



NEW EISENHOWER GC CLUBHOUSE DESIGN
(PROJECT P570205) 1576 GENERALS HIGHWAY, CROWNSVILLE, MD 21032
PUBLIC INFORMATION MEETING
WGM PROJECT #202211.1

Date: March 14, 2023
Time: 6:00 – 7:00 PM
Location: Rolling Knolls Elementary School Cafeteria, Annapolis, MD

PRESENTERS

- Joe Holoubek (JH) DPW, Project Manager
- Bruce Bruchey (BB) DRP, Chief of Capital Projects
- Ed Masek, AIA (EM) WGM Architects
- Greg Lines, AIA (GL) WGM Architects
- Terry Schuman, PE (TS) Bay Engineering

PRESENTATION

A PowerPoint Presentation was given at the beginning of the meeting. It is posted separately.

PROJECT SYNOPSIS

The proposed project is a new Clubhouse including exterior decks and expanded parking on the upper and lower lots, SWM and landscape features. The Clubhouse is two levels. Main Level is 9,074 SF and contains Administrative Offices, Grille Room, Public Restrooms, Kitchen and Community Room. The Lower Level is 7,939 SF and contains the Retail Pro Shop, Snack Bar, Public Restrooms and Golf Cart storage. Two separate exterior decks are proposed; one overlooking the tee boxes and 9th green and one overlooking the 18th green. Parking will be expanded to 202 spaces. Handicapped parking will be provided on both the upper and lower parking lots. The Project seeks to achieve a sustainable design certification of LEED Silver when completed. See PowerPoint provided separately for greater detail.

QUESTION & ANSWERS

1. What is the amount of Parking (proposed and existing)?
(TS) We are providing 202 spaces. The existing parking is 180 spaces.
2. Where will the temporary pro shop trailer go during construction?
(GL) We are still at the early stages in design and those discussions with DRP and the Golf Staff will be ongoing as the design is completed.
3. Is there Handicapped Accessibility to the Pro Shop?
(GL) Yes, there are exterior accessible routes from the bag drop and upper parking lot to the pro shop and from the lower parking lot to the pro shop.
4. Lisa Brannigan-Rodvien, Anne Arundel County Councilperson for District 6 gave brief comments in support of the project and specifically to the decision to name the completed

clubhouse after Al Green, PGA. She concluded by inviting those in attendance to reach out to her office if they needed her assistance.

5. Will the lower parking lot be expanded?
(TS) Yes, the lower parking lot will be expanded to the south and east to add additional parking. Retaining walls will be installed in certain areas to achieve this.
6. Is the County considering solar panels for the roof?
(EM) The project will be designed to achieve a sustainability rating of LEED Silver certification. Photovoltaic panels were discussed early with the County but the project is not currently pursuing that feature in our LEED Silver application.
7. Will we have better signage added on northbound and southbound Generals Highway to alert visitors the entrance is approaching?
(TS) We will discuss adding traffic identification signage with State Highway Administration and County Traffic Division as we get further into the design and permitting process.
8. Will there be improvements to the entrance off Generals Highway as part of the project?
(TS) Generals Highway is a state scenic & historic road and we will submit our plans for review and comment to both SHA and the County Department of Planning & Zoning.
9. Where are the stairs to reach the Lower Level?
(GL) reviewed the locations of the exterior stairs that can be used to access the Lower Level pro shop, etc. from the upper parking lot and the grille room and deck.
10. So, the carts are parked in the Lower Level?
(GL) Yes, the golf carts are parked in a dedicated secure storage space.
11. Will the carts be electric?
(EM) Yes, the design anticipates converting the fleet from gas to electric and will be submitted for permit with electric carts usage.
12. Ed Ruiz, PGA, EGC Golf Professional gave brief comments to the merits of the Project. He was supportive of the design and was looking forward to its completion.
13. Will the Grille Room have sit-down table service?
(EM) Yes, it is envisioned as a 19th Hole Grille Room/Informal Dining.
14. The Ladies Restroom on the Lower Level needs four stalls.
(EM) We will review this request with the County during the Design Development Phase.
15. Are there any showers?
(EM) No showers are provided.
16. Will there be clear directions for golfers coming off the 9th and 18th greens to navigate around the snack bar and restrooms to avoid bottlenecks?
(EM) Yes, the Golf Staff will provide any directional signage required for where to park for the snack bar and restrooms to avoid bottlenecks.
17. Will there be a space or cabinet in the Lower Level Ladies restroom to store Women's Golf League Tournament Records on site?
(EM) We will review this request with the County during the Design Development Phase.
18. Will the Grille Room/19th Hole be accessible from the cart area.
(EM) Yes, the Grille Room is directly accessible from the cart area by an exterior stair.

19. What are the exterior materials?
(GL) Large areas of glass (windows) dominate the golf course facades. They are complemented by an exposed masonry CMU Lower Level with pre-finished smooth and corrugated panels to simulate the appearance of siding. Visible roofs are standing seam metal.
20. Will the golf course be open for play during construction?
(EM) Yes, it is the intent of the County to maintain golf operations during the construction of the new Clubhouse and site work.
21. (EM) Attendees are encouraged to take the Timeline presented in the PowerPoint as preliminary as the project is in its early stages. Permitting takes time and can extend the project start date longer than anticipated.
22. BB proceeded to recognize Mr. Quincy Green, the grandson of Al Green, Sr. in audience, who then proceeded to speak to his grandfather's legacy and thanked the County for recognizing his grandfather with this naming honor.
23. Will there be display cases in the Clubhouse?
(EM) Yes, areas for wall & memorabilia displays will be in the entry lobby at the Main Level, in the Grille Room and in the hallway between the Grille Room and the Community/Multi-Purpose Room.
24. What are the sizes of the exterior decks between the Grille Room and the Community/Multi-Purpose Room?
(GL) Approx. 943 SF for the Grille Room deck and 1540 SF for the Community/Multi-Purpose Room deck.
25. What are the seating capacities?
(EM) The Grille Room seats 60; the Community/Multi-Purpose Room seats up to 150.
26. Will the Community/Multi-Purpose Room be available for rental use for weddings, etc.?
(BB) The County envisions the Community/Multi-Purpose Room to be used for community functions, golfing events, weddings on weekends, etc., similar to how the County is using Compass Pointe GC.
27. Will there be any outdoor speakers or TV's where noise would carry off site to the residential areas on either side of Generals Highway?
(BB) The County has no plans in this project for those devices at this time.
28. What will be the times of events held in the Community/Multi-Purpose Room? Will there be late night events?
(BB) The County expects the events to be held during the times the golf course was operating prior to its renovation.
29. Will there be space available for the Community to use?
(BB) Absolutely, that is very much the plan for the Community/Multi-Purpose Room.
30. What will be the hours of operation once construction starts?
(JH) The County expects the contractor to work within a window of 7:00/7:30 AM to 3:00/3:30 PM on weekdays.
31. Do you see any issues with parking between golf operations and rental functions?
(TS) Our 202 parking spaces was calculated using the County Code provisions for the proposed uses.
32. The golf course is a high price-point for municipal golf. Will the cost go up to play when the Clubhouse is completed?

(BB) The County's goal is to stay competitively priced within the daily fee, municipal golf segment of the market, especially for Anne Arundel County residents.

33. Is there a published budget for this project?
(JH) The Project budget is an ongoing process. The County is deliberating the budget for all capital projects at this time and the amount will appear in the County Executives Budget Request in May 2023.
34. Does the County include contingency to address change orders and the increased cost of construction?
(JH) The County budget includes contingency and inflation adjustments that are updated throughout the design phases.
35. Are there any plans in this project to expand the Golf Practice Facilities?
(JH) No, this project is limited to the construction of the new clubhouse, parking & associated utilities.
36. So even if things start to get expensive again, the County will have enough funds to build the Clubhouse with the Grille Room etc.
(JH) At this time, DPW & DRP cannot give any assurances regarding the adequacy of the budget until the County Executive and the County Council approve the FY 2024 Capital Budget in June. Based on what is approved in June, changes to the building design may be needed.
37. Do you have money at least to complete the design?
(JH) Yes, we do.
38. (BB) Closing Remarks: Thank you for coming tonight and please let your elected officials know your feelings (positive or negative) about this project as it moves through the current budget deliberations. The PowerPoint will be posted online for your review.

Meeting adjourned: approx. 7:00 PM

TIMELINE

See PowerPoint for Preliminary Project Timeline

Attachments: DPW Attendees Sign-In Sheet

MEETING SIGN-IN SHEET – PLEASE PRINT LEGIBLY

Project:	Eisenhower Golf Course	Meeting Date:	3/14/23
PM	Joe Holoubek	Place/Room:	Rolling Knolls HS Cafeteria

Name	Address	Affiliation (If Any)	E-Mail
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