
GOLF COURSE ARCHITECTURAL ASSESSMENT

ENGER GOLF COURSE

The study is intended as a continuation of the report prepared previously by Herfort Norby Golf Course Architects and submitted on September 9, 2018. It is the City's recommendation and intent to conduct a limited renovation of Enger Golf Course based on the following directives:

- Close Lester Golf Course
- Eliminate the driving range at Enger Golf Course and sell the property south of Skyline Drive for development.
- Renovate Enger Golf Course to provide 18 to 27-holes of golf with minimally acceptable course conditions.
- Complete the most critical of repairs as required to address turf quality, drainage and ongoing maintenance of fairways, bunkers and tees.
- Complete required upgrades to the irrigation system to provide for survival of turf and minimally acceptable playing conditions on tees, greens and fairways.

Fairways

In order to provide for ongoing survival of turf and improved playability of fairway areas at Enger Golf Course, it will be necessary to address existing drainage and turf quality issues in select areas throughout the golf course. These areas of poor turf quality are generally found in the lower more poorly drained areas which have clay or organic soils. The worst areas can be found on the Back Nine on holes 1,2 and 5-9. Other areas include holes 2 and 9 on the Front Nine and areas on hole 9 on the Middle Nine.

Correcting the issues involves using a Blecovator or Rotodarian to rototill turf and topsoil so that it can be smoothed and graded to provide improved surface drainage. Following installation of a new irrigation system, the disturbed areas will then be fertilized and reseeded with a blend of Kentucky Bluegrass and Ryegrass.

Sand Bunkers

The greenside bunkers on the Front and Middle Nines at Enger Park Golf Course were renovated in 2011. Although the bunkers now have new sand and a good drainage system, many of those bunkers are still excessively large, poorly located and difficult to maintain. None of the greenside bunkers on the Back Nine and none of the fairway bunkers on the golf course have been rebuilt.

It is our recommendation to remove some of the greenside bunkers and to rebuild the remaining greenside and fairway bunkers. This would include the reshaping of the bunkers, installing new drainage, bunker liners and new sand. This will significantly reduce ongoing maintenance and repairs and make the course more enjoyable for golfers.



Photo 1: Use a Blecovator to smooth fairways prior to seeding & irrigation.

Teeing Grounds

As noted in the previous report dated September 9, 2018, Enger Golf Course is challenging for beginning golfers, women and juniors who play from the forward tees. As part of this renovation, we recommend shortening and softening the course to make it more playable and more enjoyable. Our recommendation is to construct nine new forward tees on holes 2,8 and 9 on the Front Nine, holes 1 and 9 on the Middle Nine and holes 2,4,7 and 8 on the Back Nine.

Clubhouse

The existing clubhouse is nearly 90 years old. It does not meet current codes and does not function well as a clubhouse. Based on direction from City staff, we have investigated replacing the existing clubhouse with a new modular clubhouse structure. The new clubhouse would be approximately 2,700 square feet and would include a pro-shop, restroom facilities, small snack bar, pro shop area, heating and air conditioning, plumbing, and seating for approximately 40 people. The structure would be constructed to meet all codes for electrical, heating/cooling, ADA, energy and fire suppression. The structure would be fabricated off-site and erected in the current clubhouse location. Prior to delivery, the existing clubhouse would need to be demolished. The site will also need to be regraded, engineered and have new footings installed. Once the structure is erected site landscaping would include a patio and sidewalk, landscape plantings, sod and irrigation. The cost for a modular clubhouse as described above would run approximately \$107 per square foot plus the cost of demolition, pad preparation/grading, landscaping and permitting.

The proposed modular clubhouse would be similar to that currently being utilized at Les Bolstad Golf Course on the University of Minnesota St. Paul campus. Estimates from Satellites, Inc.

indicate that the clubhouse at Enger Golf Course would cost \$290,000 plus approximately \$400,000 in site costs, demolition, utility infrastructure and landscaping.



Photo 2: Modular clubhouse at Les Bolstad Golf Course at the Univ. of Minnesota.

Renovation Cost

It is our recommendation that a significant amount work should be completed prior to installing a new irrigation system. Some of this work is required to establish and maintain healthy turf and some improvements are required to insure that the course is remains playable or is made for playable for women and junior golfers. Our estimate of the probable cost of construction to renovate all 27 holes and a new clubhouse is as follows:

Renovate Front, Middle & Back Nines (27 holes):	
1. Regrade and regrass fairways on Front Nine hole 2 and 9.	\$65,400
2. Regrade and regrass fairways on Middle Nine holes 9.	54,900
3. Regrade and regrass fairways on Back Nine holes 1,2,5-9.	214,650
4. Renovate 13 bunkers and remove 13 bunkers.	269,270
5. Construct 9 new forward tees.	47,508
6. Construct new modular clubhouse including demolition of existing.	690,000
Subtotal	\$1,341,728
Final design/permitting (8%)	107,338
Contingency (10%)	144,907
Total	\$1,593,973

The Back Nine is disproportionately expensive to renovate because there is nearly 10 acres of poorly drained fairway areas that would need to be regraded and regrassed before irrigation

can be installed. In addition, none of the bunkers on the Back Nine have been renovated previously. In addition, the clubhouse could be reduced in size by approximately 25 percent. As an alternative, if the Front and Middle Nines were renovated, the back nine was abandoned and the clubhouse was reduced to 2,000 square feet, the probable cost of construction would be as follow:

<u>Renovate Front & Middle Nines (18 holes)</u>	
1. Regrade and regrass fairways on Front Nine hole 2 and 9.	\$65,400
2. Regrade and regrass fairways on Middle Nine holes 9.	54,900
3. Renovate 6 bunkers and remove 11 bunkers on Front and Middle Nines	160,260
5. Construct 5 new forward tees on Front and Middle Nines.	25,727
6. Construct new modular clubhouse including demolition of existing.	570,000
Subtotal	\$876,287
Final design/permitting (8%)	70,103
Contingency (10%)	94,639
Total	\$1,041,029

Since at this time, no detailed plans have been prepared, these estimates are based on pricing from other similar projects and recent conversations with contractors. Actual prices may increase or decrease depending on the size of the building, condition of existing utility services, contractor mobilization costs and the time of year/weather.

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