



Boone County Golf Course Clubhouse Study

Burlington, Kentucky

October 4, 2016

ACKNOWLEDGMENTS

Boone County Golf Course Clubhouse Study Burlington, Kentucky

Boone County Golf Course Clubhouses

Boone Links Golf Course: Florence, Kentucky
Lassing Pointe Golf Course: Union, Kentucky

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BOONE COUNTY GOLF COURSE CLUBHOUSE STUDY BURLINGTON, KENTUCKY

INTRODUCTION

In May of 2016, the Boone County Fiscal Court contracted with Brandstetter Carroll Inc. to provide a comprehensive evaluation of the two county-owned golf course clubhouses at Boone Links and Lassing Pointe. The Owner representatives consisted of Matthew Webster, Russ Gartner and Michael Albrecht who assisted the Consultant Team with facility tours and feedback throughout the Study process. The evaluation was to include an analysis of the current conditions and provide design schemes to improve each clubhouse to better suit patrons and county operations. This document provides a summary of information that was gathered over a four month period. The Study contains project goals as well as the planning process used to provide this information.

ANALYSIS

The Boone Links Golf Course is located on the west side of Florence, Kentucky, just south of Burlington Pike. The clubhouse was originally built in the late 1960's and served the private Boone Aire Country Club. In the early 1970's the Country Club went out of business. The county purchased the golf course in the late 1970's, however the clubhouse was not included in the agreement. The original Boone Aire Clubhouse sat dormant for years and later burned down.

While operating out of a trailer, the back nine holes were re-opened in 1979. The front nine holes opened the following year after significant re-work of layout, hole numbering, drainage and green repair. In 1981, construction began on the Clubhouse which stands today in its current location.

The original Boone County Golf Course Clubhouse contained a small pro shop, offices and a grille on the main level with a three bedroom apartment on the second floor. The basement housed the turf operations originally until the current turf center building was constructed years later. The total square footage of the original Boone County Clubhouse was approximately 7,400 square feet.

In 1991 the building was renovated and a 7,600 square foot addition was provided. The enhanced amenities include an outdoor porch, a larger pro shop, additional office space, storage, and a banquet room. The banquet room accommodates medium sized golf gatherings and special events.

The Lassing Pointe Golf Course is located on the west side of US 42 behind the Ryle High School in Union, Kentucky. The course and clubhouse opened in 1994 and has an efficient floor plan

consisting of office space, a patio, pro shop and a dining room. The dining room functions well during daily activities, but is too small for events or golf outings. Similar to Boone Links, a basement has been provided for general building storage and parking for golf carts. The total building square footage is approximately 9,500 square feet.

FINDINGS AND OBSERVATIONS

Upon conducting reviews of the facilities, and working directly with the Owner representatives, it was generally recognized that they are in a declining condition due to age and heavy use. It is also recognized that the County is not able to take advantage of opportunities to generate additional income from golf outings and event rentals due to limited space and support facilities.

The Boone Links Clubhouse requires dramatic improvements to the interior and exterior of the building. Even though the Lassing Pointe Clubhouse is a newer building, it also requires significant improvements to the interior and exterior. Both Clubhouses were assessed to determine whether a new replacement facility was needed or if the existing structures were suitable for renovations and expansions. Both Clubhouses have critical needs for additional space to perform daily functions as well as to expand programs and offerings.

Throughout the process of this study the Consultant Team has generated alternative concept floor plans and costs for the Owner's review and input. Included within this Study are the final conclusions for the future of each clubhouse.

CONCLUSION

In conclusion, the Boone County Fiscal Court is in initial stages of exploring needs and the possibility for a renovation and expansion of the Boone Links and Lassing Pointe clubhouses. The recommendations for renovation and additions to these facilities due to the structural integrity and cost effectiveness of renovating each of the buildings in this report are offered to assist the Owner in moving forward. The Consultant Team is pleased to have worked with Boone County and prepare this report. Please review the full report for additional information related to various spaces and functions of each clubhouse.

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I. INTRODUCTION

PURPOSE

Boone County is located in Northern Kentucky and serves as a regional hub for several of the surrounding counties with access to medical services, educational facilities, employment opportunities, professional services, recreational facilities, shopping and dining.

The Boone Links Golf Course is located on the west side of Florence, while the Lassing Pointe Golf Course is located in Union. Although in two cities, they are still centrally located within the county.

The population of Boone County is approximately 127,750 with a projected annual rate of growth of 1.37%. In 2021, the estimated population is expected to be 136,763. The median household income is just under \$70,000 while the national average is \$54,000. Over the next five years the median household income in Boone County is expected to increase by approximately \$8,000 to an amount of \$78,000. Due to these factors the Boone Links and Lassing Pointe Golf Courses have the potential for growth.

As a result of the National Golf Foundation (NGF) Study recommendations, the Fiscal Court authorized a planning study to assess the current structures and receive recommendations on the need for improvements. In May of 2016, Brandstetter Carroll Inc. was contracted to conduct a Master Plan Study examining the Clubhouse facilities, their operations and services.

PROJECT GOALS

1. Preliminary Review – The goals were to:
 - Review previous planning data and study performed by the National Golf Foundation.
 - Visit each of the above referenced sites and develop a general understanding of each.
 - Review projections of growth.
2. Existing Building Assessment – The goals were to:
 - Conduct a physical evaluation of conditions of each clubhouse.
 - Conduct functionality evaluation of each facility.
 - Examine site location and circulation.
 - Examine compliance or non-compliance with Kentucky Building Codes and ADA Codes.
 - Examine operational deficiencies and ongoing operation and maintenance costs.
3. Needs Assessment – The goals were to:
 - Work closely with Russ Gartner, Boone County Head Golf Professional.
 - Examine and review operations of each facility.
 - Develop understanding of cohesiveness, adjacencies and overall function of each clubhouse.
 - Determine current and future equipment needs for each clubhouse.
 - Conduct thorough assessment of the current technology and anticipated technologies required for each clubhouse.
4. Programming – The goals were to:
 - Develop specific requirements for each clubhouse.
 - Recommend space functions and sizes.
 - Assess and provide recommendations as to whether the existing structures and facilities were amenable to renovations and expansions or if full replacement would be necessary.
 - Develop requirements for adjacencies.
 - Prepare site requirements
 - Recommend final building program requirements for each clubhouse.

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5. Master Plan – The goals were to:
 - Review program requirements for each clubhouse.
 - Propose recommended solutions, complete with detailed opinion of probable cost for each clubhouse.
 6. Conclusion and Presentation – The goals were to:
 - Prepare drawings of selected schemes.
 - Develop requirements for future needs.
 - Prepare final opinion of probable cost.
 - Present verbal description, written summary, maps, drawings and plan diagrams in written bound report.

II. FINDINGS AND OBSERVATIONS

The needs assessment portion of the study was kicked off by examining the physical condition of each clubhouse. The following comments note visual observations made while reviewing each facility and interviewing the Owner's representatives. Americans with Disabilities Act deficiencies are noted as well as conditions requiring repair such as floor finishes, exterior finishes, mechanical systems, etc.

The Consultant met with the Owner's representatives to begin discussion of desired outcome to each clubhouse. Mr. Gartner and Mr. Webster gave a brief overview of the services provided, and offered comments to be considered project goals and considered in the final report. It was suggested that this study would be a road map for the future development of the Boone Links and Lassing Pointe Clubhouses within Boone County.

The Owner's representatives noted fundamental needs that are currently lacking and are vital to the success of each golf course.

BOONE LINKS CLUBHOUSE

Russ Gartner led a tour of the facility, which is approximately 15,000 square feet. The following items were noted (Referenced photos are located in Appendix A of this document):

1. The main entrance is obscure and should be better defined. It is currently at the rear of the building, adjacent to the parking lot. A fabric canopy structure has been provided, however the significance of an actual entrance has still not been achieved. (See photo 1)
2. The Grille Area is located adjacent to the main public entry way and seats approximately 20 people. Separating the spaces, and defining the Grille Area is a low lying rock feature wall that contains a water feature which is dated. (See photos 2,- 4)
3. The pro shop has very good site lines to the #1 and #10 tee boxes. The views to the 9th and 18th greens and golf cart storage area are good. However the golf cart storage area is small and contains minimal storage for the number of carts at this course. Additionally, the safe is located within the Business Center which leaves the pro shop vulnerable to theft if an employee needs to access the safe. (See photo 5)
4. The Business Center houses the employee time keeping system, dispatch radios, and the above mentioned safe. An office for the Food & Beverage Manager is also provided within this area. (See photo 6 & 7)
5. The Golf Professional's office is currently shared, and contains the only conference room in the building. These functions need to be separated. (See photo 8 & 9)
6. A secondary entrance is provided. This was once the front entrance to the facility, however it was relocated to the rear of the building in 1991 when the building and parking lot were expanded. This entrance allows close proximity to the restrooms, pro shop and golf carts which make this entrance the preferred "golfers" access. (See photo 10)
7. The Men's Restroom contains two water closets, two urinals, one shower and two lavatories. This is the only public men's restroom facility and does not adequately serve the golf course or clubhouse events. In addition, compliance with current ADA standards is not satisfied. (See photos 11 - 15)
8. The Women's Restroom contains two water closets, one shower, a small seating area and one lavatory. This is the only public women's restroom facility and does not adequately serve the golf course or clubhouse event. Furthermore, the flooring is carpet which is unsanitary. Compliance with current ADA standards is not satisfied. (See photos 16 - 18)
9. One small janitorial closet has been provided for the entire building, located adjacent to the restrooms. This room houses a mop sink and storage of supplies. (See photo 19)
10. The Banquet Room seats approximately 150 people. A dance floor and audio/visual equipment is provided for events. The Restrooms are located on the opposite side of the building. Additionally, the main entrance is located next to the Grille which can cause issues with multiple events occurring at

the same time. (See photo 20)

The facility hosts many golf events and outings throughout the year. However, it is unable to host larger events due to the limited size of the banquet room and arrangement of the support spaces.

11. The Kitchen is located between the Grille and Dining Room and can serve both functions at the same time. Within the kitchen is a commercial range, deep fryer and griddle with a suppression hood, a 3-compartment sink, prep area, commercial ice maker, several upright refrigerators and freezers, a soft drink station, bar area and 6 beer taps. The beer taps currently operate with an old, outdated, inferior compressed air system which is located in the basement of the building. The layout of the equipment does not allow the staff to efficiently operate as it is spread out throughout the kitchen. (See photos 21 - 28)

The beer taps currently operate with a compressed air system which is located in the basement. (See photo 29)

A drygood storage room has provided within the Kitchen to store items such as food, china and linens. In addition, a walk-in cooler has been provided within the Kitchen area and is located next to the drygood storage room. The cooler houses beer kegs and food items and is extremely full. (See photos 30 - 32)

12. A large covered porch has been provided off of the Banquet Room. This allows for additional programming space and offers beautiful views of the surrounding greens. (See photos 33 - 35)
13. Residential style gas HVAC units are located throughout the building. The propane gas cylinder is located at the rear of the building, however it is in view of the parking lot and covered porch. In addition, unsightly and noisy HVAC condensing units are located adjacent to the main entrance.
14. A three-bedroom, 1½ bath apartment is provided above the existing clubhouse. The apartment is accessible by a stair located on the exterior side of the building, close to the main entrance. Staff currently utilizes the washer and dryer located within the apartment, however linens must be transported from the other side of the building, then outside and up the stairs for laundering. This process is physically demanding as the linens are heavy and the stair is narrow. (See photos 42 - 50)
15. The Basement consists of a large space for golf cart parking however several lockable rooms have been provided for storage. Also located within the basement is the water service and fire suppression riser, electrical panels and switch gear, water heater, commercial ice maker and the compressed air beer tap system. Golf carts enter the basement beneath the covered porch. This course utilizes 84 golf carts. Approximately 36 golf carts can be stored within the basement while the remaining 48 are parked outside and vulnerable to theft or vandalism, which does occur. (See photos 51 - 61)
16. Vertical circulation is provided through a series of stairs. As previously mentioned, an interior stair serves the apartment above, however it is only accessible from the exterior of the building. An interior stair is provided from the main level to the basement but it is narrow at the basement. An egress stair has been provided. This stair is somewhat problematic as it is close to the main entrance and is unsightly. Another exterior stair is located off the covered porch to access additional golf cart parking. (See photos 43, 62, & 63)
17. Overall interior aesthetics are dated. Over the life of the building it is apparent that flooring, wall and other finishes have been updated and replaced, however a feeling of cohesiveness is lost. (See photos 64, 2, 9, & 65)
18. Exterior wood finishes are weathered and severely deteriorating. Overall exterior building paint is also cracking and peeling. The shingle roof is showing signs of aging. The clock tower, located on the roof, is currently not in operation. (See photos 66 - 69)
19. The parking lot is at the rear of the building and is inadequate during large events. It was observed to be near capacity during normal daily operations. Deliveries also occur on this side of the building, adjacent to the main public entry. Additionally, beverage carts are stored within this area. (See photo 70)

Figure II-1: Boone Links Clubhouse Existing Basement Floor Plan

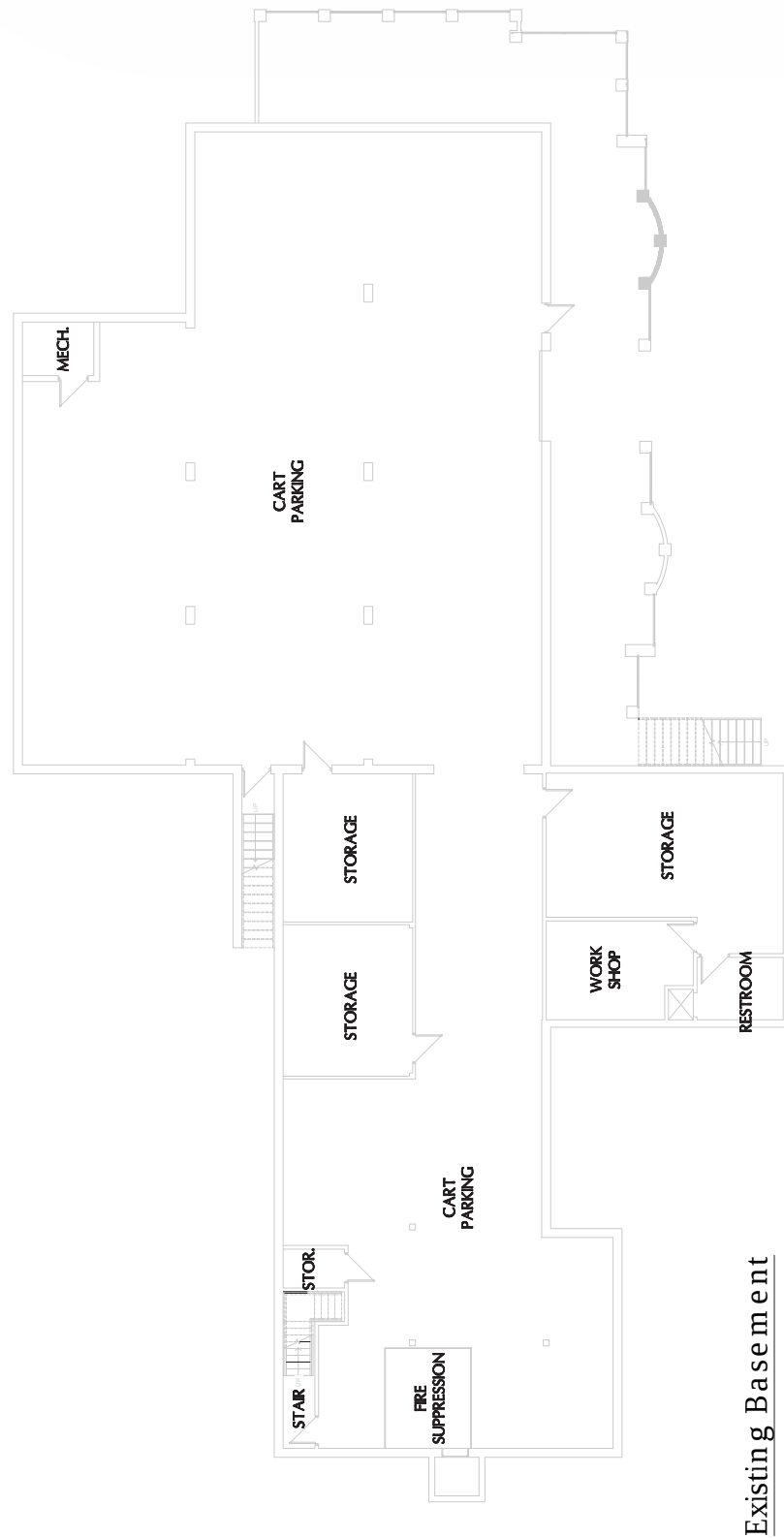
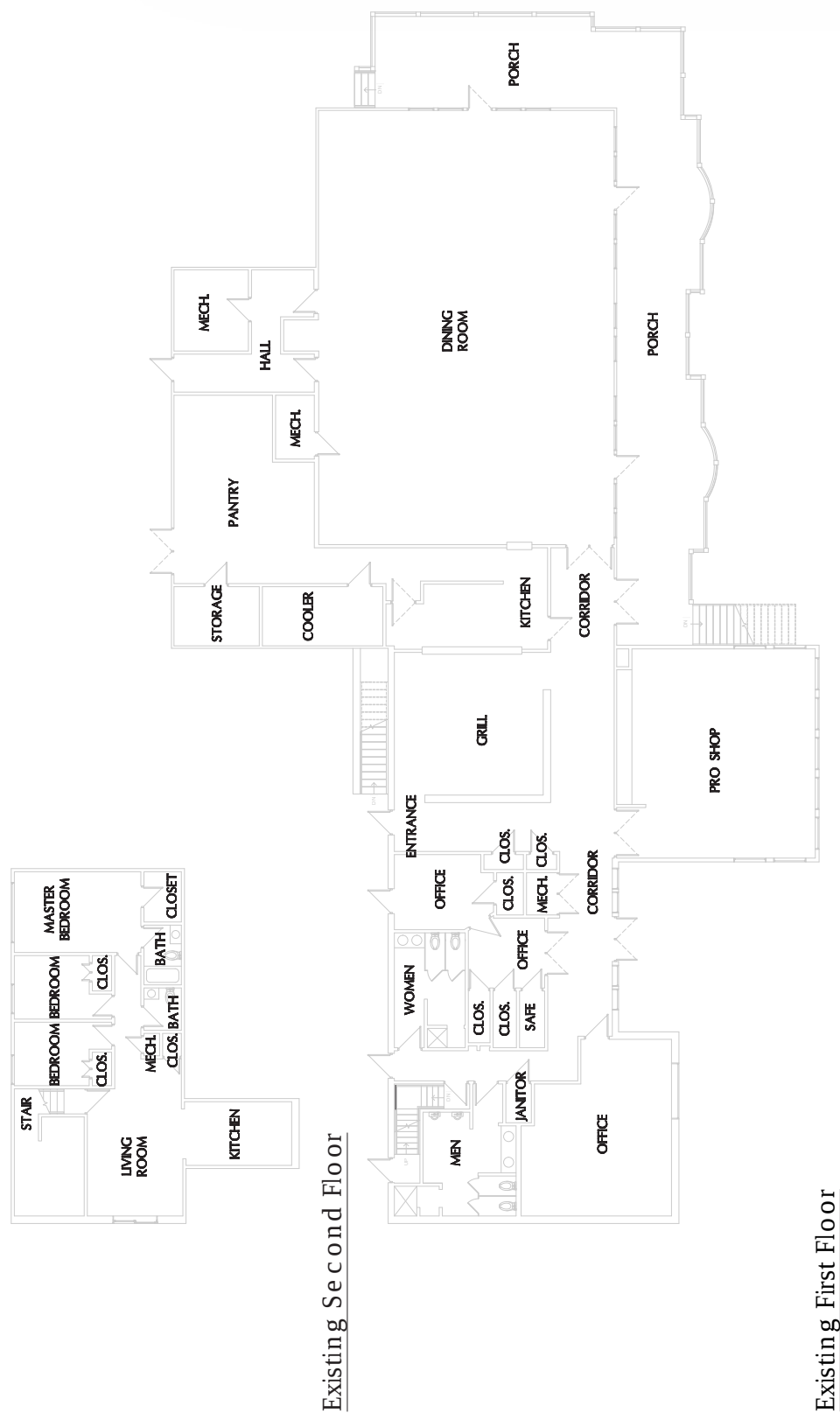


Figure II-2: Boone Links Clubhouse Existing First and Second Floor Plans



LASSING POINTE CLUBHOUSE

Russ Gartner led a tour of the facility, and the following items were noted:

1. The main entrance is easily discernible from the main parking lot. A drop off in the traffic circulation provides good building access. Due to the building configuration, deliveries and the trash pickup are located closer to the main entrance than desirable. Although screening has been provided it is unsightly. (See photos 1, 2, & 12)
2. The Men's Restroom contains two water closets, two urinals, one shower and two lavatories. Additional space for 12 lockers has been provided. The flooring was recently replaced with a rubberized material which is very durable. The restroom appears to meet ADA requirements. (See photos 3 - 6)
3. The Women's Restroom contains two water closets, a shower, and two lavatories. Additional space for 3 lockers has been provided and the flooring was also recently replaced with a rubberized material. This restroom also appears to meet ADA requirements. (See photos 7 & 8)
4. Located near the Women's Restroom is a Utility room. This room serves as the janitorial space and houses the water heater, mop sink and various telephone/internet patch panels. (See photos 9 - 11)
5. The Food & Beverage Manager's Office is located near the main corridor which allows for easy access by guests who need to discuss events and facility rentals. The room is adequate in size however the built-in desk takes up a large portion of the space. (See photos 13)
6. The pro shop feels very open as it has tall ceilings and large windows. From the pro shop, the #1 and #10 tee boxes can be seen, however golf cart storage is on the opposite side of the building and not visible from the pro shop. (See photos 14 & 15)
7. A dedicated storage room is provided next to the pro shop and contains the safe and A/V equipment for the Dining Room. Additionally, a ladder to the mechanical platform is located in this room. Although not currently in operation, the clock tower controls are also located within this room. The mechanical platform houses several residential style HVAC units. The condensing units are located within the screened in delivery area. (See photos 16 & 17)
8. The Business Center is also located adjacent to the pro shop. The employee time keeper and radios are located within this room. (See photos 19 & 20)
9. The Golf Professional's office is located near the Business Center. Its close proximity to the pro shop does allow for better communication as the Golf Professional can more easily assist within the pro shop if necessary. (See photo 18)
10. The Dining Room currently seats only 45 people. During normal operating hours it functions similar to the Grill at the Boone Links Clubhouse. For larger events additional seats are provided to function as a small Banquet Room. Located within the Dining Room is a permanent serving station for condiments. (See photos 21 & 22)
11. A patio is provided outside the Dining Room and pro shop and is well used. However, a problem occurs at the Patio access from the Dining Room and pro shop as the doors are in close proximity and the glass panes have broken on several occasions. (See photos 23 & 24) The concrete floor slab has settled throughout the years and was recently demolished and replaced. Evidence of settling was also observed on the stone columns as cracking is evident. (See photos 25)
12. The Kitchen is located adjacent to the Dining Room and has a pull down shutter at the serving window. Within the kitchen is a commercial griddle with a suppression hood, a 3-compartment sink, prep area, commercial ice maker, several upright refrigerators, a soft drink station, bar area and 5 beer taps. A walk in cooler is also utilized to store beer kegs and other food items and is extremely full. Smaller food items such as hamburger and hotdogs are prepared at this facility, however meals for larger events and banquets are prepared at the Boone Links Clubhouse and transported to this clubhouse. (See photos 26, 28, & 29)

One major flaw within the kitchen space is the location of two electric panels that take up a large amount of wall space and floor clearance. (See photo 42)

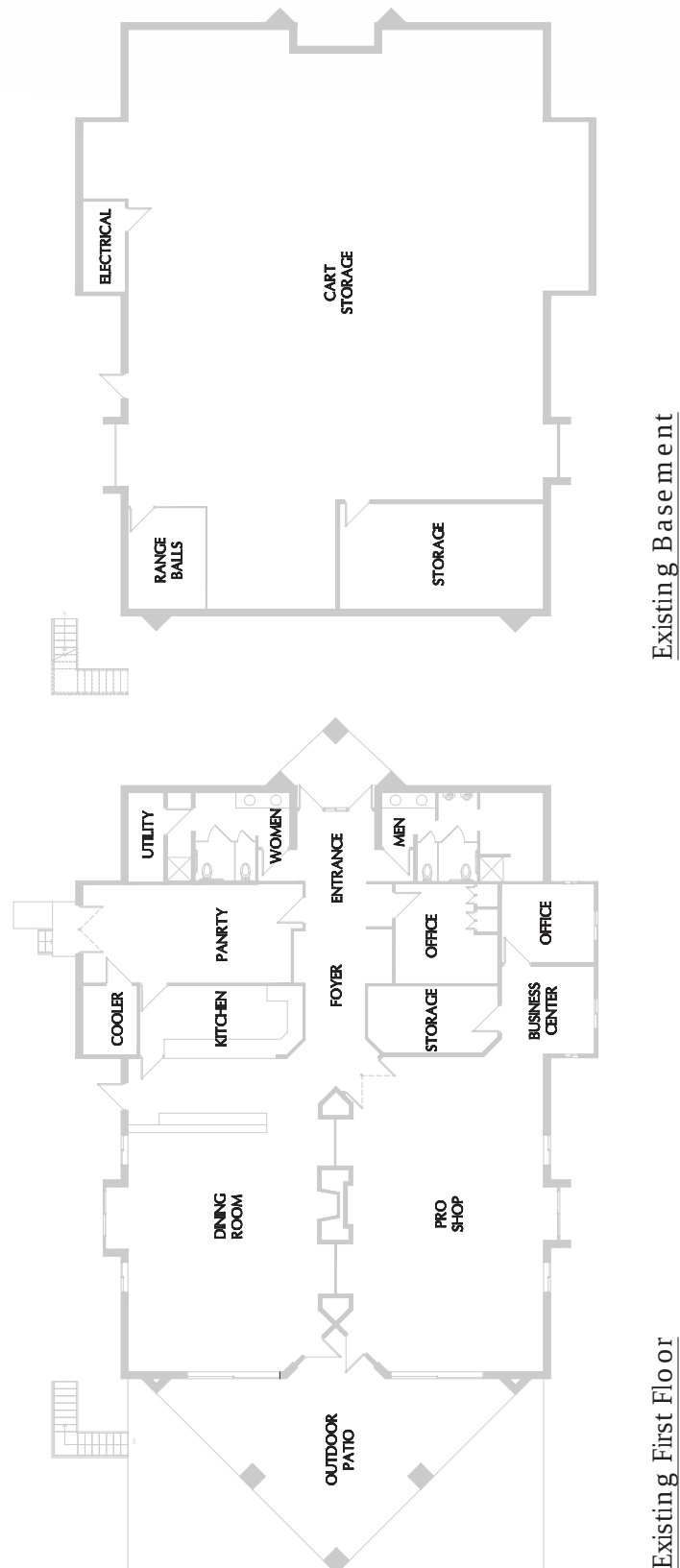
The beer taps currently operate with a newer CO² system which serves beverages at a cooler

temperature than the traditional compressed air system utilized at Boone Links. The system is located in the basement. (See photo 30)

The facility can host smaller golf events and outings throughout the year. However, it is extremely limited due to the available size and space.

13. The Basement consists of one large space for golf cart parking however a lockable room has been provided for dry good storage. Also located within the basement is the water service and fire suppression riser, electrical panels and switch gear, commercial ice maker, ball washing station and the beer tap system. Golf carts enter into the basement beneath the Dining Room. This course utilizes 68 golf carts. Approximately 20 golf carts can be stored within the basement while the remaining 48 are parked outside within a secured cart parking area directly to the outside of the basement. Due to this configuration theft and vandalism does not occur and should be considered at Boone Links. (See photos 31 - 36, & 37)
14. The only stair linking the main level to the basement occurs off the Patio which is problematic during adverse weather. (See photo 38)
15. Exterior wood finishes are weathered and severely deteriorating. Overall exterior building paint is cracking and peeling. The shingle roof is showing signs of aging. The clock tower, located on the roof, is currently not in operation. Controls are located in the Storage Room, adjacent to the pro shop. (See photos 39, 40, 25, & 41)
16. The parking lot is on the front side of the building and is not adequate. In many instances patrons will use the overflow lot closer to the outdoor patio. Also, as previously mentioned, deliveries and trash pickup occur at the front of the building, adjacent to the main public entry, and although screened, the location is not preferred.

Figure II-3: Lassing Pointe Clubhouse Existing Basement and First Floor Plans



III. FACILITY RECOMMENDATIONS

Upon completion of the facility reviews, and determining that the structural integrity of each facility was adequate to pursue the more cost effective renovation and expansion opportunities, alternative design schemes were presented to the Owner's representatives illustrating possible scenarios for improving operations and facilities at each clubhouse. An opinion of probable cost was included for each scheme. Following lengthy discussion and review of additional alternative schemes, the following scheme was selected.

BOONE LINKS

The proposed Boone Links Clubhouse plan maintains the main public entrance at the rear of the building however it is enhanced and made prominent by extending the Grille to create an outside presence. With these two aesthetic elements combined, the entrance is now part of the building and does not feel like an added appendage.

Upon entering the building a large foyer and seating area has been provided in addition to a double sided fire place which also opens to the interior Grille.

Directly off the foyer is a conference room which can seat eight people and be used for a variety of purposes. Another benefit to this room is that it isn't located within the Golf Professionals office, so privacy is now provided.

The Grille remains in the existing location however it has been enlarged and now has an exterior component, adjacent to the main public entrance.

Directly accessible from the Foyer is the pro shop. The wall separating the two areas is a movable glass partition that creates visual appeal when the pro shop is closed. The pro shop has been enhanced to accommodate an office for the Golf Professional, storage and two digital golf units which are utilized during inclement weather and the off season. Exterior access has been provided to allow better circulation to and from the pro shop. Views to the #1 tee box, 18th green and golf cart storage have been maintained.

The second floor apartment has been removed, creating a more attractive space in the Foyer and pro shop.

The Men's and Women's Restrooms are now centrally located within the building and additional fixtures have been provided. The restrooms are separated by a corridor which also allows direct access from the exterior. Adjacent to the restrooms is the existing exterior stair, which is now located within the building envelope.

The Banquet Room has been enlarged to accommodate 240 people. The expansion would allow for the potential of larger outings due to the improvements and the existing 27 holes available at this location. This makes this course unique and unlike the traditional 18 hole course and clubhouse. A portion of the existing porch has been enclosed and can be utilized as additional program space. Also provided are a Food & Beverage Manager's office, Storage Room with a washer and dryer, an A/V closet and dedicated mechanical room. Increasing the capacity and associated services within this space will allow for larger outings and identify Boone Links as a desirable event venue.

The Kitchen location remained between the Grille and Banquet Room. The walk-in cooler has been enlarged and a lockable pantry provided. Further investigation of the kitchen layout will need to occur with respect to specific items such as the beer taps, range, griddle, etc.

The covered porch has been enlarged and a gazebo type structure provided at the corner to take advantage of the scenic views. The covered porch is also accessible from the exterior of the building and can be used for staging larger events and as another entrance into the Banquet Room.

The existing basement remained virtually untouched, however an egress stair has been provided due to the egress stair under the now expanded outdoor Grille area being removed. Three indoor driving ranges have been provided in addition to an indoor putting area. These items are located beneath the expanded Banquet Room and covered porch. Golf cart access has also been maintained for indoor parking and storage.

Improvements to the exterior of the building are developed utilizing materials such as natural stone veneers and cement fiber board siding.

The existing building is approximately 15,000 square feet. Only the 6,300 square feet in the basement will not be remodeled. A 9,650 square foot addition increases the size of the building to a total of 24,650 square feet.

Boone Links Site

Emphasizing the main public entrance has been enforced by providing a drop off lane and landscaping. Furthermore, this landscaping will also screen the entrance from the adjacent delivery area.

The entire parking lot has been reconfigured to accommodate approximately 280 vehicles. This is also partly due to the removal of the existing storage shed at the rear of the property. Once removed, the dumpsters were relocated to the opposite end of the parking lot.

Golf cart parking has been expanded and a confined area has been achieved through the use of landscaping. This intent of this design is similar to that of Lassing Pointe which works well in deterring theft and vandalism.

Figure III-1: Boone Links Site Plan

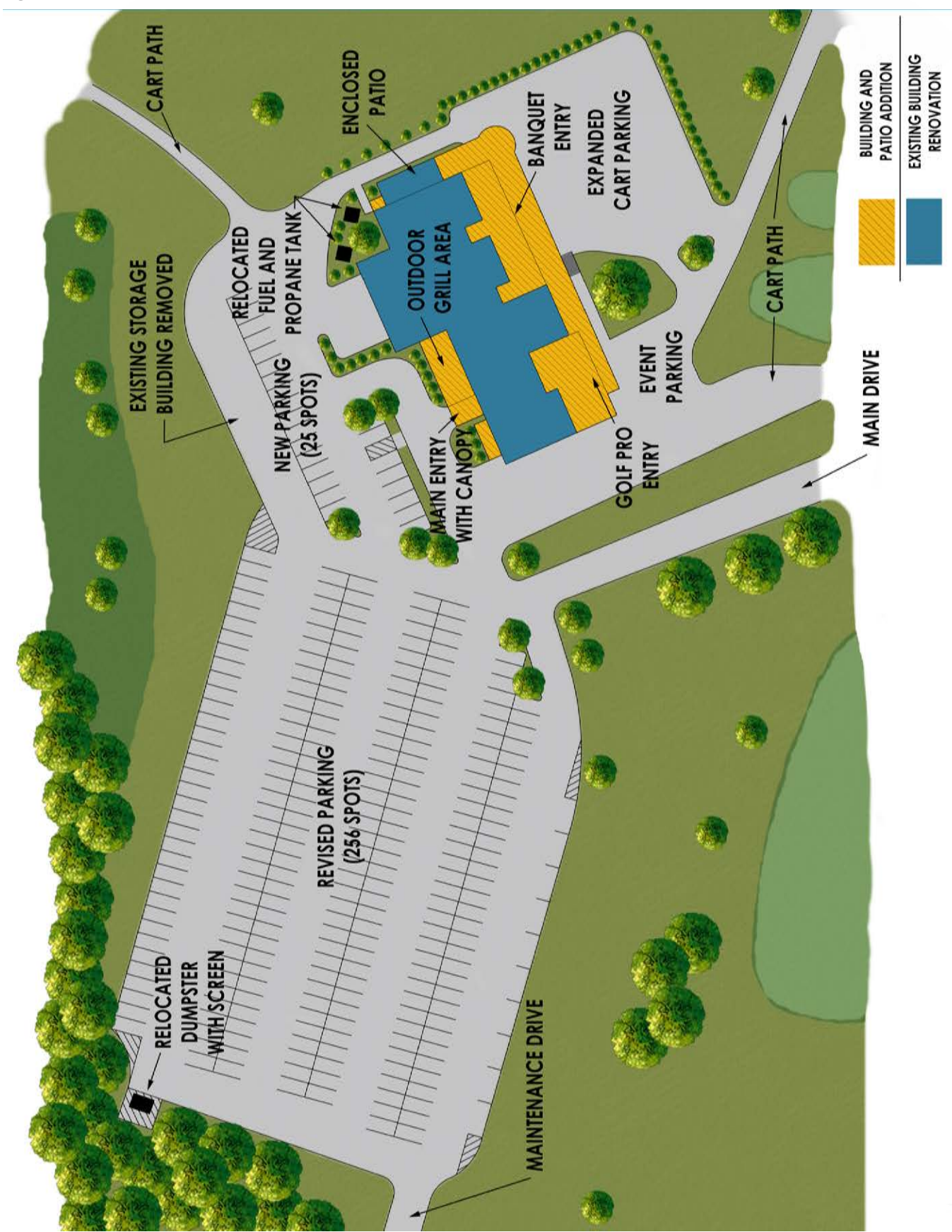


Figure III-2: Boone Links Basement Floor Plan



Figure III-3: Boone Links First Floor Plan



Figure III-4: Boone Links Rendering View 1



Figure III-5: Boone Links Rendering View 2



Boone Links Opinion of Probable Cost

The Consultant prepared Preliminary Cost Estimates to renovate the clubhouse. As a comparison, cost estimates were also prepared for the development of an entirely new clubhouse. The new building construction cost estimate is based on the building area multiplied by an estimated square foot cost.

Table III-1: Option 1 - Opinion of Probable Cost Boone Links Renovation

1. General Requirements	\$142,000
2. Existing Conditions	\$87,500
3. Concrete	\$175,800
4. Masonry	\$64,500
5. Metals	\$85,000
6. Woods, Plastics, Composites	\$205,000
7. Thermal and Moisture Protection	\$167,820
8. Openings	\$94,600
9. Finishes	\$235,170
10. Specialties	\$44,300
11. Furnishings	\$6,500
12. Fire Suppression	\$26,175
13. Plumbing	\$87,500
14. Heating, Ventilating, and Air Conditioning	\$248,500
15. Electrical	\$104,700
16. Communications	\$35,000
17. Earthwork	\$20,000
18. Exterior Improvements	\$57,450
19. Utilities	\$30,000
Option 1 Subtotal	\$1,917,515
Owner Costs (Fees, Testing, legal, etc.)	\$200,000
Contingency @ 10% of Construction Cost	\$191,752
OPTION 1 TOTAL PROJECT COST	\$2,309,267

Table III-2: Option 2 - Opinion of Probable Cost for a new Boone Links Clubhouse

1. Site Development	\$500,000
2. Construction of a 24,650 sq. Ft. Building	\$5,000,000
3. Mechanical, Electrical, and Plumbing Systems	\$1,500,000
Option 2 Subtotal	\$7,000,000
Owner Costs (fees, testing, legal, etc.)	\$650,000
Contingency @ 10% of Construction Cost	700,000
OPTION 2 TOTAL PROJECT COST	\$8,350,000

LASSING POINTE

The existing entrance, foyer, restrooms and Beverage & Food Manager's office work well and are indicated to remain. A Conference Room has been provided near the Beverage & Food Manager's Office which is also accessible to the Dining Room.

An interior stair is provided near the Foyer for direct access to the basement.

The Dining Room has been enlarged to accommodate approximately 140 people and have the ability to overflow into the additional concessions space or enlarged covered patio. A combined A/V and Business Center room has been provided for staff use.

Kitchen services have been enhanced to accommodate larger events and serve the Dining Room and Concessions area during two separate events. Increasing the capacity and associated services within this space will allow for larger golf events and outings, in making Lassing Pointe a more desirable venue.

Opposite the Dining Room is the Golf Area which houses an enlarged pro shop, additional restrooms, storage, and the Golf Professional's Office. Exterior access is provided from the pro shop to the basement for golf cart access. The strategic location of the Pro-Shop allows it to be closed off from the dining room, thus allowing two distinct building functions to occur at the same time.

The existing basement is indicated to remain, with the exception of the interior stair which accesses the Foyer. A new basement has been provided beneath the new pro shop in order to house additional golf carts.

Improvements to the exterior of the building are created through new materials such as natural stone veneers and cement fiber board siding. The existing building is approximately 9,500 square feet of which 4,500 is renovated. A 7,800 square foot addition increases the building size to 16,200 square feet.

Lassing Pointe Site

Parking has been expanded and the existing material storage has been removed. In its place is the relocated dumpster. Approximately 116 parking spaces have been provided on this side of the building while an additional 88 spaces are indicated on the pro shop side of the building. The existing golf cart parking is noted to remain.

Figure III-6: Lassing Pointe Site Plan

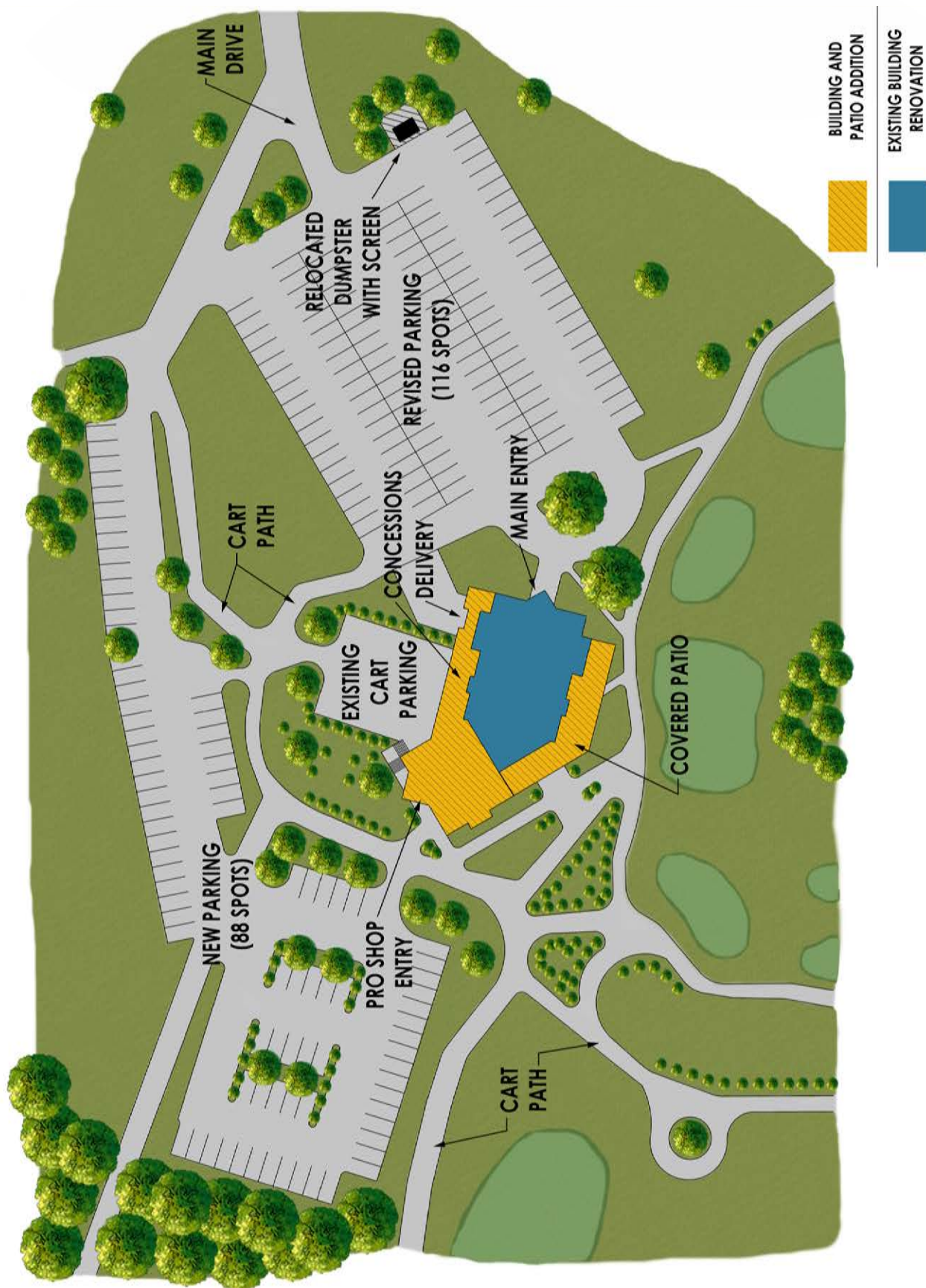


Figure III-7: Lassing Pointe Basement Floor Plan

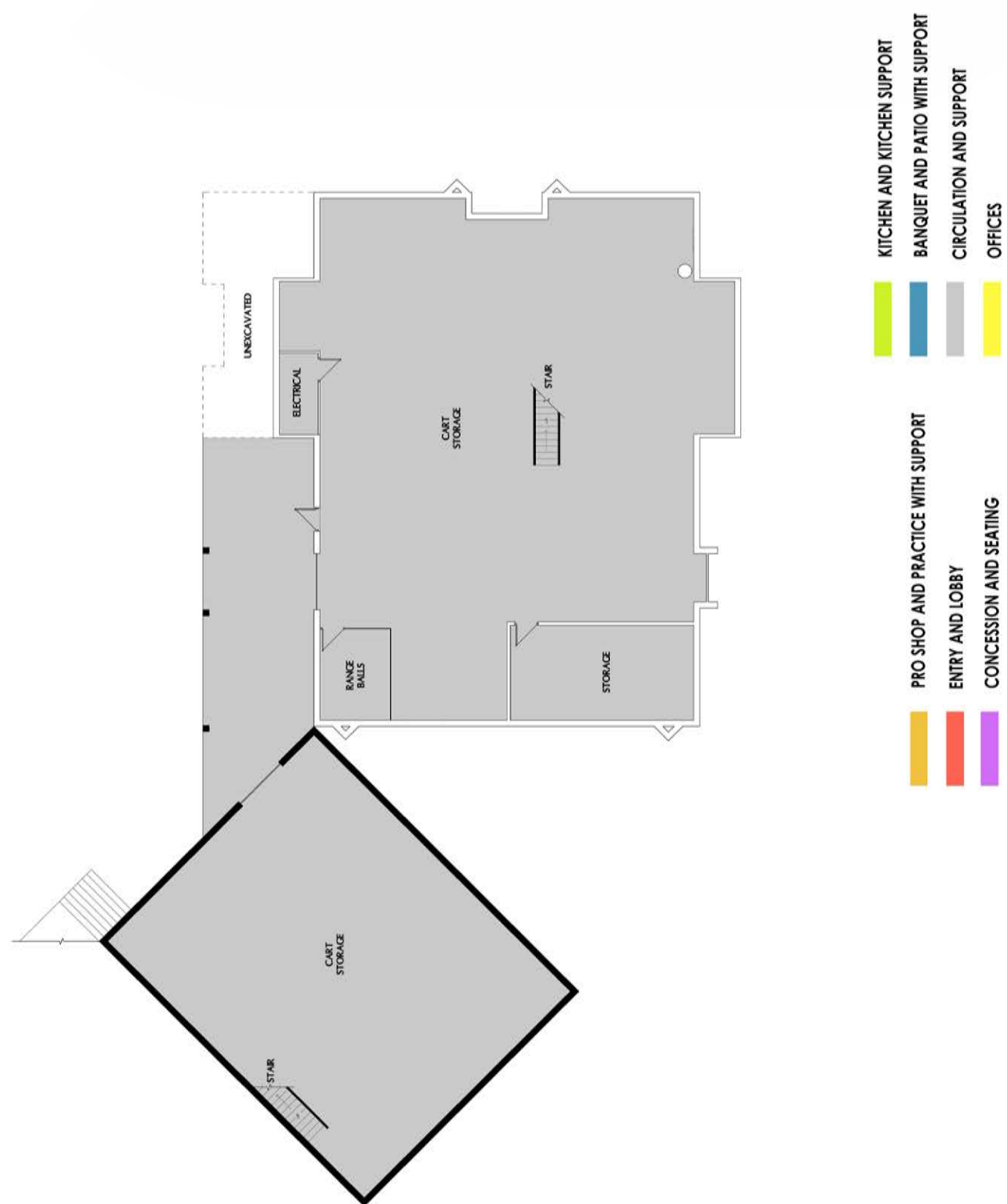


Figure III-8: Lassing Pointe First Floor Plan



Figure III-9: Lassing Pointe Rendering



Lassing Pointe Opinion of Probable Cost

The Consultant prepared preliminary cost estimates to renovate the clubhouse, as desired, and also, an alternative cost for a new clubhouse. The new building construction cost estimate is based on the building area identified and multiplied by an estimated square foot cost. A line item cost estimate of major construction components is as follows:

Table III-3: Option 1 - Opinion of Probable Cost Lassing Pointe Renovation

1. General Requirements	\$130,000	
2. Existing Conditions	\$95,000	
3. Concrete	\$134,330	
4. Masonry	\$97,700	
5. Metals	\$60,000	
6. Woods, Plastics, Composites	\$190,000	
7. Thermal and Moisture Protection	\$172,645	
8. Openings	\$102,400	
9. Finishes	\$189,829	
10. Specialties	\$28,000	
11. Furnishings	\$5,000	
12. Fire Suppression	\$24,000	
13. Plumbing	\$63,000	
14. Heating, Ventilating, and Air Conditioning	\$182,000	
15. Electrical	\$96,000	
16. Communications	\$25,000	
17. Earthwork	\$30,000	
18. Exterior Improvements	\$99,025	
19. Utilities	\$50,000	
Option 1 Subtotal		\$1,773,929
Owner Costs (Fees, Testing, etc.)		\$200,000
Contingency @ 10% of Construction Cost		\$177,393
OPTION 1 TOTAL PROJECT COST		\$2,151,322

Table III-4: Option 2 - Opinion of Probable Cost Lassing Pointe Replacement

1. Site Development	\$300,000
2. Construction of a 16,200 Sq. Ft. Building	\$3,250,000
3. Mechanical, Electrical, and Plumbing Systems	\$950,000
Option 2 Subtotal	\$4,500,000
Owner Costs (fees, testing, legal, etc.)	\$420,000
Contingency @ 10% of Construction Cost	\$450,000
OPTION 2 TOTAL PROJECT COST	\$5,370,000

IV. CONCLUSION

In conclusion, the Study of the Boone Links and Lassing Pointe Clubhouses has identified significant deficiencies that require action. Both buildings are experiencing decay in their appearance. It has been 25 years since Boone Links has experienced any significant renovation, and 22 years since Lassing Pointe was constructed. In addition to aging, both buildings exhibit several compromising design issues that prevent them from being efficiently operated on a daily basis.

Both buildings also face challenges in being able to meet the needs of the modern user. Both from a golf venue standpoint, as well as an event venue. At Lassing Pointe, recently named by Golf Digest, as the #1 public course in the Commonwealth of Kentucky, golf outings are severely limited due to the small area available for dinners and other activities. By upgrading their facilities, Boone County has an opportunity to provide enhanced benefits to the community, and also create increased revenue for the County.

This study recommends significant improvements that will allow Boone County to provide two golf and event revenues that increase the value of the product being offered. This will increase the amount of play on the courses, and the expansion of the banquet and food/beverage opportunities provide the County an additional enhanced revenue stream. The image of Boone Links and Lassing Pointe golf courses will be tremendously enhanced by these proposed improvements.

Following the physical assessment, review of site circulation, and analysis of building function and flow, BCI is recommending that the buildings can be renovated. Both buildings will also require additions in order to meet the requirements of a successful clubhouse and event center. The most important aspect of this conclusion is that the buildings can be renovated for less than half the cost of new construction.

V. APPENDIX

A. PHOTOGRAPHS

B. CONFERENCE MEMORANDUMS

C. DEMOGRAPHICS

APPENDIX A - PHOTOGRAPHS

Boone Links



1. Main Entrance



2. Grille Area



3. Grille Area



4. Grille Area



5. Pro Shop



6. Business Center



7. Food and Beverage Manager



8. Golf Professional's Office



9. Golf Professional's Office



10. Golfer's Entrance



11. Men's Restroom



12. Men's Restroom



13. Men's Restroom



14. Men's Restroom



15. Men's Restroom



16. Women's Restroom



17. Women's Restroom



18. Women's Restroom



19. Janitor's Closet



20. Banquet Room



21. Kitchen Area



22. Kitchen Area



23. Kitchen Area



24. Kitchen Area



25. Kitchen Area



26. Kitchen Area



27. Kitchen Area



28. Kitchen Area



29. Beer System



30. Dry Good Storage



31. Walk-in Cooler



32. Walk-in Cooler



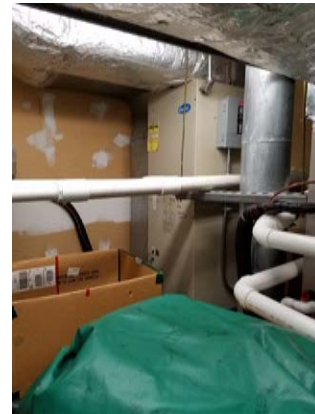
33. Covered Porch



34. Covered Porch



35. View from Covered Porch



36. HVAC Equipment



37. HVAC Equipment



38. HVAC Equipment



39. HVAC Equipment



40. Gas Tank



41. Condensing Units



42. Apartment Entry



43. Apartment Stair



44. Apartment



45. Apartment



46. Apartment



47. Apartment



48. Apartment



49. Apartment



50. Apartment Stair



51. Basement



52. Basement



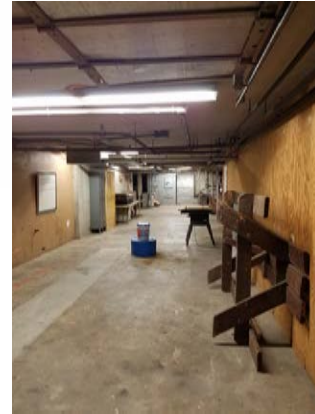
53. Basement



54. Basement



55. Basement Storage



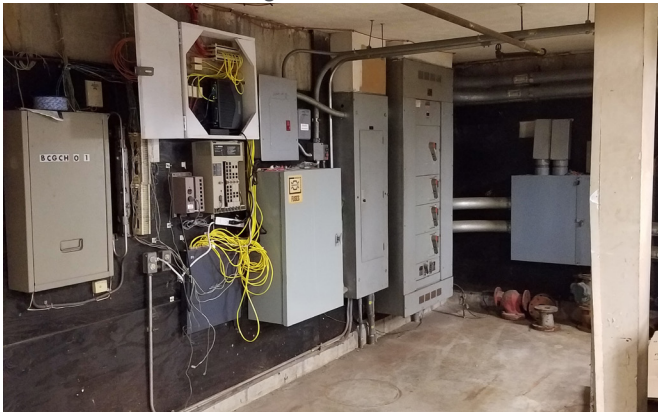
56. Basement



57. Basement Storage



58. Basement Electrical Switch Gear



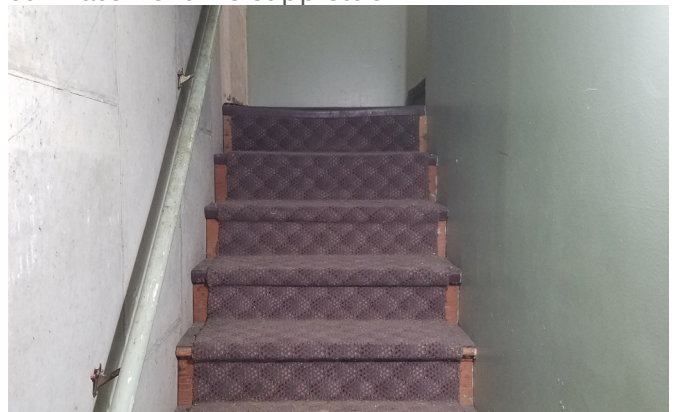
59. Basement Elevator Switch Gear



60. Basement Fire Suppression



61. Basement



62. Basement Stair



63. Exterior Stair



64. Rubber Flooring



65. Grille Area



66. Building Exterior



67. Building Exterior



68. Building Exterior



69. Building Exterior



70. Deliveries and Storage

Lassing Pointe Clubhouse



1. Main Entrance



2. Delivery Screening



3. Men's Restroom



4. Men's Restroom



5. Men's Restroom



6. Men's Restroom



7. Women's Restroom



8. Women's Restroom



9. Women's Restroom



10. Janitor's Closet



11. Janitor's Closet



12. Delivery Area



13. Food and Beverage Manager Office



14. Pro Shop



15. Pro Shop



16. Storage



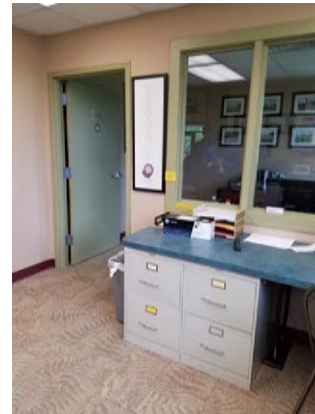
17. Mechanical Platform



18. Golf Professionals Office



19. Business Center



20. Business Center



21. Dining Room



22. Serving Station



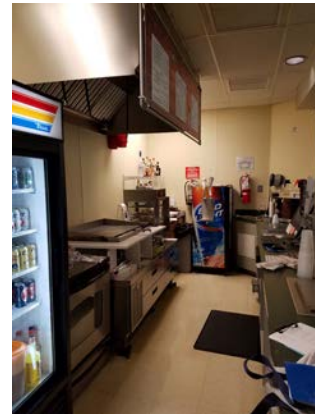
23. Covered Patio



24. Covered Patio



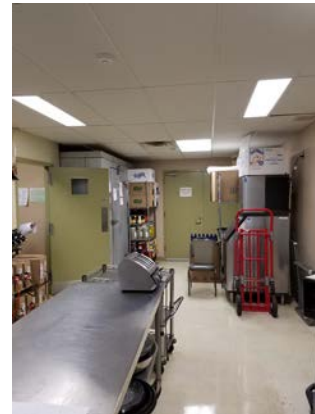
25. Exterior Column



26. Kitchen Area



27. Kitchen Area



28. Kitchen Area



29. Walk-in Cooler



30. Beer System



31. Basement



32. Basement



33. Basement



34. Storage Room



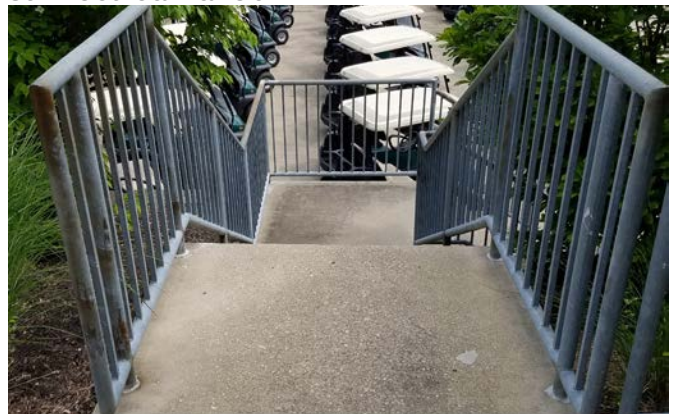
35. Fire Suppression Riser



36. Electrical Panels



37. Golf Cart Parking



38. Exterior Stair



39. Building Exterior



40. Building Exterior



41. Building Exterior



42. Electric Panels



43. HVAC Units



44. HVAC Units



45. HVAC Condensing Units

APPENDIX B - CONFERENCE MEMORANDUMS

CONFERENCE MEMORANDUM BOONE COUNTY GOLF COURSE CLUBHOUSE STUDY BURLINGTON, KENTUCKY PROJECT NO. 16056

Present: **Matthew Webster, Assistant County Administrator**
Russ Gartner, Head Golf Professional
Mike Carroll, Brandstetter Carroll Inc.



May 4, 2016

Mr. Carroll indicated that this meeting would serve as a Kick-Off Meeting to discuss some of the parameters of the study, look at a schedule, and other housekeeping issues.

1. Mr. Carroll noted that the Architect would require drawings of the existing facilities. It was noted that the County believes these drawings are on site, in an upstairs room, and Mr. Webster noted that he thought he could have the drawings to the Architect within a week.
2. Mr. Carroll noted that the first phase of the Architect's work would be to do a thorough assessment of the Club Houses at Boone Links and Lassing Pointe. However, the drawings are essential to conducting that study.
3. Mr. Carroll questioned whether there was a deadline point or driving force that the schedule needed to be compliant with, and Mr. Webster indicated that there was not a specific date, that it could probably happen within two months, and Mr. Carroll agreed.
4. The Committee will generally be the three attendees at this meeting, and Eric Chambers of the Architect's office. Mr. Webster noted that there may be other County Officials involved in this process periodically.
5. Mr. Carroll raised a question about the driving range that was proposed in the National Golf Foundation (NGF) Study. Mr. Gartner indicated that he did not think a driving range was critical to the success at Boone Links, and it probably was not a priority item. Mr. Webster suggested that in the analysis, if a driving range could be feasible on this site, it should be shown as part of a long term plan. Mr. Carroll agreed with this assessment noting that there may be other items that fall into this category also, noting that the overall plan may be a phased operation that the County can pursue as funding are available.
6. Mr. Carroll raised a question in regard to marketing of the golf courses, noting that the NGF Study indicated that this was a weak link in the County's process. Mr. Webster and Mr. Gartner both noted that this is already being addressed in the County budget and more funds will be allocated to this, currently, as well as in the future.
7. Mr. Gartner noted that the courses serve as home courses to five County High Schools, Boone, Conner, Cooper, Ryle, and St. Henry. This is for both boys' and girls' teams. He noted that each school is allocated one day per week for meets. The County donates the course time to the schools for this period, however, practice times, try-outs, and other activities are subject to fees.
8. Mr. Gartner noted that in the time period roughly from April to the first week in October, there is an outing every Saturday at the Boone Links Course. He noted that there are some exceptions, such as holiday weekends or other activities that preclude outings at that time. During the other months of the year, the Banquet Room is available for weddings, social activities, and general meetings. He indicated that probably 60 events per year happen in this room of this type.

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9. Mr. Carroll noted that he had done a walk-through the Boone Links Club House in the past two weeks, and questioned whether there were adequate Restroom Facilities for the Banquet Room. It was generally acknowledged that there probably is not, and Mr. Gartner noted that there had been discussion about rectifying that situation as part of this year's Fiscal Budget, however, it was determined that this study should be completed before any funds are expended for construction.
 10. There is an apartment above the Boone Links Club House, however, it is not essential that this remain in place.
 11. The golf courses are open year round, weather permitting.
 12. Mr. Carroll raised a question of the utilization of a "pavilion" type structure at the Lassing Pointe Facility, rather than a connected building. There was concern expressed about the logistics of a pavilion that was not directly connected to the Restrooms, Kitchen Facilities, and other amenities at the site.
 13. Mr. Carroll raised a question in regard to one of the points in the NGF study that indicated that the Ridgeview Nine at Boone Links did not generate as much revenue as the other two Nines. Mr. Gartner explained that it was a shorter course, with three Par 3s and only one Par 5. He also noted that the name of the course defined where the course was located, and that it was very hilly, comparing it to Devou Park Golf Course.
 14. There was discussion in regard to other courses in the area, and it was noted that the City of Covington is investing 5.5 million dollars in a new Club House structure at the Devou Park Golf Course, and the resurrection of popularity at the Twin Oaks Golf Course, because of the Club House.
 15. Mr. Carroll noted that in his review of the NGF Study, he thought that the numbers allocated for construction or renovation of the Club Houses was significantly lower than what the actual cost might be. Mr. Webster and Mr. Gartner both noted that they did not think that these estimates were given much emphasis on the part of NGF. Mr. Carroll responded that this would be one of the first areas that the Architect could identify as part of this study, and the Architect is anxious to start the assessment phase. Mr. Webster reiterated that he would contact Mr. Carroll as soon as the drawings were available, and this work could be scheduled with Mr. Gartner.

If you should disagree with any information contained herein, please kindly notify our office in writing within 10 days of receipt of this memorandum.



Michael E. Carroll 05/05/2016

MEC/meg/slp

c: Matt Webster
Russ Gartner
Eric Chambers
Ben Brandstetter
File

**CONFERENCE MEMORANDUM
BOONE COUNTY GOLF COURSE CLUBHOUSE STUDY
BURLINGTON, KENTUCKY
PROJECT NO. 16056**

Present: **Matthew Webster, Assistant County Administrator**
 Russ Gartner, Head Golf Professional
 Eric Chambers, Brandstetter Carroll Inc.
 Phil Schilffarth, Brandstetter Carroll Inc.



May 25, 2016

The Architects met with the Owner Representatives to discuss improvements to the Boone Links and Lassing Pointe Clubhouses. The following items were noted.

Boone Links

1. The Banquet Room seats 150 people in addition to the dance floor. It was noted that due to the limited capacity, this hurts special events, and therefore the room should be increased to accommodate 250 people.
2. There will need to be storage for tables, chairs, and accessories. This room should be located close to the Banquet Room.
3. There should be separate entrances for the Golf Course and the Banquet Room as noise issues are of concern.
4. In the Banquet Room, audio and visual items such as a projector, sound system, wireless microphone, and access point for terminals will need to be provided. Controls for this equipment should be easily accessible from the Banquet Room.
5. The Concessions Area is dated and should be upgraded.
6. The entire building systems are hard wired.
7. T1 internet connections service this building. This includes the security system. No wireless internet is provided.
8. The Patio Area is to be updated and possibly expanded. Maintainable materials should be utilized.
9. It was noted that improvements to the exterior of the building will need to be investigated as the current wood material is deteriorating.
10. The Kitchen Area is to be enhanced to support the 250 person Banquet Room.
11. Additional beer taps should be provided. It was noted the current tap system is old and utilizes an air compressor which is located in the basement.
12. A Laundry Area is to be provided on the main level to launder linens and other miscellaneous items. The current Laundry Area is upstairs in the unoccupied apartment, however, this is inconvenient.
13. All Restrooms are to be updated. The existing showers should be maintained, as they are used fairly often.
14. In the Men's Room, an additional water closet and urinal would be preferred.
15. Separate Restroom facilities for the Banquet Area should also be provided.
16. The Pro Shop should be enlarged and include an area for storage and a safe, preferably behind the counter area.

-
17. The Pro Shop should maintain good site line to the Golf Course and Golf Cart Parking Area.
 18. A secure Golf Cart Area is to be provided to help prevent theft and vandalism. This area at Lassing Pointe works very well.
 19. One Golf Professional Office should be provided with enough room for a meeting table of six to eight people.
 20. An office for the Food and Beverage Manager should be provided.
 21. A Business Office should be provided to house a computer, radios, copier, and file cabinets.

Lassing Pointe

1. The current Banquet Area is somewhat small and should be enhanced to seat approximately 150 to 250 people in addition to a dance floor.
2. There will need to be storage for tables, chairs, and accessories. This room should be located close to the Banquet Room.
3. In the Banquet Room, audio and visual items such as a projector, sound system, wireless microphone, and access point for terminals will need to be provided. Controls for this equipment should be easily accessible from the Banquet Room.
4. The Concessions Area is dated and should be upgraded.
5. Access to the lower level of the building will need to be provided from within as the current access is only from the exterior of the building.
6. The current Patio is utilized more than the interior seating, thus, the Patio should be expanded and fully covered.
7. The current Kitchen can adequately house food preparations for the Banquet Room, however, if the Banquet Room is enlarged, the Kitchen will need to be reevaluated. As of now, for larger events, food is prepared at Boone Links and then transported to Lassing Pointe.
8. Both Kitchens, Lassing Pointe and Boone Links have an ANSIL fire suppression system.
9. The walk-in cooler should be enlarged.
10. Additional beer taps should be provided. It was noted the current beer tap system was fairly new, refrigerated, and utilized CO₂.
11. A Laundry Area will need to be provided for the enlarged Banquet Area.
12. It was noted that improvements to the exterior of the building will need to be provided as the current wood material is deteriorating.
13. Separate Restroom facilities for the expanded Banquet Room are to be provided. It was observed that the current Restrooms are in fairly decent condition. New flooring was recently installed.
14. A Storage Area with a safe should be provided within the Pro Shop, behind the Pro Shop counter.
15. The Pro Shop should maintain good site lines to the Golf Course and Golf Cart Parking.
16. There should be separate entrances for the Golf Course and the Banquet Room as noise issues are of concern.
17. One large Golf Professional Office should be provided with enough room for a meeting table of six to eight people.

18. An office for the Food and Beverage Manager should be provided.

19. A Business Office should be provided to house a computer, radios, copier, and file cabinets.

20. Due to the large trees within close proximity of the building, gutter guards should be utilized to reduce maintenance and gutter cleaning.

At this time, the Owner Representatives and Architects visited each Clubhouse for a walk-through. Please see the following attachments for additional comments and information.

If you should disagree with any information contained herein, please kindly notify our office in writing within 10 days of receipt of this memorandum.


Phil Schilffarth, AIA 06/01/2016

PNS/meg

c: Matt Webster
Russ Gartner
Mike Carroll

Eric Chambers
Ben Brandstetter
File

**CONFERENCE MEMORANDUM
BOONE COUNTY GOLF COURSE CLUBHOUSE STUDY
BURLINGTON, KENTUCKY
PROJECT NO. 16056**

Present: **Matthew Webster, Assistant County Administrator**
 Russ Gartner, Head Golf Professional
 Michael Albrecht, Boone County Director of Property Maintenance
 Mike Carroll, Brandstetter Carroll Inc.
 Eric Chambers, Brandstetter Carroll Inc.
 Phil Schilffarth, Brandstetter Carroll Inc.



June 17, 2016

The Architects met with the Owner Representatives to review preliminary planning concepts for the Boone Links and Lassing Point Clubhouses. The following items were noted.

Boone Links

Concept 1

1. Mr. Schilffarth reviewed the plan concept and discussion. It was noted to relocate the Pro Shop to the old Pro Shop location and demolish the upper level apartment in order to create a more dynamic ceiling. Resulting from this, it was discussed that providing an elevator for upstairs offices or additional storage did not seem feasible as there was a large amount of space available within the basement.
2. The Restrooms from Concept 2 are to be utilized at the current Pro Shop location, thus allowing dual access for vents, both inside and outside of the building.
3. A landscaped area will need to be investigated outside of the expanded grill area.
4. It was noted the green barn at the rear of the building could be demolished as part of this study as the majority of the equipment will fit within the confines of the basement. Additional review will need to occur as to sizes of larger equipment, however, all parties felt this would be acceptable.
5. The covered porch would need to be re-evaluated in order to provide a corner gazebo type area for weddings and other venues as the views from this corner are very desirable.
6. The current fuel dispensing station located at the rear of the building can be relocated as part of this design.

Lassing Pointe

1. Mr. Schilffarth reviewed the floor plan for both concepts indicating that the service function of the building created strategic requirements as the delivery and dumpster area was located right next to the entrances. Mr. Gartner indicated that the dumpster could be located away from the building as the trash could be carted by employees. Therefore, the remaining delivery entrance could be dressed up and more appealing.
2. In regard to Concept 2, it was noted to remove and relocate the fireplace to the south wall, therefore, allowing the current Pro Shop and Dining Room and become a Banquet Room which would seat approximately 130 people.
3. A Concession Area to the north would be provided for golfing which would be located off of the Pro Shop.
4. The current Banquet Room should be reallocated as the Pro Shop with Restrooms, Entrance, Storage, and Office Areas. The Entrance should be to the northwest to assist in traffic patterns for parking/golf carts/access to the greens.

-
5. A large covered patio to the south will need to be provided as the views to this direction are desirable.
 6. The Food and Beverage Manager's Office and Conference Room could be located in the current Office Area close to the existing entrance. The interior stairs is still to be maintained.
 7. Subsequent to this meeting, Mr. Gartner emailed the Architects indicating that it would be good to add indoor hitting bays similar to the World of Golf Facility in Florence, Kentucky. Further investigation will occur.

At this time, the Owner Representatives and Architects visited each Clubhouse for a walk-through. Please see the following attachments for additional comments and information.

If you should disagree with any information contained herein, please kindly notify our office in writing within 10 days of receipt of this memorandum.


Phil Schilffarth, AIA 06/20/2016

PNS/meg

c: Matt Webster
Russ Gartner
Mike Carroll

Eric Chambers
Ben Brandstetter
Wes Nowell

Alex Travis
File

**CONFERENCE MEMORANDUM
BOONE COUNTY GOLF COURSE CLUBHOUSE STUDY
BURLINGTON, KENTUCKY
PROJECT NO. 16056**

Present: **Matthew Webster, Assistant County Administrator**
 Russ Gartner, Head Golf Professional
 Michael Albrecht, Boone County Director of Property Maintenance
 Eric Chambers, Brandstetter Carroll Inc.
 Phil Schilffarth, Brandstetter Carroll Inc.



July 5, 2016

The Architects met with the Owner Representatives to discuss additional modifications to Boone Links and Lassing Pointe Clubhouses. The following items were noted.

Boone Links

1. Two Digital Golf Stations should be located upstairs within the Pro Shop and three indoor Driving Ranges and Putting Areas should be located in the basement area.
2. Mr. Gartner indicated that the Digital Golf should be mirrored so that it opened up to the Grill Area. Glass light should be provided to maintain a visual connection to the Grill Area for staging purposes.
3. The minimum number of occupants in the Banquet Room is 225. This is to include a dance floor and serving area.
4. The green barn can be removed, thus allowing the golf cart fuel station to be located adjacent to the propane tanks.
5. The dumpster can be relocated if necessary.

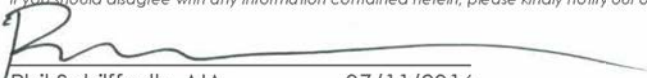
Lassing Pointe

1. Add an exterior window at the Pro Shop in order to see out to the Patio Area.
2. The minimum number of occupants in the Banquet Room is 120 people. This is to include the dance floor and serving area.
3. It was suggested to relocate the plan north door of the Banquet Room closer to the west in order not to encroach into the serving counter.
4. The Kitchen is to be modified in order to expand the Kitchen Area, thus, relocating the Laundry and electric panels to the enhanced Utility Room, currently located adjacent to the Women's Restroom. This would allow the cooler to be located next to the Utility Room. The current delivery door should be extended towards plan north to allow for additional Kitchen space.
5. The expanded Kitchen Serving Area should accommodate 12 beer taps.
6. In both concepts, the Kitchen will need to be fully designed for equipment and serving needs.

The next meeting will be on July 20 at 8:30 a.m. at which design revisions and revised cost will be reviewed.

Subsequent to this meeting, Mr. Gartner forwarded additional comments to the Architects for review and implementation into the concept designs.

If you should disagree with any information contained herein, please kindly notify our office in writing within 10 days of receipt of this memorandum.


Phil Schilffarth, AIA 07/11/2016

PNS/meg

c: Matt Webster
 Russ Gartner
 Mike Carroll

Eric Chambers
Wes Nowell
Alex Travis

File

**CONFERENCE MEMORANDUM
BOONE COUNTY GOLF COURSE CLUBHOUSE STUDY
BURLINGTON, KENTUCKY
PROJECT NO. 16056**

Present: **Matthew Webster, Assistant County Administrator**
Russ Gartner, Head Golf Professional
Michael Albrecht, Boone County Director of Property Maintenance
Eric Chambers, Brandstetter Carroll Inc.



July 20, 2016

This meeting was called to discuss the final concept floor plans and elevations and site plan concepts for Boone Links and Lassing Pointe Clubhouses. Through discussion, the following items were noted.

Boone Links

1. A concrete ramp with a walk connecting to the parking lot is desired at the Banquet Vestibule for access for deliveries and also from the Kitchen Area.
2. The decorative half circles on the gable ends are not desired. They would prefer to have more of a truss profile similar to what is at Lassing Pointe.
3. The existing stone on the parking lot side should remain.
4. The new building stone provided on the addition areas should be carried up further on the building rather than just a wainscot. Mr. Chambers stated that this had been adjusted to accommodate the budget concerns. Extending it up full height can be reviewed further during design, but would be an item for them to understand would raise the budget.
5. It was desired that more windows would be provided in the Pro Shop, specifically up high to allow light into the center area.
6. There was a desire to add windows to the basement level to allow visibility for those that are hitting on the indoor range or on the putting green.

Lassing Pointe

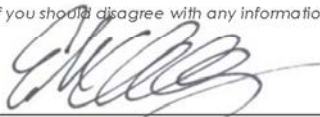
1. The Banquet Room should align with the edge of the Conference Room. Mr. Chambers stated this would cost more money to accommodate, but can be shown and discussed further during design as the project moves forward.
2. The truss profile on the elevations was desired and preferred for both locations.
3. A stair to the basement from the inside of the building would be desired. This would allow for quick access to the lower level. Mr. Chambers stated these stairs could be placed in the storage area to accommodate the request without effecting the overall floor plan.

General

1. Mr. Webster asked that comments be provided in the study stating the size of the renovation and additions for both facilities including existing and new square footages.
2. Mr. Webster asked if comments could be provided in the study discussing the new size of Boone Links will allow the ability to accommodate larger events than what they currently can handle, such as the St. Elizabeth Hospital Golf Outing.
3. Mr. Webster asked if new building costs could be provided for each facility in the study so that it is identified how much tearing down and rebuilding a new facility would cost. The square footage of the new facility should equal that of the newly renovated and expanded facilities for each location.

-
4. Mr. Webster asked about providing language in the document about the use of the facilities. Mr. Chambers will accommodate language about the use opportunities.
 5. Mr. Albrecht asked that Mr. Chambers have the CAD plans sent to him and Mr. Gartner.
 6. Mr. Webster stated that he believes all the information has been provided that is needed to move forward. The Fiscal Court will have to make decisions on the projects moving forward once the study is completed.
 7. Mr. Webster stated that he did not believe another design meeting was needed, but would like to have the study prepared so that a meeting could be set up with the Fiscal Court in late September or early October. Mr. Chambers stated that this seemed reasonable and would contact Mr. Webster when the report was ready for review.

If you should disagree with any information contained herein, please kindly notify our office in writing within 10 days of receipt of this memorandum.


Eric Chambers, AIA 08/29/16
Date

EMC/meg

c: Matt Webster
 Russ Gartner
 Mike Carroll

Phil Schilffarth
Wes Nowell
File

APPENDIX C - DEMOGRAPHICS



Demographic and Income Profile

Boone County, KY 2
Boone County, KY (21015)
Geography: County

Prepared by Esri

Summary	Census 2010		2016		2021	
Population	118,811		127,746		136,763	
Households	43,216		46,049		49,079	
Families	31,862		33,583		35,601	
Average Household Size	2.73		2.76		2.77	
Owner Occupied Housing Units	32,167		32,942		35,111	
Renter Occupied Housing Units	11,049		13,107		13,968	
Median Age	35.6		36.6		37.4	
Trends: 2016 - 2021 Annual Rate	Area		State		National	
Population	1.37%		0.56%		0.84%	
Households	1.28%		0.53%		0.79%	
Families	1.17%		0.40%		0.72%	
Owner HHs	1.28%		0.52%		0.73%	
Median Household Income	2.20%		2.28%		1.89%	
Households by Income	2016		2021			
	Number	Percent	Number	Percent		
<\$15,000	3,306	7.2%	3,358	6.8%		
\$15,000 - \$24,999	3,473	7.5%	3,414	7.0%		
\$25,000 - \$34,999	3,171	6.9%	3,620	7.4%		
\$35,000 - \$49,999	5,883	12.8%	3,656	7.4%		
\$50,000 - \$74,999	8,519	18.5%	9,208	18.8%		
\$75,000 - \$99,999	7,658	16.6%	8,629	17.6%		
\$100,000 - \$149,999	8,843	19.2%	10,843	22.1%		
\$150,000 - \$199,999	3,046	6.6%	3,872	7.9%		
\$200,000+	2,150	4.7%	2,479	5.1%		
Median Household Income	\$69,741		\$77,754			
Average Household Income	\$84,939		\$92,807			
Per Capita Income	\$30,746		\$33,424			
Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	9,019	7.6%	9,075	7.1%	9,482	6.9%
5 - 9	9,906	8.3%	9,808	7.7%	9,936	7.3%
10 - 14	9,392	7.9%	10,062	7.9%	10,309	7.5%
15 - 19	7,927	6.7%	8,387	6.6%	9,274	6.8%
20 - 24	6,281	5.3%	7,062	5.5%	6,862	5.0%
25 - 34	15,703	13.2%	16,579	13.0%	17,725	13.0%
35 - 44	18,358	15.5%	18,583	14.5%	19,747	14.4%
45 - 54	17,779	15.0%	17,823	14.0%	17,864	13.1%
55 - 64	13,133	11.1%	15,522	12.2%	16,831	12.3%
65 - 74	6,806	5.7%	9,465	7.4%	11,925	8.7%
75 - 84	3,441	2.9%	4,019	3.1%	5,217	3.8%
85+	1,066	0.9%	1,361	1.1%	1,591	1.2%
Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	109,050	91.8%	114,140	89.3%	118,744	86.8%
Black Alone	2,992	2.5%	4,316	3.4%	5,863	4.3%
American Indian Alone	228	0.2%	238	0.2%	250	0.2%
Asian Alone	2,534	2.1%	3,782	3.0%	5,259	3.8%
Pacific Islander Alone	95	0.1%	165	0.1%	221	0.2%
Some Other Race Alone	1,753	1.5%	2,277	1.8%	2,801	2.0%
Two or More Races	2,159	1.8%	2,828	2.2%	3,625	2.7%
Hispanic Origin (Any Race)	4,205	3.5%	5,514	4.3%	6,930	5.1%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

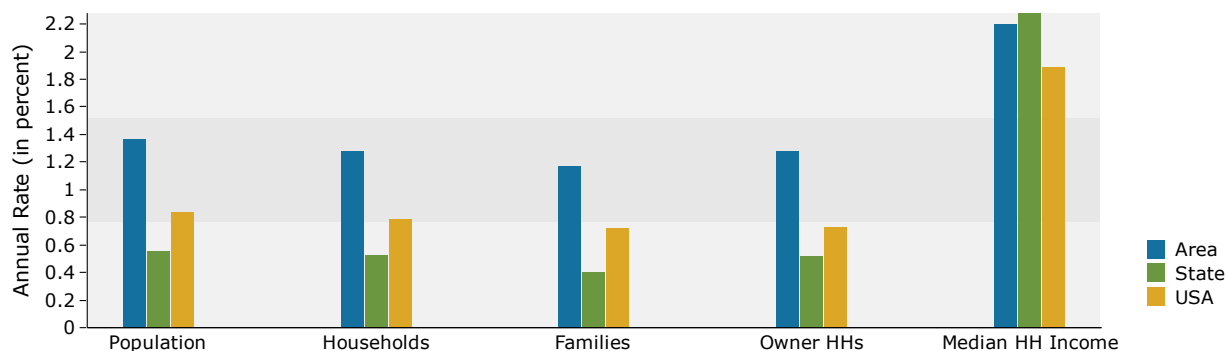


Demographic and Income Profile

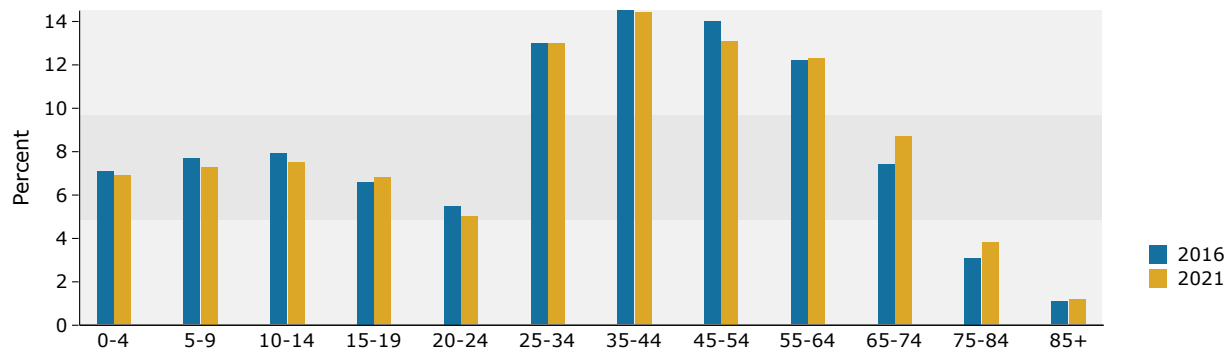
Boone County, KY 2
Boone County, KY (21015)
Geography: County

Prepared by Esri

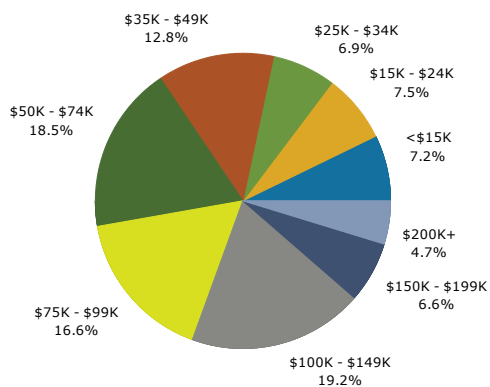
Trends 2016-2021



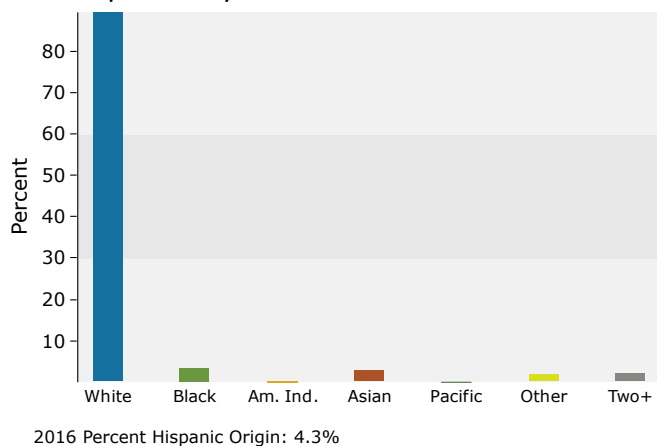
Population by Age



2016 Household Income



2016 Population by Race



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.



Site Map

Boone County, KY 2
Boone County, KY (21015)
Geography: County

Prepared by Esri

