



2021 – New Clubhouse Design Frequently Asked Questions

1. Why build the clubhouse bigger than the current one?

The proposed clubhouse design is based on several key goals and input received throughout the process. Feedback we heard from both the collective membership and the building committee over the past few years has shaped the goals and program areas of this new facility.

- Our members, building committee, and board of directors made clear that we do not want to add unnecessary program area, significant new spaces, or dramatically change the current function. We are a golf-focused club that should remain as such; we are not a country club and therefore do not need to add amenities typical of such facilities.
- The clear focus identified above helped establish program areas in the new clubhouse.

Existing spaces that have defined proposed areas for the new clubhouse include:

- Bar and restaurant
- Outdoor patio
- Kitchen and support areas
- Men's and women's locker rooms
- Administration
- Pro shop and bag storage

Areas listed above are expanded to meet current code requirements as well as the club's functional capacity needs. For example, our kitchen, restrooms, and locker rooms are too small, have inadequate and failing infrastructure, and do not meet handicap accessibility requirements. We could not build those same spaces today without significantly increasing their size to adhere to current codes.

- The indoor seating capacity goal is approximately 200 people, which is 80 more than our existing clubhouse can accommodate. Our members also requested expanded outdoor patio seating, including a covered area. We chose this capacity goal to ensure we could accommodate our tournaments, member events, and smaller functions that we cannot service now. For example, if we want to host a social function for our Jamboree tournament, we currently cannot do that effectively. The size has been carefully studied to best match our functional needs without changing the type of events we will host (this will not become a banquet or wedding venue).

2. How big will the building be?

The completed building will be approximately 15,500 sf, which will accommodate an indoor seating capacity of around 200 people and an expanded, covered patio. A breakdown of relevant square footages compared to existing is on our website for reference. Again, we did not add any significant new amenities to our facility (i.e., banquet rooms, pickle ball courts, etc.).

3. When will the project start and how long will it take?

If membership passes the project, the design and planning phase will start immediately in June of 2021. Once this phase is complete, we anticipate construction to start no later than March of

2022, weather permitting. The construction phase will take approximately one year, and the new clubhouse will be operational for the primary golf season in 2023.

4. Why don't we have what the clubhouse is going to look like from the outside?

The process of designing the entire clubhouse is considerably more expensive than creating the floor and site plans. After a lot of consideration, we decided that developing the floor plan, site plan, and overall design concept was the most responsible approach. This gives the membership a good sense of the project and ensures we properly plan a clubhouse that best reflects their needs while being financially responsible with their money. Spending a large sum completely designing the clubhouse that does not pass would be a lost investment. This is a very common approach when planning for a vote and aligned with the recommendations of our hired professionals. Designing the exterior aesthetic will be the next step moving forward in June. The design process will be transparent, and members will have opportunities to engage in the discussion about the clubhouse aesthetic. This is something we do not want to rush as it is critical to get the feel right for the new Laurel Golf Club. We are a unique club, and the new facility needs to be a reflection of us and our collective goals.

5. Why are we building now when building materials are at an all-time high? Should we wait to see if material prices go down before we start the project?

It is always difficult to predict when the best time to build will be. The planning process has been well underway for several years, and the building committee and board feel it is in the best interest of the club to proceed with the project. We have factored in elevated costs reflected in today's market and do not anticipate costs going down if we were to postpone and build later. We have also timed the process so construction will bid in early 2022 when all indications show construction costs will have softened. It is also important to note that the cost of doing nothing continues to go up each year. Considering the cost of maintaining our current failing infrastructure, the right solution for today and future generations is to invest in our club now.

6. How do fees for A&E Design and Langlas & Associates work on this project? Is it negotiable?

We interviewed several architects in 2018 and selected A&E Design for the project. We also selected Langlas & Associates to join the project early to help with real-time costs and prevent any surprises down the road. Fee proposals were formally submitted in writing and very competitive.

7. Why are we building new rather than remodeling what we have?

The building committee, A&E Design, and Langlas Construction have performed extensive evaluations of our existing clubhouse. They brought out numerous professional engineers to assess building conditions and infrastructure. After considerable research and cost modeling, we determined that remodeling the existing clubhouse is not a cost-effective solution. Considering building codes, space constraints, and failed framework, the building would have to be virtually dismantled and rebuilt to bring its basic infrastructure up to code. Based on the cost/benefit analysis, it would be unwise for the club to invest significant money into that approach.

We also plan to annex the clubhouse into the City of Laurel to access city services, such as water and sewer. This will provide a significantly better utility solution and be considerably less expensive than remodeling and staying off city services. For example, remodeling the existing building would require the installation of a fire sprinkler system per current building codes. Installing this system separately from city water means integrating an extremely expensive and maintenance intensive fire storage tank and pump system. By connecting instead to city services, we do not incur that six-figure cost.

- 8. Why don't we look at selling the land to help pay for the new clubhouse?**
We have collaborated with land appraisers, developers, and an engineering firm to evaluate our existing land. A master plan to accurately measure the land valuation is in development. This process includes exploring development scenarios that will maximize the value of a potential land sale. The board sees a great opportunity to sell some property in the future, using those proceeds to pay down debt on the new clubhouse or reduce member dues.
- 9. What is the new facility going to cost to operate once it is completed? How much will my dues be then?**
We anticipate dues to be approximately \$285 per month when the project is fully completed, taking effect in 2023.
- 10. With a bigger structure, will other costs such as utilities and wages go up?**
We budgeted for some utilities increasing, but others will either go down or stay the same. While the budget will account for increased wages, it will also reflect an increase in revenue. Based on the research of comparable facilities and historical comparisons, we feel confident we will have a balanced budget once the facility is completed.
- 11. What kind of service will be available during the project?**
We will establish temporary facilities to meet our members' needs during construction. This will include food and beverage facilities as well as limited pro shop service for essential items. We plan to set up a 2,400-sf tent facility to house these temporary amenities.
- 12. Will I have to pay my quarterly dues during construction?**
Yes. We will still have adequate service to fulfill your quarterly food dues obligation.
- 13. Will there be golf simulators?**
In the floor plan design, we have allocated space for future simulators. What is storage space now can be converted for simulators if the membership desires. We will evaluate with our membership during the design phase to see if there is a demand for simulators.
- 14. Will I be allowed to play golf during construction?**
Yes, the golf course will be fully operational.
- 15. Will I still be able to store my clubs during construction?**
Members will need to take their clubs home during construction. We will not have an efficient way to store clubs onsite during construction starting in the spring of 2022.

If you have any additional questions regarding the clubhouse project, please email lgcbuildingcommittee2021@gmail.com.