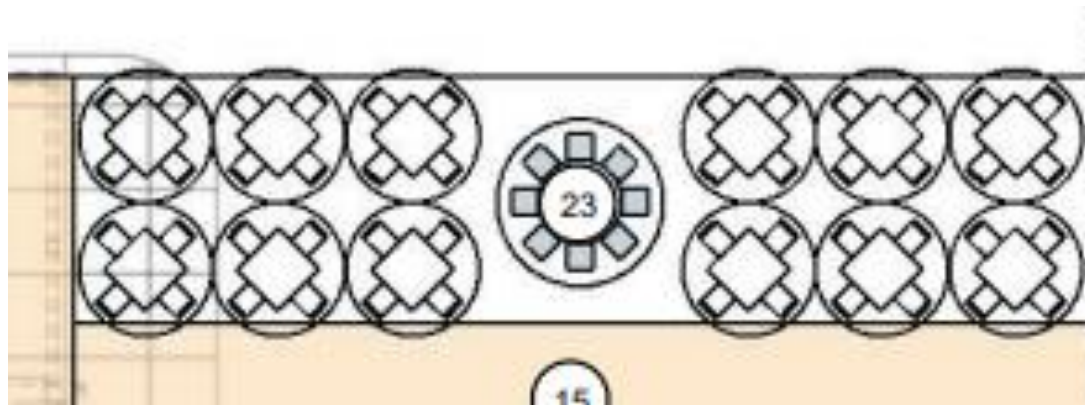
New Banquet Room



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



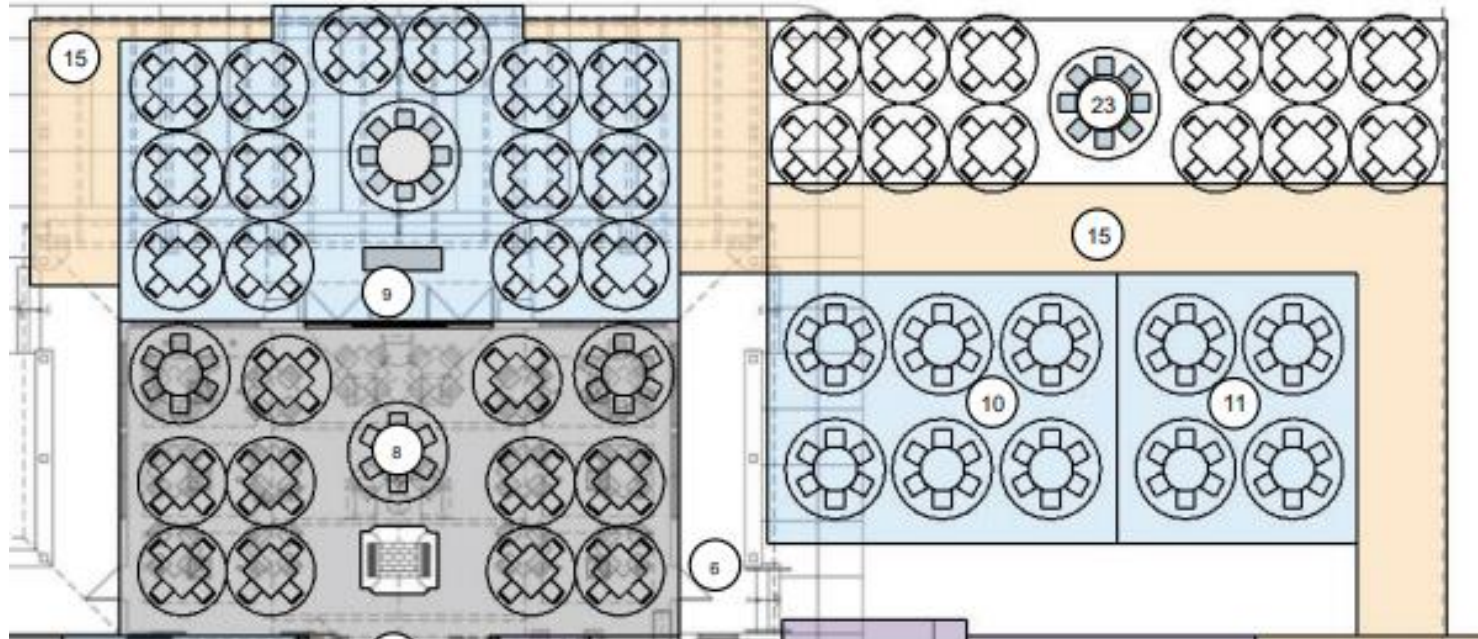
New Patio Area



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

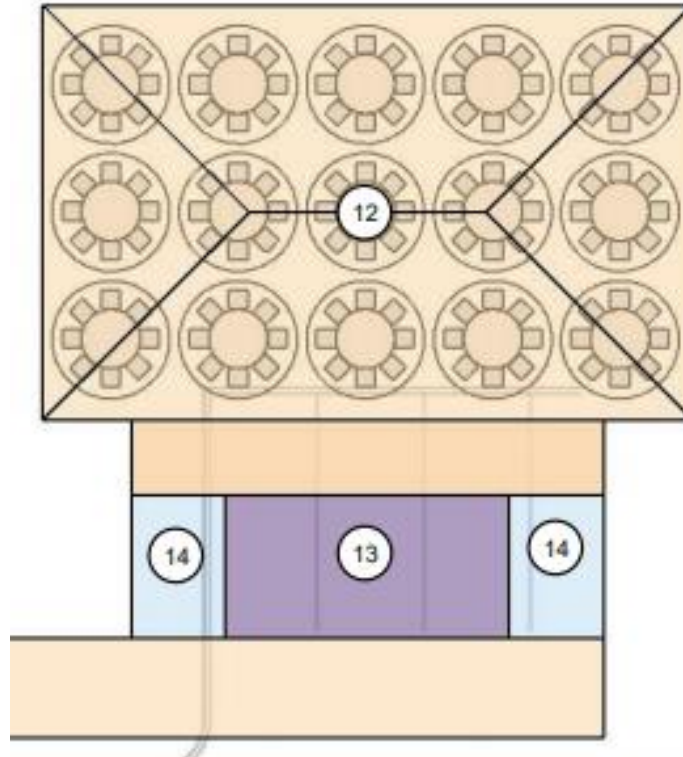


Detail Three-Seasons Room, Banquet Room, Patio



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

Expanded Tournament Pavilion

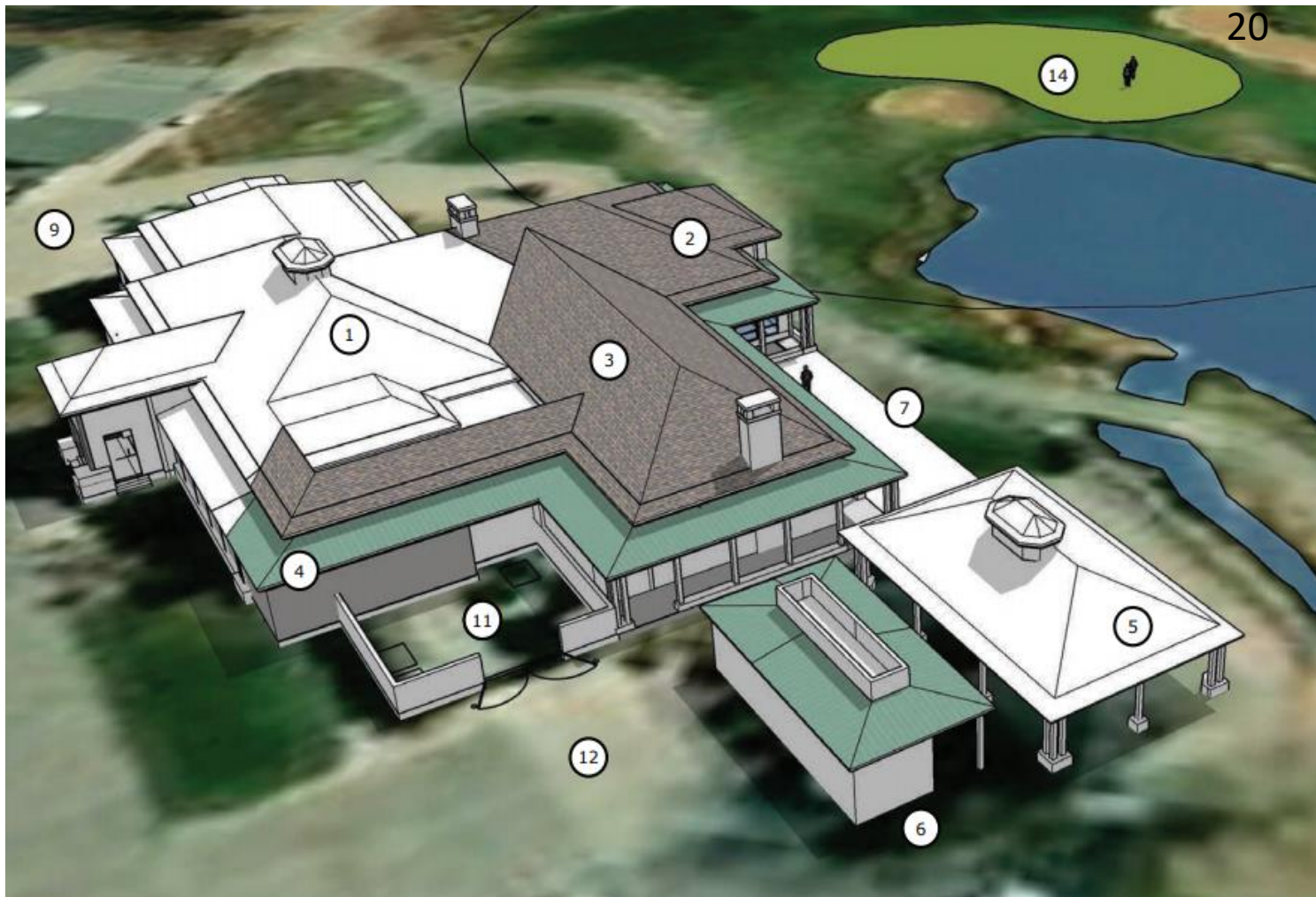


Tournament pavilion would be upgraded with fans and radiant heat. New bathrooms and service kitchen would be added.

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.



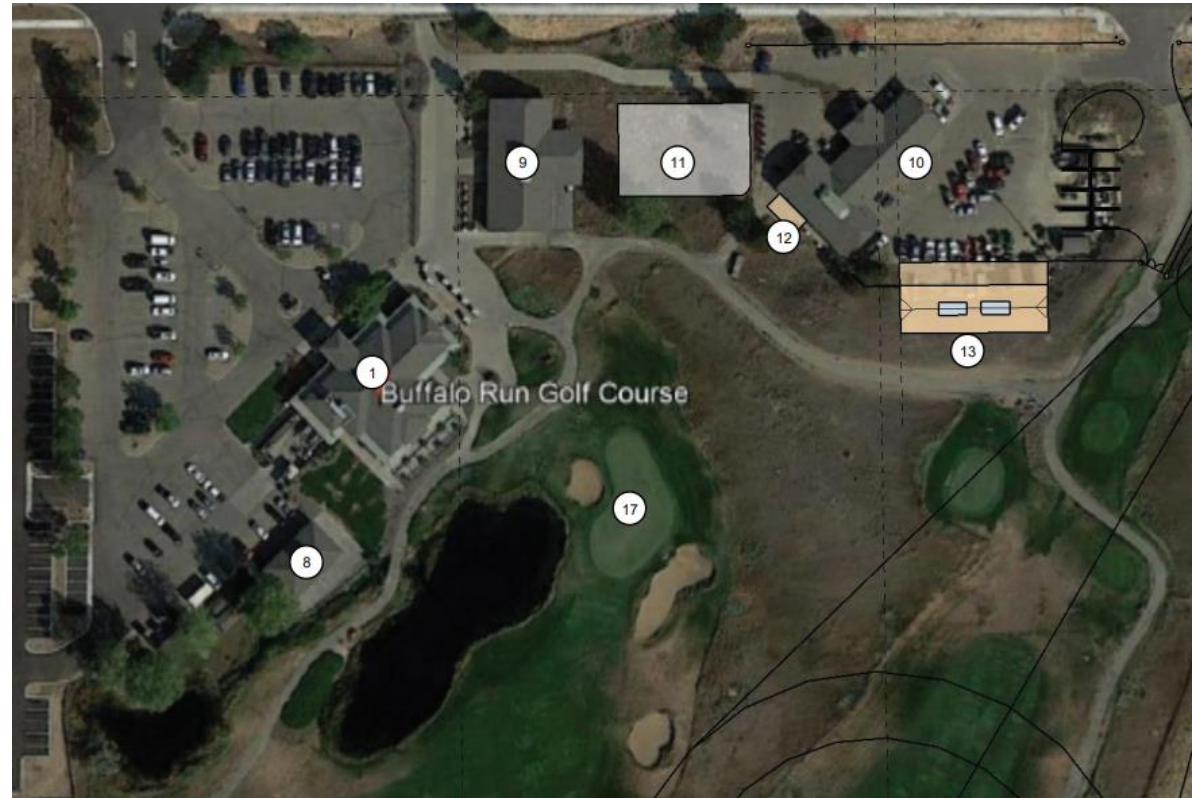
Overhead view



View shows new clubhouse footprint from a different view.



Maintenance Area



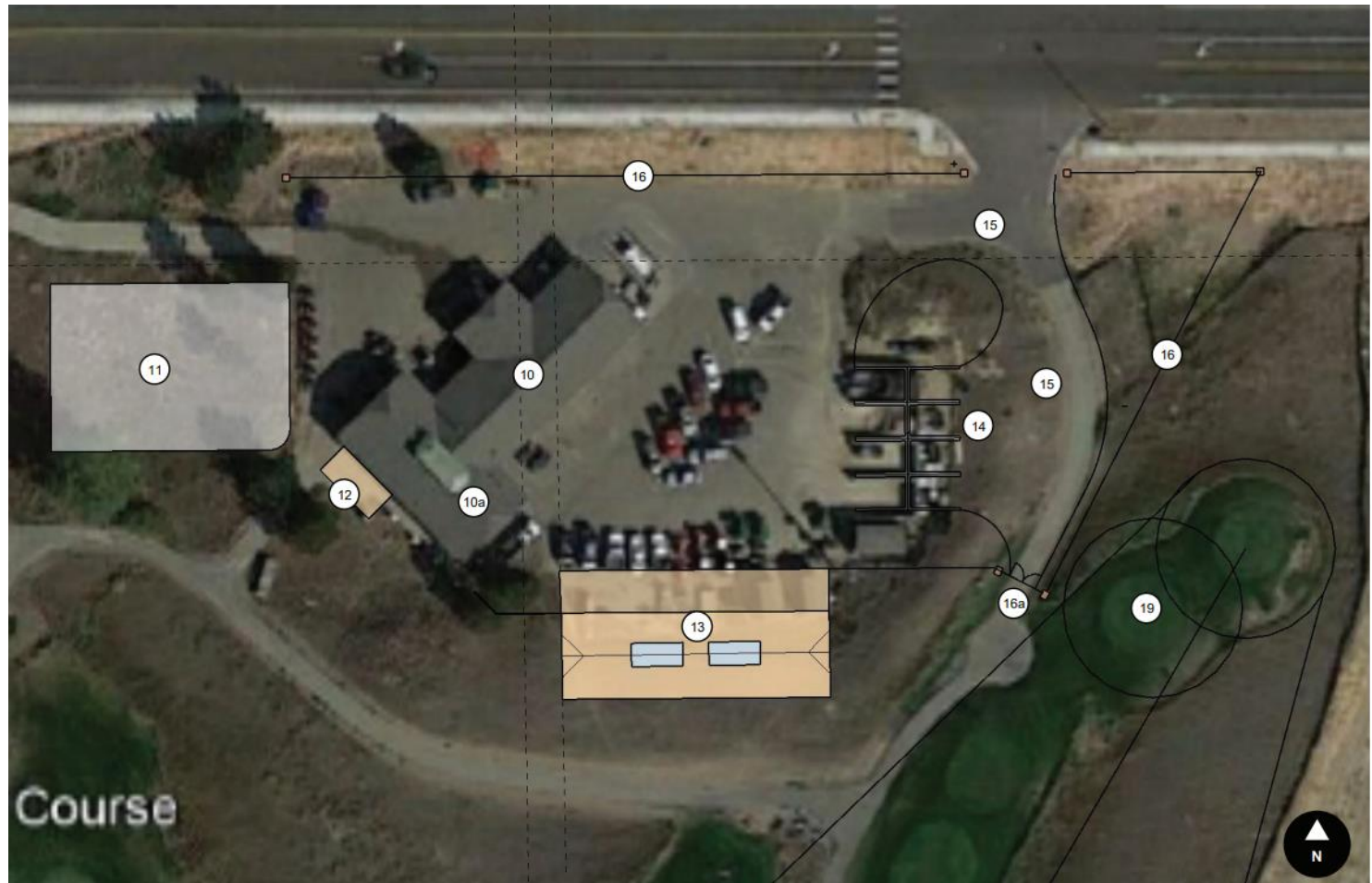
Maintenance area shows relation to clubhouse as well as new building and parking area.

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



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

