

**STATEMENT OF NEED TIMBERLIN CLUB HOUSE**  
**DRAFT**

The Timberlin Golf Commission requests the funding to begin the planning process of a new or renovated Timberlin Clubhouse/Banquet Facility and Pro Shop. The planning process should include a market analysis/demographic report and feasibility study to help drive the size and scope of the project. This will provide a comprehensive assessment of the needs of the facility and its programs, services, activities, operations and patrons and options for future development.

The current clubhouse and Pro shop were built in 1970. In 2008 a three-season tent was also constructed (nNo HVAC) adjacent to the club house.

In its current space, the footprint of the clubhouse measures 12,500 sq. ft. (which includes the 1500 sq. ft. of tent space). The golf course and clubhouse are opened to the public, weather permitting April 1<sup>st</sup> through December 24<sup>th</sup>. The golf course hosts approximately 40,000-45,000 rounds of golf per-season with nine company leagues and outings.

The Golf Commission believe that a review of the facilities and a long-range plan is warranted to explore opportunities that may be available to enhance and expand the facilities to increase revenue. This exploration should include the possibility of potential business partners that may have expertise in this area /investment interest.

The current amenities include:

Upper level – 5,976 Total Square Feet

- Grill Room (1290 sq. ft.) - seating capacity 151
- Dining Room (800 sq. ft.) - seating capacity 72
- Club house surrounding concrete patio area (2754 sq. ft.)
- Kitchen (532 sq. ft.)
- Men's Restroom (100 sq. ft.)
- Ladies Restroom (100 sq. ft.)

Lower level – 2190 Total Square Feet

- Pro Shop (800 Sq. ft.)
- Pro Shop office (100 Sq. ft.)
- Men's Restroom/Locker Room (420 sq. Ft.)
- Ladies Restroom/Locker Room (420 sq. Ft.)
- Boiler Room/Electrical Room (450 sq. ft.)

The Timberlin Golf Commission recommends that the following criteria be included in the Request for Proposals for a professional consultant to conduct the Timberlin club house planning process:

Establish an advisory committee that guides the planning process.

- The Committee should canvas other golf facilities to research and finalize the requirements in the Statement of Need.

Site selection criteria:

If the recommendation is to relocate the building, consideration should be made to maximize the aesthetics of the facility offering opportunities for outdoor sitting and views of the golf course and/or lake.

~~In the event that the current building was to be relocated a newly proposed site location would be adjacent to 16<sup>th</sup> tee and 18<sup>th</sup> green with a balcony/patio overlooking these areas.~~

- The parking area must be convenient to building and meet ADA standards.

~~Facilities Criteria (15,880 sq. ft.)~~

- ~~Grill room (1700 sq. ft.) seating 110~~
- ~~Banquet facility/dining room which would have the ability to be partitioned should the need arise (3750 sq. ft.) seating 250~~
- ~~Outdoor patio (2000 sq. ft.) seating 130~~
- ~~Pro shop 1000 (sq. ft.)~~
- ~~Pro shop office 250 (sq. ft.)~~
  
- ~~Support Facilities (5000 sq. ft.)~~
- ~~Kitchen Size (2180 sq. ft.) Based on 40% of the square footage of the Grill Room and the Banquet facility~~
- ~~The new Club house should be a smart building with the most up to date technological advancements.~~

~~Support Facilities (5,000 sq. ft.)~~

- ~~Boiler Room, Mechanical Room, Custodial Closets/Storage, Public Toilets, Corridors, Stairs/Elevator (if multi-level), Misc. storage.~~

~~\* Seating capacity is based on 15 square feet per person.~~

This statement of need is subject to change pending community and consultant input and review.

