

# Building a Clubhouse

CHARTING A NEW DIRECTION

Village of North Palm Beach  
Council Workshop  
Thursday, April 14, 2016

# FIELD TRIP SUMMARY



## Delray Dunes

### Positives:

- Operates well as a private club.
- Great Grill Room and outdoor dining spaces raised above the golf course.
- Grill, banquet and card rooms are reconfigurable to allow for multiple uses.
- Consistent look throughout the facility – with varying finishes to define the spaces.

### Issues to address for our clubhouse:

- Lacks storage.
- Outdoor space is not maximized for larger groups.
- Entry is too formal and does not give that “community” feel.

---

### Completed in 2012:

Clubhouse – 28,000 sq. ft.

Fitness Center – 6,000 sq. ft.

71% / 29%  
20,000 HVAC / 8,000 Covered

(2010 pricing) \$8 M | \$235 /sq. ft.

# FIELD TRIP SUMMARY

## Palm Beach Par 3

### Positives:

- Restaurant built on second floor to take advantage of views
- Revenue is high (\$4.1 M-restaurant | \$188,000-golf retail)

### Issues to address for our clubhouse:

- Lacks storage and space in general (kitchen, golf shop, restaurant)
- Scheduling between restaurant and golf events is an issue
- Area is not lighted at night, but restaurant is open until 10:30 p.m.
- Not weathering well



Completed 2014  
6,650 sq. ft. – 481/sq. ft.  
\$3.2 M  
(55% HVAC/45% Covered)

## Breaker's Golf & Tennis Club

### Positives:

- Restaurant built on second floor to take advantage of views
- International resort destination
- Club allows for public access and private memberships

### Issues to address for our clubhouse:

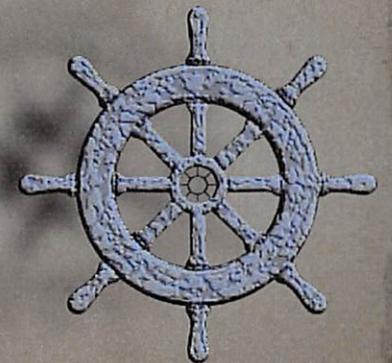
- Lacks storage, facility storing items in “non-storage” areas (stairwells, hallways, etc.)
- No “community” feel (private resort v/s municipal golf course).



Completed 2000  
37,999 sq. ft.  
(56% HVAC/ 44% Covered)

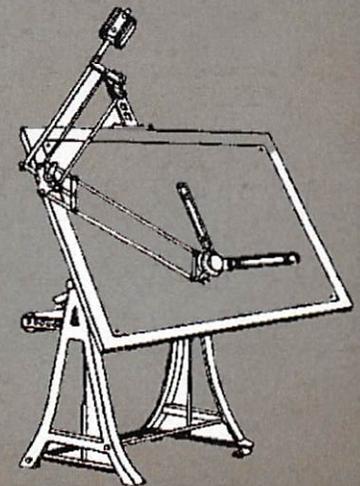
## Direction Received From Village Council and Staff Post Field Trip

- Lower the overall project cost and magnitude of project.
- Eliminate the third floor (banquet level) and incorporate function/banquet space at the same level as the restaurant.
- Consolidate the proposed separate pool building into one clubhouse structure.
- Build the clubhouse around community services, not just golf.



# What This New Design Provides

- Reduced size and overall cost of the project.
- Two story building in lieu of three story building
- Food and Beverage venues consolidated to the main level.
  - Casual dining restaurant with views to golf course and pool.
  - Function space with views to the golf course.
  - Maximized outdoor covered gathering space between the two for use by both.
  - One Central Kitchen.
  - Hidden loading dock/service areas.
- Golf Operations consolidated to lower level.
  - Bag drop
  - Cart Staging
  - Cart Storage
  - Bag Storage
  - Golf shop/Dressing Rooms
  - Merchandise Storage
  - Locker Rooms (pool and golf adjacent)
  - Laundry for towels
- Infrastructure consolidated to minimize duplication.
  - Main Kitchen can serve:
    - Restaurant
    - Turnstand
    - Outdoor Gathering Spaces
    - Covered Terraces
    - Pool Deck
    - Functions/Banquets
    - Lawn Events
  - Locker Rooms for Pool adjacent to Golf to allow for greater capacity.
  - All purpose rooms relocated to clubhouse.



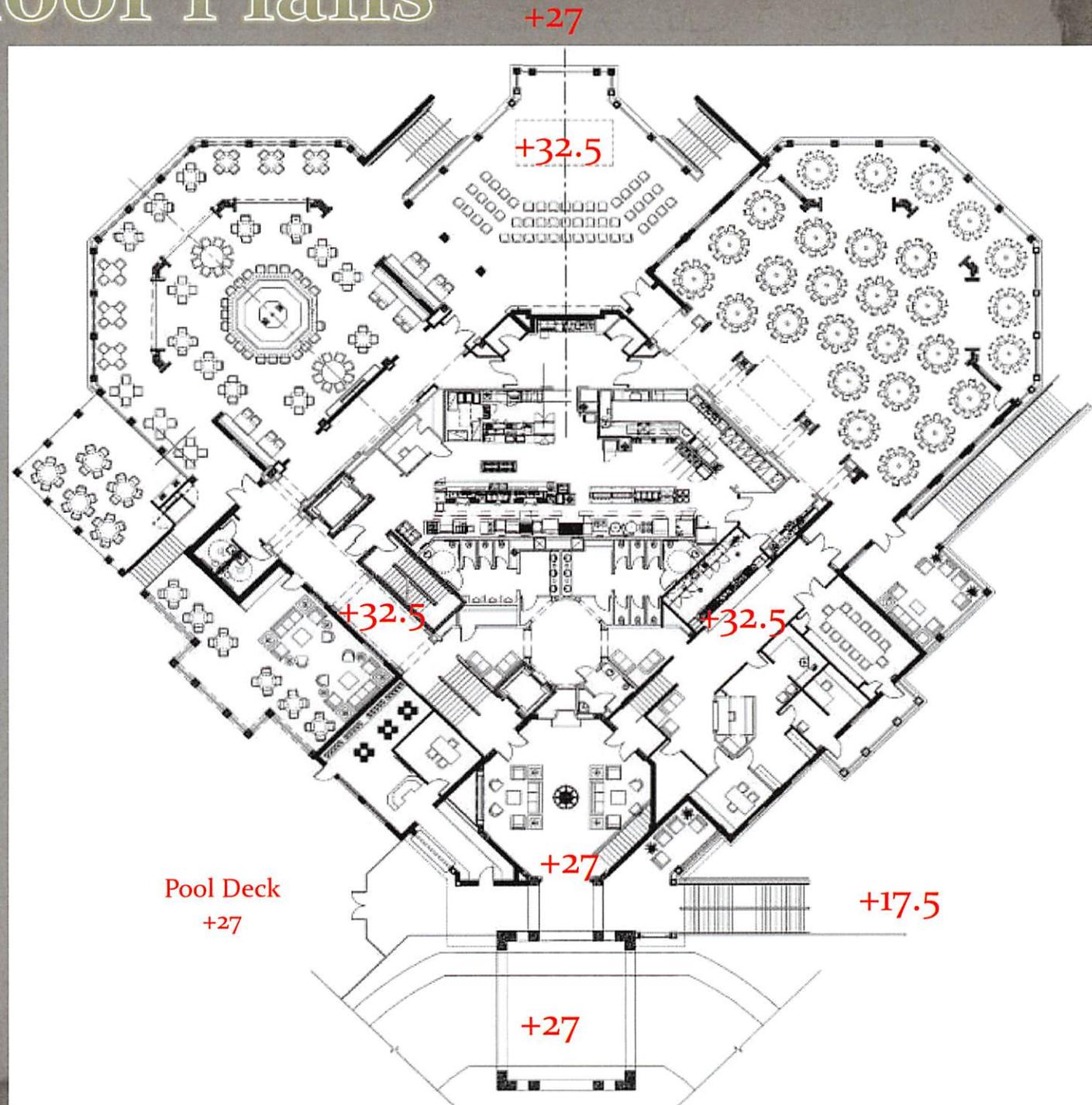
# Country Club Amenities Concept



# Concept Floor Plans

## Main Level

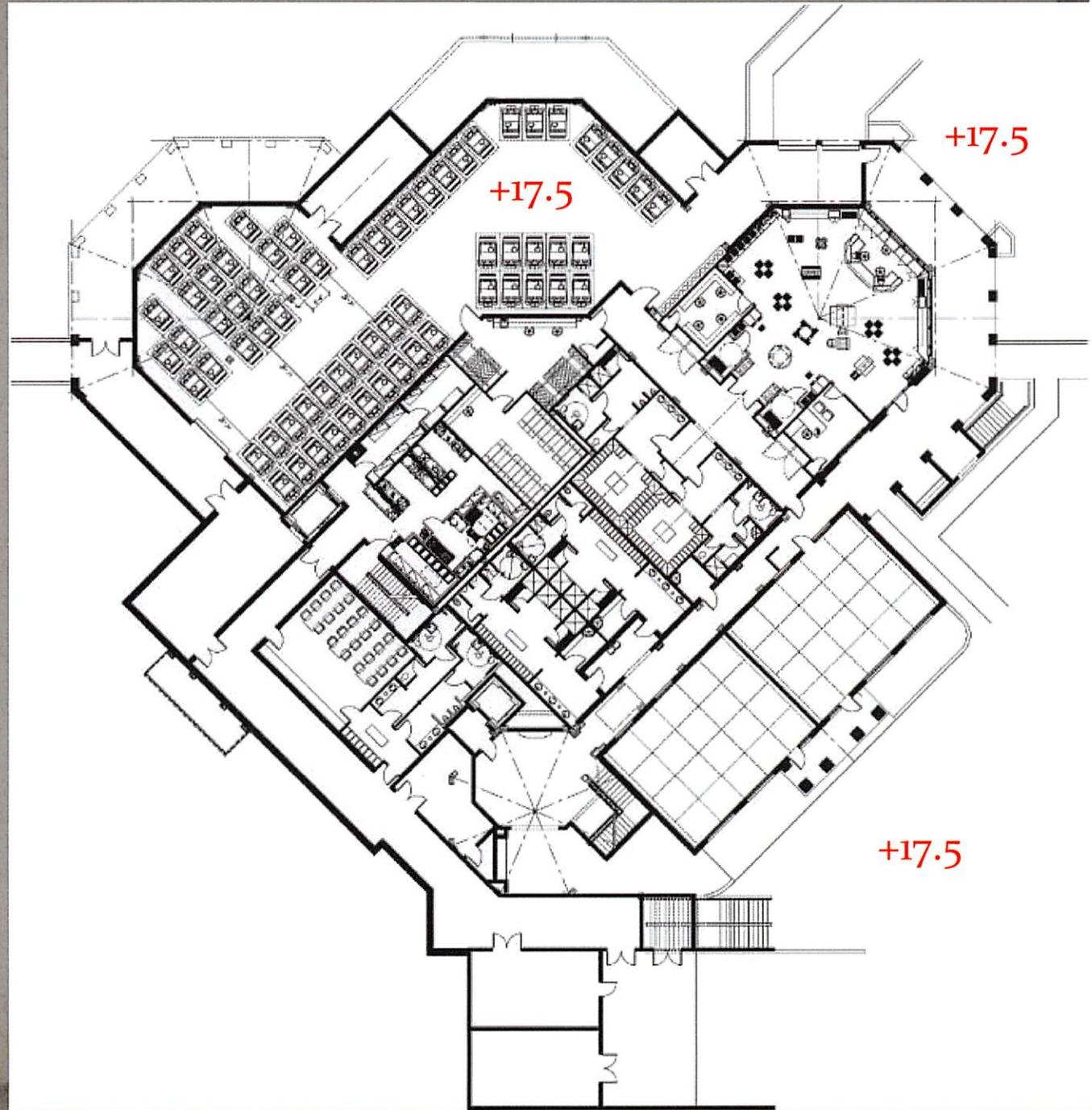
(+32.5 +/-)



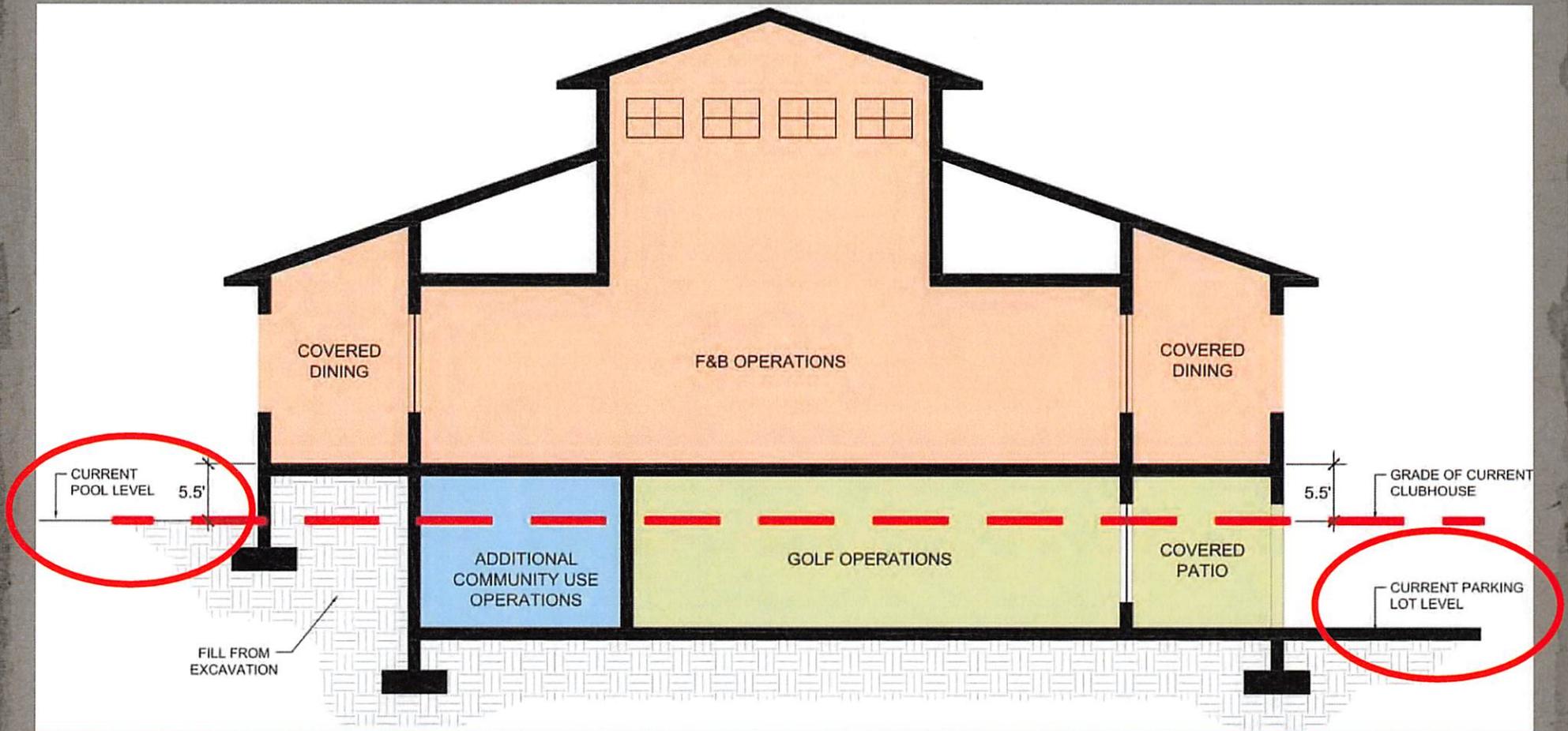
# Concept Floor Plans

## Lower Level

(+17.5)



# Concept Section

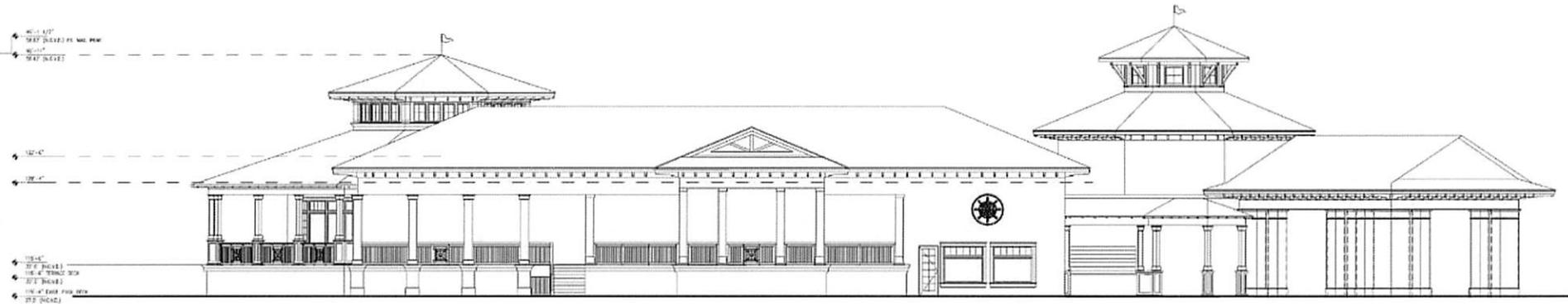


Taking advantage of the existing grade differential for the lower level.

# Concept Elevations

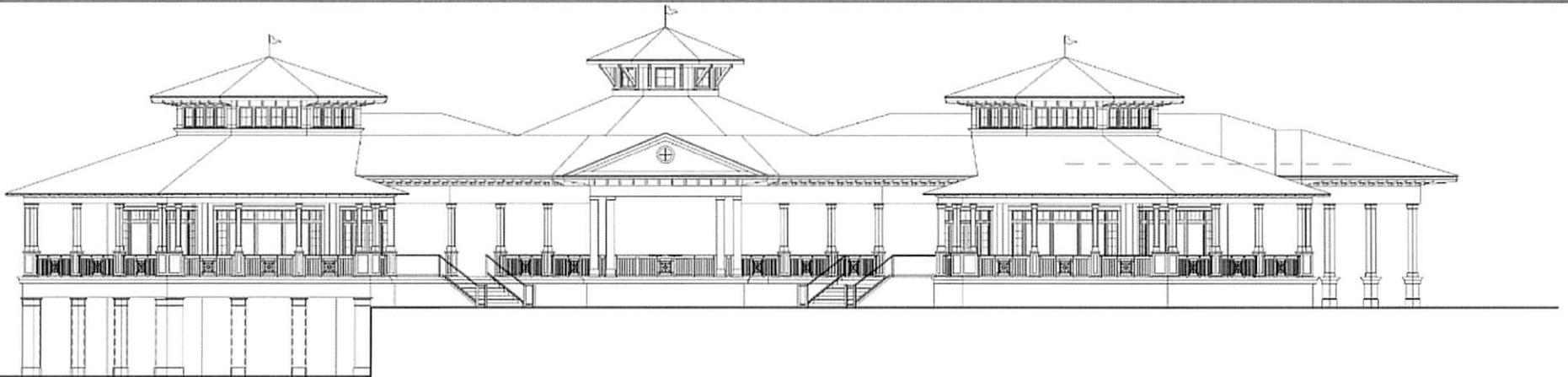


East Elevation (View from the Street)



Southeast Elevation (View from the Pool Deck)

# Concept Elevations



West Elevation (View from Golf Course – Between #9 and #18 Greens)



Northeast Elevation (View from Parking Lot)

## Structures with Similar Design



View from arrival – covered portico and passenger drop-off

## Structures with Similar Design



View of Casual Restaurant with Center Cupola and Perimeter Openings

## Structures with Similar Design



View of Casual Restaurant – Perimeter Openings Closed

## Structures with Similar Design



View of Casual Restaurant with Center Bar under Cupola with Perimeter Openings

## Structures with Similar Design



View of Casual Restaurant with Center Bar under Cupola

## Structures with Similar Design



View of Casual Restaurant – Perimeter Openings opened to Golf Course

## Structures with Similar Design



View of Casual Restaurant – Covered Outdoor Terrace / Doors Open to Interior

## Structures with Similar Design



View of Casual Restaurant – Indoor/Outdoor Capabilities

Structures with Similar Design



View of Casual Restaurant from Golf Course

## Structures with Similar Design



View of Banquet Space with Center Cupola

## Structures with Similar Design



View of Outdoor Covered Terrace Around Banquet Space (at Two-Story Area)

## Structures with Similar Design



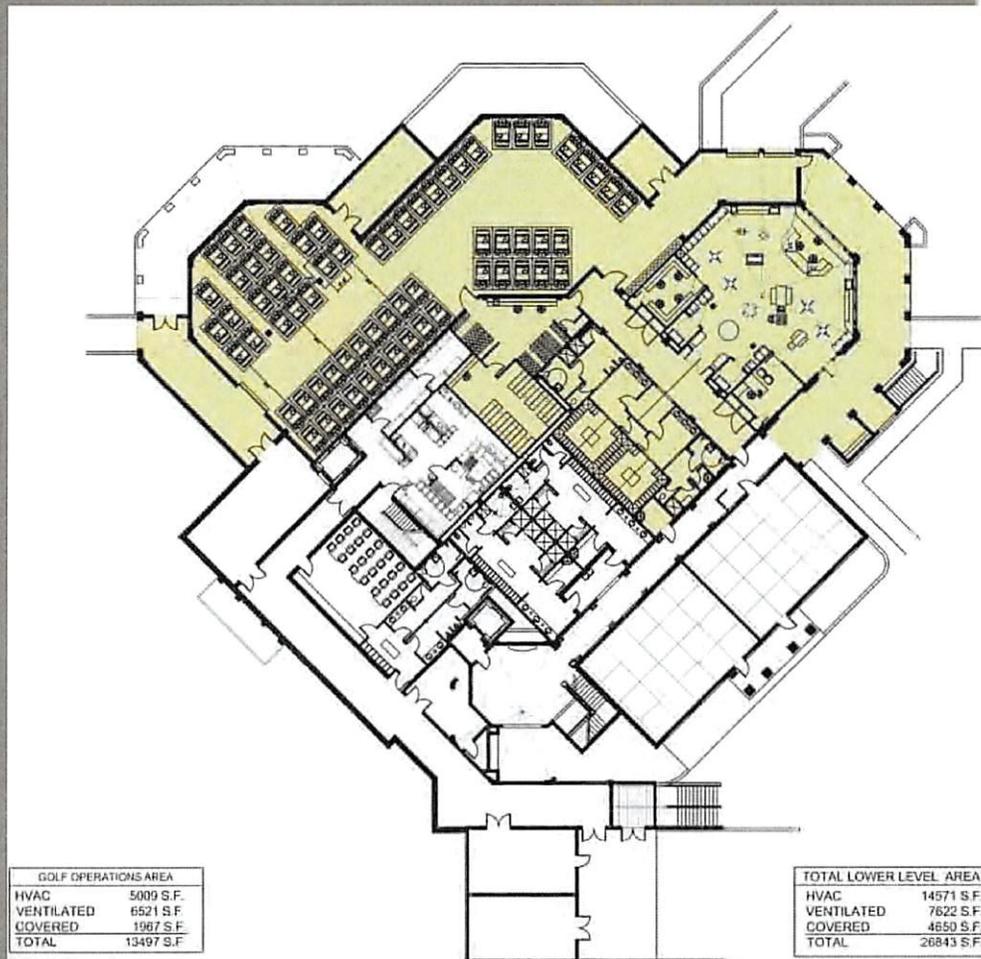
View of Golf Shop at Lower Level

## Structures with Similar Design



View from Cart Staging area to Golf Shop on lower level and Banquet Space above

# Costs for New Golf Operations



## Hard Costs

Lower Level 13,497 (sq. ft.)

$$13,497 \times \$250^* = \$3,374,250$$

$$\times \$280^* = \$3,779,160$$

## Soft Costs (40%)

$$\text{@\$250: } \$3,374,250 \times .3 = \$1,012,275$$

$$\text{@\$280: } \$3,779,160 \times .3 = \$1,133,748$$

## Contingency (10%)

$$\text{@\$250: } \$4,386,525 \times .1 = \$438,653$$

$$\text{@\$280: } \$4,912,908 \times .1 = \$491,290$$

## Total Cost Range

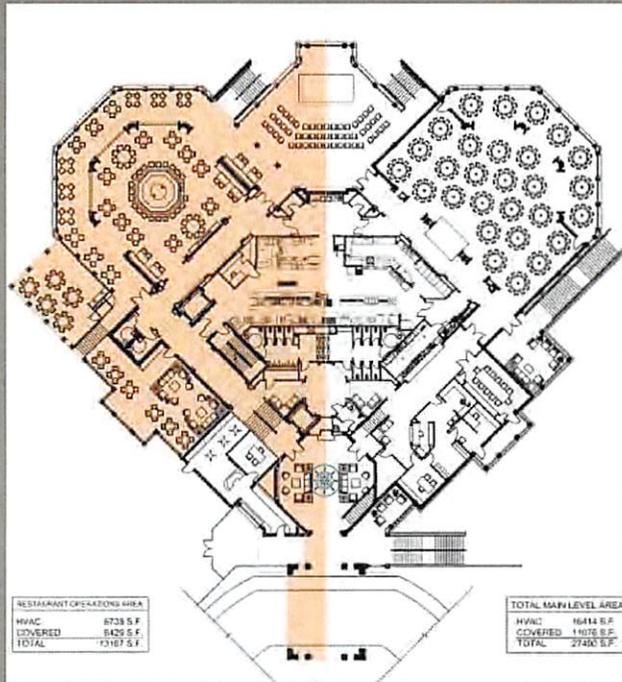
\$4,825,178 - \$5,404,198

Year Ending	Rounds	Per Round	Gross Revenue
9/30/2013	43,893	\$ 70.55	\$3,096,460
9/30/2014	44,338	\$ 68.07	\$3,017,901
9/30/2015	42,934	\$ 71.11	\$3,053,216

\*Figure represents a blended rate. Rates range from \$160-\$180 per sq. ft. to construct B.O.H. space.

# Costs for New Restaurant Operations

## RESTAURANT



### Hard Costs

Main Level\*  
Lower Level

9,953 S.F.

5,719 S.F.

15,672 S.F. x \$250\*\* = \$3,918,000

x \$280\*\* = \$4,388,160

### Soft Costs (40%)

@\$250 = \$3,918,000 x .35 = \$1,371,300

@\$280 = \$4,388,160 x .35 = \$1,535,856

### Contingency (10%)

@\$250 = \$5,289,300 x .1 = \$528,930

@\$280 = \$5,924,018 x .1 = \$592,402

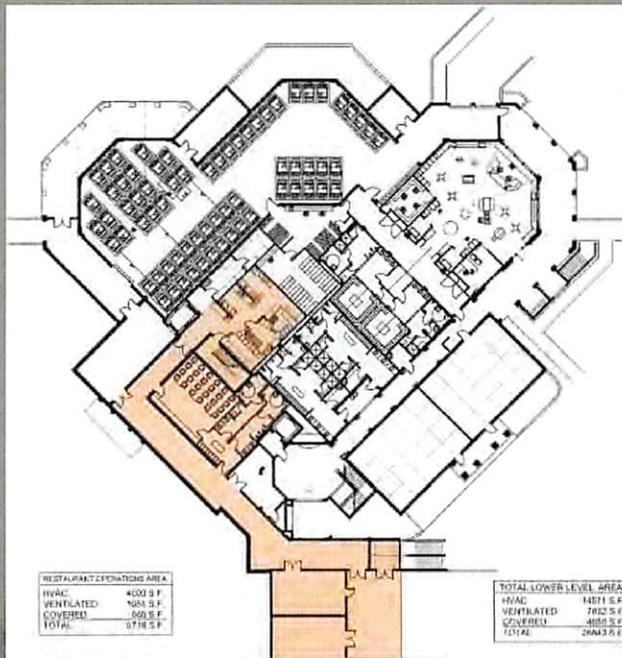
### Total Cost Range

\$5,818,230 - \$6,516,418

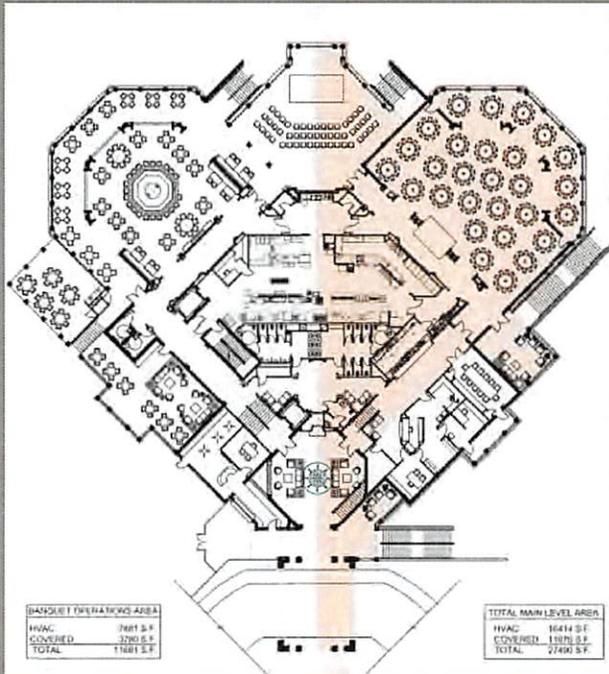
\*\*Figure represents a blended rate. Rates range from \$160-\$180 per sq. ft. to construct basement level.

\*Actual S.F. is 13,167 S.F.

Covered area taken at half in area calculation due to disproportionate amount of outdoor covered space to indoor air conditioned space.



# Costs for Banquet Operations



## Hard Costs

Upper Level 11,661 S.F.

Lower Level 1,020 S.F.

12,681 S.F.

x \$250\* = \$3,170,250

x \$280\* = \$3,550,680

## Soft Costs (40%)

@\$250 \$3,170,250 x .4 = \$1,268,100

@\$280 \$3,550,680 x .4 = \$1,420,272

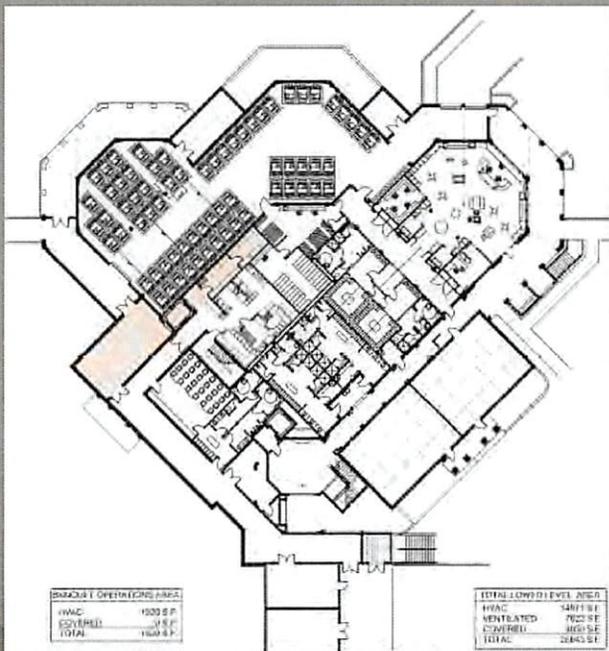
## Contingency (10%)

@\$250 \$4,438,350 x .1 = \$443,835

@\$270 \$4,970,952 x .1 = \$497,095

## Total Cost Range

\$4,882,185 - \$5,461,047



\*Figure represents a blended rate. Rates range from \$160-\$180 per sq. ft. to construct basement and reduced rate for outdoor covered space.

# Attract a Quality Tenant

North Palm Beach has:

- The Jack Nicklaus Brand
- Frontage on US Highway 1
- A strong community base.



Design must incorporate:

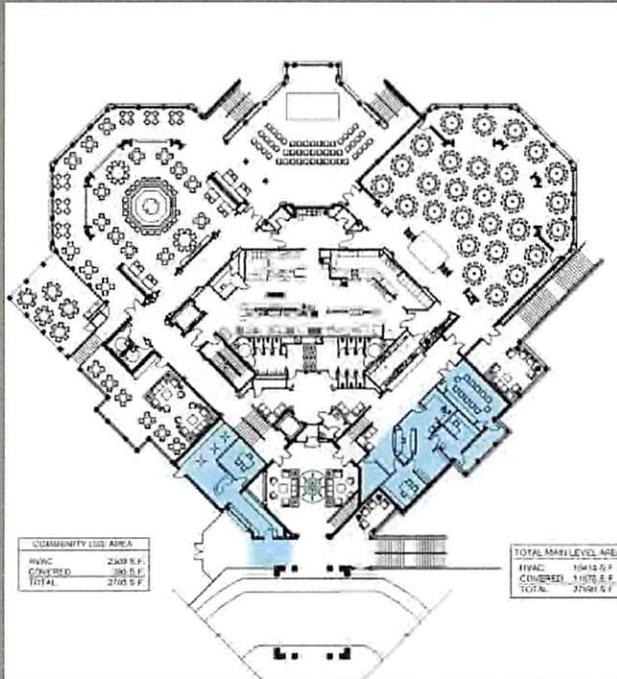
- Great views of golf.
- Impressive bar/grill atmosphere
- State-of-the-Art kitchen facilities

## Design to Succeed

Limiting the scope, limits the parameters of the RFP.



# Costs for Additional Community Use Amenities in Clubhouse



## Hard Costs

Main Level	2,705 S.F.	
Lower Level	4,904 S.F.*	
	7,609 S.F.	$\times 250 = \$1,902,250$
		$\times 280 = \$2,130,520$

## Soft Costs (40%)

@ \$250 =	\$1,902,250	$\times .3^{**}$	=	\$570,675
@ \$280 =	\$2,130,520	$\times .3$	=	\$639,156

## Contingency (10%)

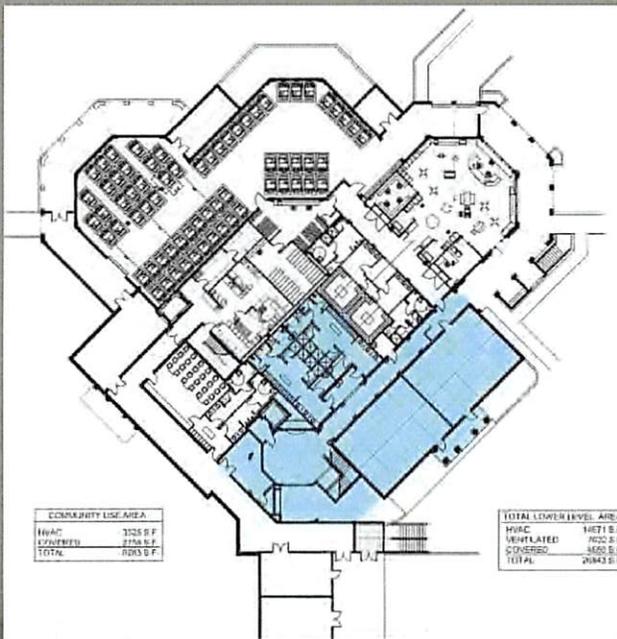
\$2,472,925	$\times .1$	=	\$247,292
\$2,769,676	$\times .1$	=	\$276,968

## Total Cost Range

\$2,720,217 – \$3,046,644

\*\*Soft cost factor reduced to .3 from .4 due to types of spaces bring designed and furnished.

- Actual S.F. (8,988( covered area taken at half in area calculations due to disproportionate amount of outdoor covered space to indoor air conditioned space.



# Cost for Pool Revitalization



Current Estimates: \$200,00 for site work/landscaping  
\$400,000 for new splash park  
\$300,000 for public restroom/snack bar building  
\$600,000 for new pool deck and shade structures  
\$1,500,000

Contingency (10%)

\$1,200,000 x .1 = \$ 150,000

Total Cost \$1,650,000



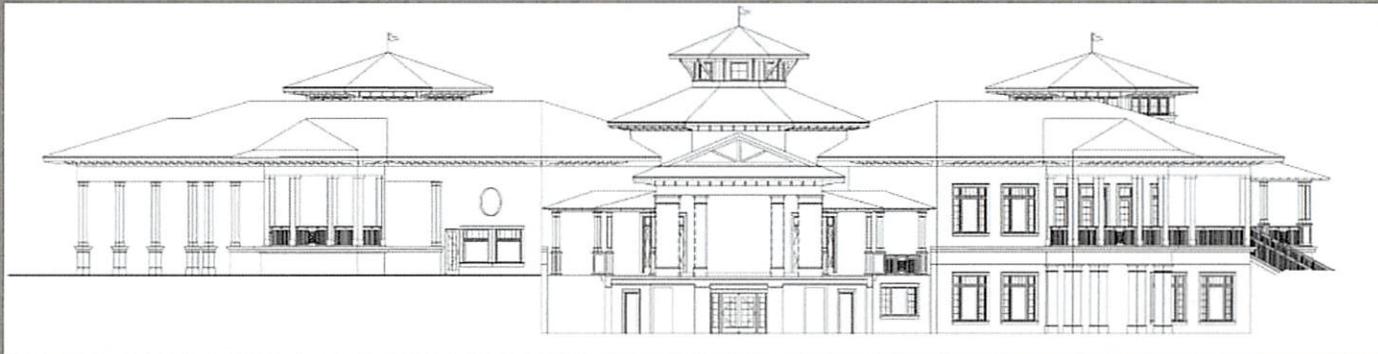
# Summary of Hard Costs

## New Clubhouse

Golf Operations (13,497 S.F.)	\$3,711,675 - \$4,157,076 (\$275 - \$308/ SQ. FT.)
Restaurant Operations (18,886 S.F.)	\$4,309,800 - \$4,826,976 (\$228 - \$256/ SQ. FT.)
Banquet Operations (12,681 S.F.)	\$3,487,275 - \$3,905,748 (\$275 - \$308/ SQ. FT.)
Community Use (CH) (8,988 S.F.)	\$2,092,475 - \$2,343,572 (\$232 - \$260/ SQ. FT.)
Total Gross S.F.: 54,052 S.F.	\$13,601,225 - \$15,233,372 (\$252 - \$281/ SQ. FT.) (2) (\$318 - \$357/ SQ. FT.) (3)

Temporary Facilities	\$400,000	}	\$1,200,000
Demolition	\$200,000		
Sitework	\$600,000		

Total Hard Cost Range: \$14,801,225 - \$16,433,372 (\$273 - \$304/ SQ. FT.) (2)  
(\$346 - \$385/ SQ. FT.) (3)



*Note: The new concept has 23,348 S.F. (43%) of covered and ventilated space and 30,985 S.F. (57%) air conditioned space. If covered and ventilated space is taken at half the value of the air conditioned space, the hard cost/S.F. would be \$318-\$357/S.F. for the new clubhouse hard cost and \$346-\$385/S.F. for total hard cost.*

# Other Costs

Design Costs \$1,200,000-\$1,400,000

Architect, Interior Designer, Landscape Design, Engineering, etc.

Aquatics Improvements \$1,650,000

Pool Deck Replacement/Repairs	\$ 600,000
Sitework / Landscaping	\$ 200,000
Splash Park	\$ 400,000
Pool Public Toilets/Snack Bar Bldg.	<u>\$ 300,000</u>
	\$1,500,000

Contingency (10%)

$\$1,500,000 \times .1 =$  \$ 150,000

Total Cost for Aquatics Improvements \$1,650,000

Soft Costs \$3,450,000 - \$3,800,000

Furniture/Fixtures/ Accessories	\$1.2 - 1.4M
Kitchen/Bar Equipment	\$1.5 - 1.65M
Material Testing and Special Inspections	\$.05M
Phones/Computers/POS Systems/Sound	\$.10M
Golf Shop Retail Fixtures	\$.15M
Bag Storage System	\$.03M
Cart Wash-down Reclaim System	\$.04M
Additional Services/MISC	\$.375M

Note: The Village's public purchasing power will reduce costs in this area.



# The Bottom Line

Revenue Producing	Range		
Golf Hard Costs	\$3,711,675	to	\$4,157,076
Restaurant Hard Costs	\$4,309,800	to	\$4,826,976
Banquet Hard Costs	\$3,487,275	to	\$3,905,748
Soft Costs	\$3,450,000	to	\$3,800,000
<b>Total:</b>	<b>\$14,958,750</b>	<b>to</b>	<b>\$16,689,800</b>

Community Use	Range		
Hard Costs	\$2,092,475	to	\$2,343,572
Aquatics Improvements	\$1,650,000	to	\$1,650,000
<b>Total:</b>	<b>\$3,742,475</b>	<b>to</b>	<b>\$3,993,572</b>

Other Costs	Range		
Design Costs	\$1,200,000	to	\$1,400,000
Demolition	\$1,200,000	to	\$1,200,000

# Design to Succeed

- Define the Scope
- Publish the Request for Proposal with options:
  - Restaurant and Banquet Facilities
  - Restaurant only
  - Lease space fully built and furnished
  - Lease shell space for custom-build out by lessee
- Review options to determine next steps.



**NEXT** steps















