

MEMORANDUM

To: Mayor and City Council Members
Douglas Faseler, City Manager

From: Bruce Allen, Golf Course General Manager

Through: Rick Cortes, Assistant City Manager

Subject: Review of Pro Shop Remodeling Project

Date: February 19, 2019

On November of 2018 City staff outlined necessary improvements at Starcke Park Golf Course. The most pressing need was the Pro Shop improvements and renovations. The Pro Shop roof, mechanical, electrical, plumbing, and IT systems are antiquated and need to be replaced due to health and safety, functionality, and appearance. In addressing the needs of the Pro Shop, Staff was faced with four choices; remodel and raise the building out of the flood plain in accordance with FEMA rules, demolish and replace it with a new one on the same spot, demolish and replace it with a new one at the end of Fred Byrd drive (next to the Animal Services Facility), or have it designated as an Historic Building and remodel it.

The first solution proved impractical. Unless it's been exempted, FEMA Rules require a building to be raised above the floodplain when being remodeled. In addition to the expense of replacing all of the antiquated systems, this plan would also incur the additional expenses associated with raising the building 16' to satisfy FEMA requirements. Raising it above the floodplain would also necessitate the installation of two very expensive flood-proof elevators to satisfy ADA requirements. And, because the building was constructed in 1938, it's doubtful that the foundation could stand the stress constraints of being elevated. The first option was quickly dismissed because of its financial practicality.

The second solution also proved impractical. First, because of its historical significance to our community, demolishing the Pro Shop was not viewed favorably by Staff, our Golf Advisory Board, or by our patrons in general. Secondly, when the cost of demolition and extra cost associated with constructing a building with a 16' elevation are factored in, the overall price of this solution is excessive.

The third option may seem to be the most attractive of the first three but it also has practical and financial drawbacks. From a practical standpoint it would also require the demolition of an historic building. As mentioned in the prior paragraph, that is not something our Staff, Advisory Board, or patrons are in favor of. Relocating the Pro Shop to Fred Byrd Drive would change the nature of the golf course and the starting and finishing holes would change. The starting hole would be a Par 5 and the finishing hole

would be a Par 3. That would be highly unusual and not something our Staff and Advisory Board would recommend. New routing would also necessitate the demolition and relocation of our two on-course restrooms. Our golfers currently have access to a restroom after every three or four holes, to maintain this ratio we would have to relocate our restrooms. And finally, moving the location to Fred Byrd Drive would leave unhindered access available to the golf course at the site of the old Pro Shop. Due to FEMA regulations, we would not be able to fence the area off. In addition to those practical problems there are the financial considerations. While it might be possible to construct a brand new building for the same approximate cost as remodeling the Pro Shop, the additional infrastructure would drive the cost of a new location up considerably. The new location would require the construction of a new parking lot capable of handling 100 cars and the addition of at least \$200,000 worth of new cart paths to accommodate the new routing. Building a new driving range with a new irrigation and extensive netting would also drive the cost of the project up. For these reasons Staff does not feel relocating the Pro Shop to Fred Byrd Drive is a viable option.

After considering the alternatives, Staff has concluded that remodeling the current Pro Shop is the most reasonable option. There are three primary reasons behind this choice. First, this option allows us to preserve and protect an important part of Seguin's history. Second, it allows us to preserve the course as it was originally laid out. Three, it is the lowest priced option. Staff is aware of concerns about the cost per square foot of this option. While the cost per square foot may be comparable to the cost of building a new Pro Shop, Staff believes there are legitimate reasons for this. The primary reason is that we are not just upgrading the original roof and mechanical systems. We are replacing them. That means we incur the additional costs of removing the old roofing materials and mechanical systems prior to installing the new roofing and mechanical systems. We will also be removing the entire roofing structure on the 1978 addition. (Approximately 1/3 of the building's roof). Replacing that portion of the roof and the previously mentioned expenses add over \$100,000 to the project. The anticipated construction cost of the project is expected to be around \$235 per square foot. This compares to the \$191 per square foot cost incurred in the Development Center remodeling project. It should be noted that the Development Center project was 2.4 times larger than the Pro Shop project and benefited from some economy of scale in comparison. Finally, the contractors will be obligated to try and accomplish this while minimizing interference with golf operations. When all things are considered Staff does not view the cost per square foot to remodel the Pro Shop to be unreasonable.