

# Druid Hills Clubhouse Assessment Druid Hills Advanced Planning Team

January 31, 2022





# Members of the Planning Team

- ▶ **Greg Jones, Board Member & Team Lead**
- ▶ **Bruce Cox, Board Member & Treasurer**
- ▶ **Jeff Houston, Director of Golf Fairfield Glade**
- ▶ **Mike Johnson, Chairperson Golf Committee**
- ▶ **Dave Miser, Major Capital Projects Committee (MCPC)**
- ▶ **Bob Weber, General Manager**



# OVERVIEW



# The Clubhouse Facility

- **Original Construction Date: 1972**
- **Total Additions Since 1972: 3**
- **Total Renovations Since 1972: 4**
- **Total Square Feet: 17,300sf.**



# The Assessment

- **Independent Consultants: 5 people 2 days on site**
- **Assessment Team Member Skill Sets:**
  - **Structural Engineering**
  - **Mechanical Engineering**
  - **Electrical Engineering**
  - **Structural Architect**
  - **Building Code Expertise**
- **Key Assumptions:**
  - **Any significant renovations considered will be required to meet the current building codes**
  - **Renovation of minor areas of the building should only require upgrading limited to that small area of work**
  - **Each area of the building interior and the utility systems serving the building are included in the assessment**



# SUMMARY CONCLUSIONS



## Replacing Perimeter Soffit, Venting, Lighting and Supporting Electrical

- ▶ Multiple areas where woodwork and Hardie board need to be replaced
- ▶ Roof leaks have caused deterioration in unexposed areas in the attic
- ▶ Locations at windows and HVAC duct penetrations show evidence of dry rot due to water damage
- ▶ Light fixtures & vents show signs of rust; substantiating evidence of water leaks which are likely within interior walls
- ▶ The wood face of the parapet, attic cavity vents, equipment vents, and light fixtures need replacing
- ▶ Current vents are not adequate to provide attic ventilation
- ▶ Several locations on the roof have water ponding and the surface of the roof membrane shows sign of failing



# Relocating HVAC Units and Pad Mounted Transformer

- ▶ HVAC units are spaced too close together and do not meet code nor manufacturer's requirements
- ▶ A pad mounted transformer is too close to the building and needs to be moved a safe distance from the building





# Non-compliant Handrails and Ramps

- ▶ There are areas designated as entry/exit but are not compliant with Americans Disabilities Act (ADA) codes
- ▶ The main entry ramp will need to be demolished and redesigned to be compliant (slope, surface materials and handrails)



## Restroom Renovations, New Toilets and Inadequate Water Pressure

- ▶ To meet occupancy code and ADA compliance a significant number of regular and ADA toilets will need to be added
- ▶ The current water fountain height is not ADA compliant
- ▶ The current sink height is not ADA compliant
- ▶ A new grease inceptor will be required to meet code
- ▶ A new water pressure system will be required to support the additional number of fixtures and the grease inceptor



## Other Areas

- ▶ There are no provisions for fire sprinklers in the current building. This will be required if the building is renovated.
- ▶ A 15,000-25,000gal water tank and a fire pump will be required to meet code for adequate coverage of the sprinkler system
- ▶ The current roof truss structure does not meet present day code requirements. If we want to continue to use we would need a waiver from the local Fire Marshall (Nashville.)
- ▶ The rubber roof system shows severe signs of age and degradation. This assessment could not completely evaluate the overall roof condition, but there are clearly signs of leakage



# COST CONSIDERATIONS



# Identified Costs for Renovation

- ▶ Estimated costs of projects identified in the assessment are \$860,000
  - Replacing perimeter soffit, venting, lighting and supporting electrical: \$85,000
  - Relocating HVAC & transformer: \$135,000
  - Non-compliant handrails & ramps: \$55,000
  - Restroom renovation & new toilets: \$110,000
  - Rewiring circuits and fire alarm system: \$65,000
  - New water supply and supply line: \$105,000
  - New wet/dry sprinkler system: \$125,000
  - New water storage tank and fire pump: \$180,000
- ▶ General renovation costs for a building the size and age of the Druid Hills Clubhouse  $17,300\text{sf} \times \$120/\text{sf} = \$2.076\text{Mil}$
- ▶ Total Estimated Identified Cost: \$2,936,000



## Other Potential Costs Not in the Identified Cost Estimate

- ▶ If the waiver is not granted by the local fire department there would be a requirement to replace the existing truss structure
- ▶ The extent of necessary roof work is not estimated
- ▶ Meeting new requirements would be difficult due moving more structural support walls from three prior additions
- ▶ The potential damage to interior walls from water leakage could not be fully assessed
- ▶ Most of the plumbing and wiring will need to be replaced to meet current code
- ▶ Furniture Fixtures and Equipment (FFE) are not included in the estimates



# New Construction Cost Estimate

- ▶ Replace the current facility 17,300sf X \$250/sf= \$4,325,000
- ▶ Industry standard is if cost to remodel is >50% of the cost to build. The decision should be to build.
- ▶ Requirements for New Clubhouse:
  - ▶ Pro Shop
  - ▶ Food & Beverage for golf at a minimum
  - ▶ Central Tee Time
  - ▶ Central Receiving for Equipment and Goods
  - ▶ Director of Golf Office



# RECOMMENDATION





## Recommendations

- ▶ **Stop consideration of the renovation of the current Druid Hills Clubhouse as a viable option**
- ▶ **Do not invest any additional dollars into the current Druid Hills Clubhouse other than “break fix” required work**
- ▶ **Define requirements for the “New” Druid Hills Clubhouse**
- ▶ **Only consider new construction going forward**



# NEXT STEPS



## Next Steps

- ▶ Board vote on recommendations
- ▶ Solicit potential members for Food & Beverage Committee
- ▶ Form Golf and Food & Beverage Committees
- ▶ Develop Business Plan for the future Druid Hills property
- ▶ Develop more detailed requirements for Golf and Food & Beverage
- ▶ Request for Proposal (RFP) for Land Use Consultant
- ▶ Continue to update Community as to progress



Questions/Comments/Ideas Contact  
us at:

[druidhillsprojects@fairfieldglade.cc](mailto:druidhillsprojects@fairfieldglade.cc)