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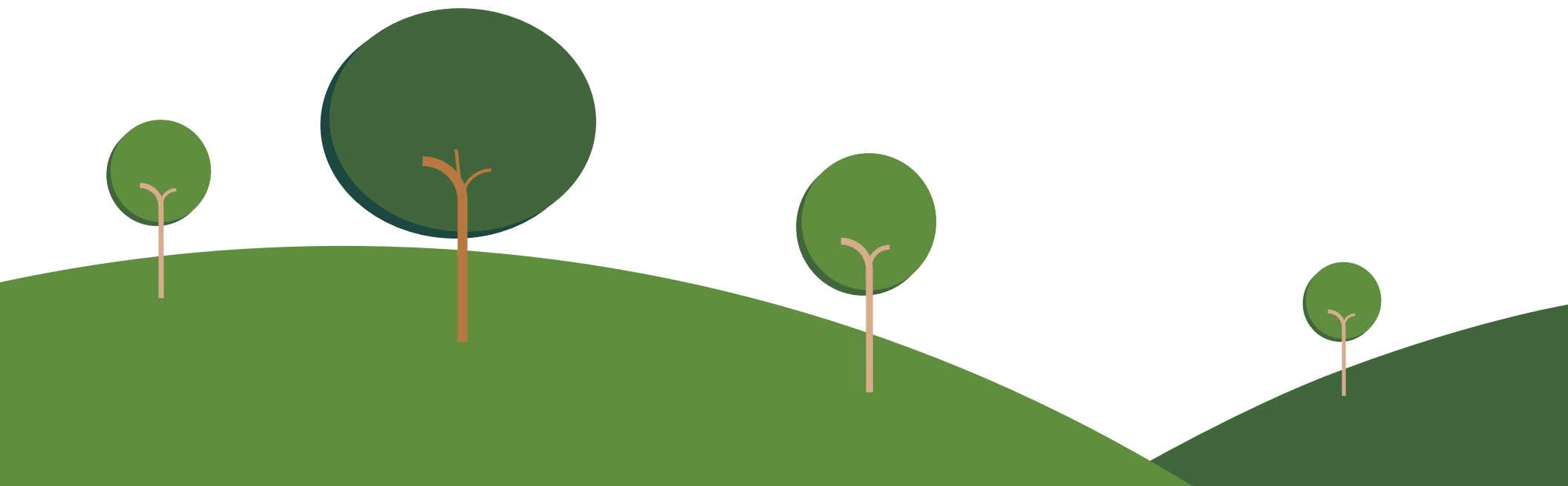


Gillespie Golf Course

Master Plan | DRAFT

Greensboro, North Carolina

DRAFT | March 2025



Acknowledgments

CITY OF GREENSBORO

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Yvonne Johnson / Mayor Pro Tem
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The purpose of this master plan is defined based on the historic context, site inventory, community engagement, and recommendations.

HISTORIC + CULTURAL CONTEXT

2

Gillespie Golf Course is a cultural and historic gem, details of which are defined in this chapter.

SITE + PLANNING ANALYSIS

3

Existing conditions and previous planning efforts are observed to assist in developing recommendations.

COMMUNITY ENGAGEMENT

4

The City of Greensboro values the input of it's residents. Parks should represent the community's needs and wants.

VISION + RECOMMENDATIONS

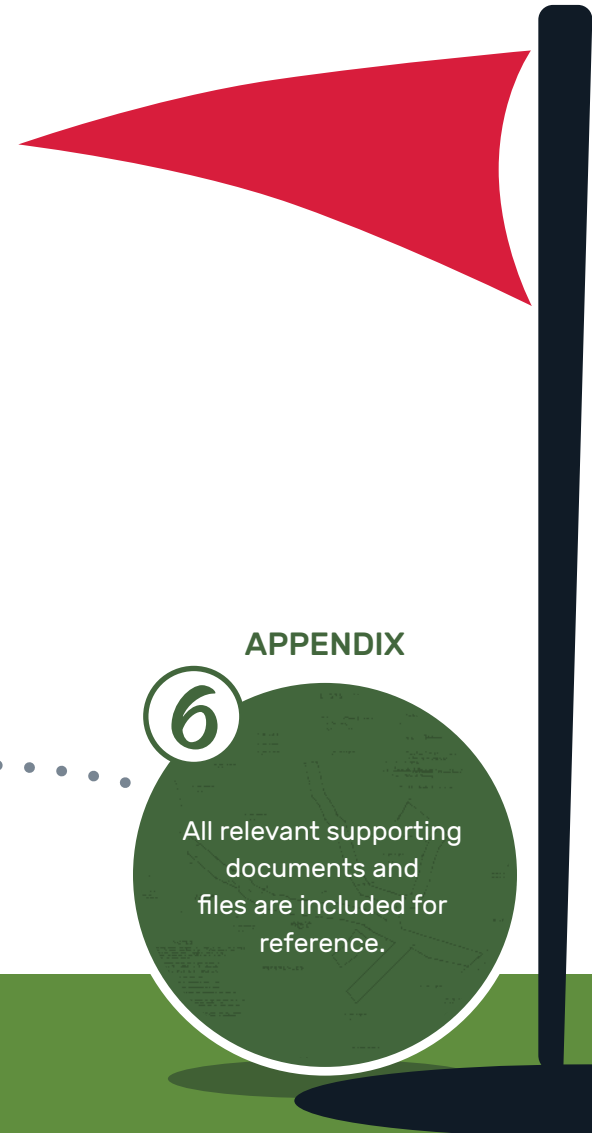
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Once all information has been collected, recommended programming and design solutions are proposed.

APPENDIX

6

All relevant supporting documents and files are included for reference.





DRAFT MASTER PLAN
LETTER FROM THE DIRECTOR

Gillespie Golf Course may be a small course in terms of area—18 holes are played over 9 fairways in a compact footprint near downtown Greensboro—but its impact and relevance to golf and to life in Greensboro and beyond is significant. The course was designed by renowned golf architect Perry Maxwell, making it a unique and sought out destination for golfers looking to play at facilities with design elements similar to those at some of America’s most treasured courses. With the actions of the Greensboro Six led by Dr. George C. Simkins, Jr. taking place at this course in the 1950s and the ensuing legal battles, Gillespie played a key role in the city’s actions within the Civil Rights Movement and the integration of golf and public facilities. Today, Gillespie Golf Course also features a short course practice facility and practice range, enabling it to host a full complement of golf. Programs offered through First Tee – Central Carolina and Parks and Recreation staff serve all golf levels and a wide variety of populations including youth, veterans, and those of all abilities.

With strong support from our City Council and Parks and Recreation Commission, our department was eager to initiate this master plan process and worked with McAdams, a respected planning and design firm to complete it. Our hope is that this plan serves as a guide for the future of this esteemed golf course, which has existed for over 80 years; and that completion of the plan can assure Gillespie’s relevance to Greensboro and area residents for the next eight decades and beyond. I invite you to visit Gillespie today to see all that is offered and to read this plan to envision what is possible in the future.

Sincerely,

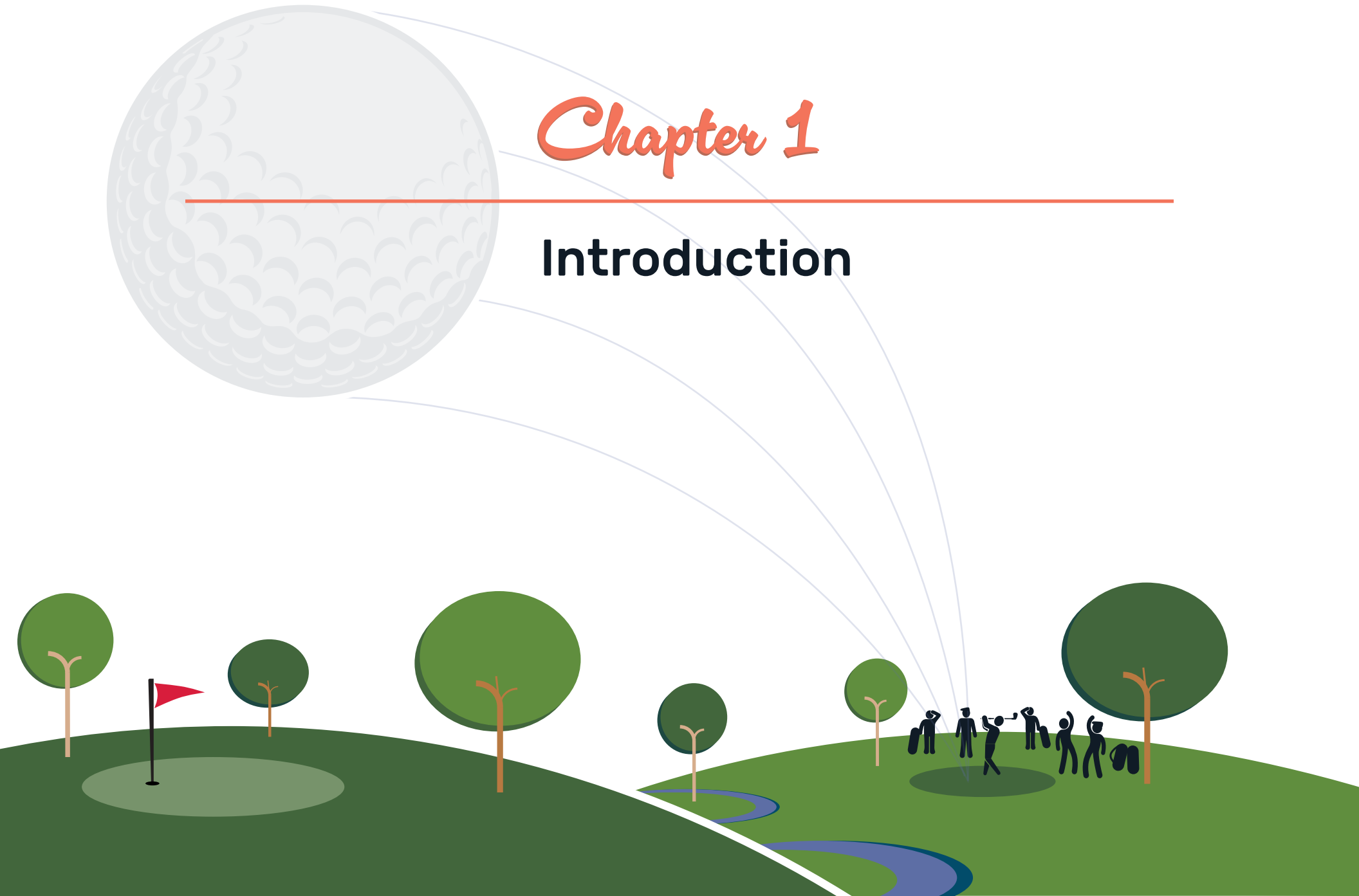
Phil Fleischmann, *CPRE*
Parks and Recreation Director

The six Black men who courageously played the fateful round of golf in December 1955, later becoming known as The Greensboro Six. From left: Phillip Cooke, Samuel Murray, Elijah Herring, Joseph Studivent, George Simkins Jr. and Leon Wolfe ▶



Chapter 1

Introduction



INTRODUCTION

Gillespie Golf Course, located at 306 East Florida Street in Greensboro, North Carolina, is a public golf facility known for its historical and cultural significance in providing golfing experiences for Greensboro residents. Its geographical location and historical significance, particularly during the Civil Rights Movement, positions Gillespie prominently as a hub of both golf and cultural importance as a regional destination. Originally designed by Perry Maxwell in the late 1930s as part of the Works Progress Administration (WPA), this 9/18-hole course has evolved alongside its community over the years. The purpose of this master plan is to envision the future of Gillespie Golf Course, ensuring its continued relevance to golf while honoring its enduring legacy for future generations.

LOCAL CONTEXT

Greensboro, the county seat for Guilford County, is the third-most populous city in North Carolina with a population of approximately 301,115 people as of 2024, with ±20% of the population living in the same City Council District (District 1) as Gillespie Golf Course.

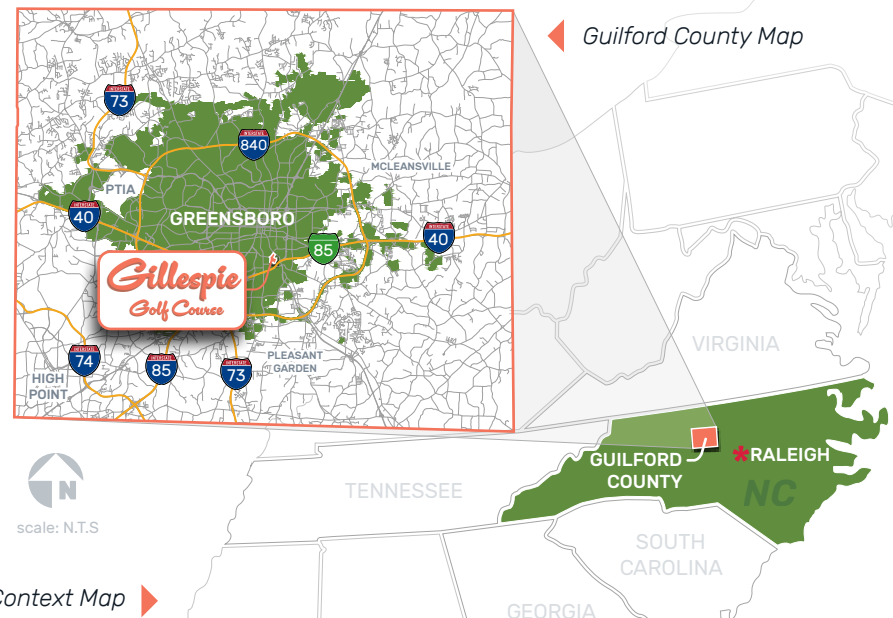
Located 1.5 miles southeast of Downtown Greensboro, Gillespie Golf Course, known endearingly as simply “Gillespie”, is a city-owned and operated 18-hole golf course played over nine shared fairways characterized by rolling fairways and meandering streams.

Gillespie is accessible directly via Martin Luther King, Jr. Drive or South Elm - Eugene Street from the Downtown Greensboro area. Local bus routes and paved sidewalks provide alternative transportation to the site. To the south of the golf course, Interstate 40/Business 85 runs east to west. An exit provided on Martin Luther King, Jr. Drive allows Gillespie to be accessible minutes after exiting the highway. Piedmont-Triad International Airport is located approximately 15 miles from Gillespie via Interstate 40.

Pedestrian connections to Gillespie are limited to existing, street-adjacent sidewalks. The nearest existing greenway connection is Southeast Greenway, approximately a mile to the west in Sussman Park. There are plans for future greenway connections via a planned route along Mile Run Creek, which would connect to the Downtown Greenway. Additionally, there are studies for placement of greenways to the north and east that would connect the Downtown Greenway to communities to the east/southeast, as well as the East Greensboro Greenway connecting communities to the east, bringing potential greenway connections to the Gillespie area.

Gillespie Park Elementary School located immediately adjacent to the golf course, predates Gillespie Golf Course, having been at the current location since the 1920s. The school has an enrollment of 204 students and 45 staff members as of the 2023-2024 academic year.

North Carolina Agricultural and Technical State University (NC A&T) is the nation’s largest historically Black college or university and is located approximately 1.5 miles north of Gillespie Golf Course. The proximity of Gillespie to NC A&T generates potential athletic and recreational partnerships between the two entities.



PLANNING CONTEXT

GS02040 (CITY OF GREENSBORO COMPREHENSIVE PLAN)



In 2020, the City of Greensboro underwent a visioning plan to comprehensively express the community's vision of where they want to see Greensboro by the year 2040. This plan established principles for conducting business, constructing developments, and fostering an exceptional quality of life for all entities in the City. Six "Big Ideas" emerged as the framework:

- › **Filling in Our Framework**
- › **Creating Great Places**
- › **Become Car Optional**
- › **Prioritizing Sustainability**
- › **Building Community Connections**
- › **Growing Economic Competitiveness**

The most applicable of these Big Ideas is **Creating Great Places**. By Creating Great Places, the goal is to create interesting places and public spaces in neighborhood across all of Greensboro. This Big Idea includes strategies that improve livability, strengthen neighborhoods, and increase public safety, access to affordable housing, and public amenities. Strategies to achieve this Big Idea at Gillespie include the preservation and celebration of the historic and cultural importance inherent to the course. This provides the community with a unique identity that will aid in the future development of not only Gillespie, but also the larger community.

PLAN2PLAY (PARKS + RECREATION COMPREHENSIVE PLAN)



Adopted in 2019, the Greensboro Parks and Recreation's system-wide comprehensive plan known as Plan2Play aims to direct the development of the City's parks system for the next 20 years. Nine "Big Ideas" resulted from community engagement and collaboration between the project team and City staff, with the following four being most applicable to Gillespie:

- › **Big Idea #1 – Bring up the Basics:** The goal of this recommendation is to create walkable parks with diverse activities. Gillespie is surrounded by residential communities, yet largely serves one type of user group. This goal can be accomplished by providing more amenities and stronger pedestrian connections to these communities.
- › **Big Idea #4 – Strengthen Partnerships:** Partnerships with universities, schools, county, regional, and national agencies, non-profits, and land trust / conservancies should be pursued to create opportunities that would otherwise be more difficult to achieve due to financial constraints. To allow Gillespie to become the greatest and most celebrated public facility, additional partnerships should be pursued and current partnerships should be captured formally.
- › **Big Idea #5 – Create Transformative Programs:** By providing competitive, high-quality programs and facilities, combined with balanced fees and cost recovery efforts, Greensboro's residents would be more apt to participate in the recreational offerings. The fees at Gillespie Golf Course will need to reflect the quality of the course itself, while still being affordable for the community's usage. The current transformative programs at Gillespie should be expanded upon.
- › **Big Idea #6 – Create Community Hearts:** By creating unique, community-specific parks and centers through community input, resident's stewardship of the place would reduce maintenance and provide a gathering place for the community. Gillespie's location amidst neighborhoods makes it a strategic location for community gatherings.

GOLF COURSE CONTEXT

North Carolina is home to over 600 golf courses, putting it in the top-ten list of states with the most golf courses. The amount and quality of golf courses creates a strong golf-tourism industry for the state and region. Being located 60 miles from Pinehurst, North Carolina's famous golfing destination, Gillespie is well positioned to become a destination itself.

Gillespie Golf Course is the only public golf course within nine miles of downtown Greensboro. There are also 16 golf courses, both **public** and **private**, within 25 miles of Gillespie Golf Course:

- A** Greensboro Country Club – 3.5 miles
- B** Starmount Forest Country Club – 4.25 miles
- C** Forest Oaks Country Club – 5.5 miles
- D** Sedgefield Country Club – 6 miles
- E** Golf at Grandover, Greensboro – 6.5 miles
- F** The Cardinal by Pete Dye – 9.25 miles
- G** Bur-Mil Park (9 hole par 3) - 9.5 miles
- H** Bryan Park Golf Course – 9.5 miles
- I** Jamestown Park Golf Course – 9.75 miles
- J** Stoney Creek Golf Club – 10 miles
- K** Country Hills Golf Course – 11 Miles
- L** Brookwood Golf Course – 11.75 miles
- M** Oak Hollow Golf Course - 12 miles
- N** Crooked Tree Golf Course – 12.25 miles
- O** Blair Park Golf Course – 14 miles
- P** Holly Ridge Golf Links – 12.25 miles
- Q** Greensboro National Golf Club – 15 miles
- R** Colonial Country Club – 18 miles
- S** Pine Knoll Golf Club – 19 miles
- T** Olde Homestead Golf Club – 19.5 miles
- U** Winding Creek Golf Course – 20.25 miles
- V** Meadowlands Golf Club – 20.75 miles
- W** Southwick Golf Course – 23.25 miles
- X** Winston Lake Golf Course – 24 miles
- Y** Asheboro Municipal (9 hole) – 25 miles



MASTER PLAN FRAMEWORK

HISTORIC CONTEXT

Originally built as a nine-hole golf course in 1940, Gillespie underwent subsequent transformations, expanding to 18 holes before reverting to a nine-hole configuration after a temporary-closure. These changes reflect the historical imprints of its dynamic past. The order of the greens, locations of the three past and present clubhouses, as well as the locations of the fairways and greens themselves has changed significantly over the decades. Regardless, the well-maintained golf course and its storied past keeps golf players coming back.

In envisioning the future of Gillespie, the past, present, and future need to be thoroughly understood. This master plan reviews the historic and cultural context to understand the evolution of the current golf course. From Perry Maxwell's design and use of Works Progress Administration funds, to "Doc" Dr. George C. Simkins, Jr. and the Greensboro Six, all are considered to understand the present condition of Gillespie Golf Course.



▲ The Greensboro Six. From left: Phillip Cooke, Samuel Murray, Elijah Herring, Joseph Studivent, George Simkins Jr. and Leon Wolfe

SITE PLANNING + ANALYSIS

In addition to the nine-hole golf course, Gillespie exhibits other constructed features such as clubhouse, adjacent shelter, and entry plaza, First Tee facility, driving range, restroom building, fairway shelters, parking lot, a maintenance facility, and numerous bridges crossing the scenic streams.

The project team consisting of civil, golf course design, landscape, environmental, architectural, and structural professionals observed the 80+ year old golf course and its associated public-facing and operations facilities in July 2023 to determine the existing conditions and usage of all facilities. Synthesizing the site observations with the feedback received from the Golf Course staff, the project team developed an in-depth inventory and analysis of the existing facilities. This information provided the necessary background for the community engagement plan and resulting recommendation.

In addition to the physical characteristics of Gillespie, the programs currently offered were observed, such as clinics for youth, adaptive golf, glow golf, and private lessons. First Tee of Central Carolina opened a training facility on Gillespie Golf Course in 2010, in a building formerly utilized for City operations and maintenance. The goal of First Tee is to teach youth "core values, healthy habits, and life skills" (firstteecentralcarolina.org) through the sport of golf. Golf professionals use the facility, as well as 17 other facilities throughout North Carolina, to assist young people to become great golfers and even better people. Gillespie is one of two learning centers in Central North Carolina, with the other being at Winston Lake Golf Course in Winston-Salem.



▲ Project team tours the golf course in July 2023

COMMUNITY ENGAGEMENT

Community conversations and engagement are fundamental to understanding how the golf course is currently used, and how they would like to see its future use as a destination recreation space for the residents while maintaining its value and place as a cultural and historical icon. Through open houses, usage of public facilities, neighborhood meetings, online surveys and outreach to the NC A&T recreation community, the project team collected feedback from the community and golf players.

COMMUNITY ENGAGEMENT OPPORTUNITIES

Public Drop-in Meeting

- › October 18, 2023
- › ≥12 attendees

Online Survey

- › October 2023 - March 2024
- › 66 responses

Focus Group

- › November 20, 2023
- › 13 attendees

Pop-up Input Boards

- › August 2023 - January 2024
- › ≥20 responses

Master Plan Presentation

- › November 7, 2024

Master Plan - Public Comments

- › Feb. 5 - Feb. 24, 2025

The project team conducted focused conversations with the stakeholder groups to further determine the current and desired usage of Gillespie Golf Course. Stakeholder groups include First Tee of the Carolinas, Professional Golf Association (PGA) of the Carolinas, the Joseph M. Bryan Foundation, and Wyndham Championship.

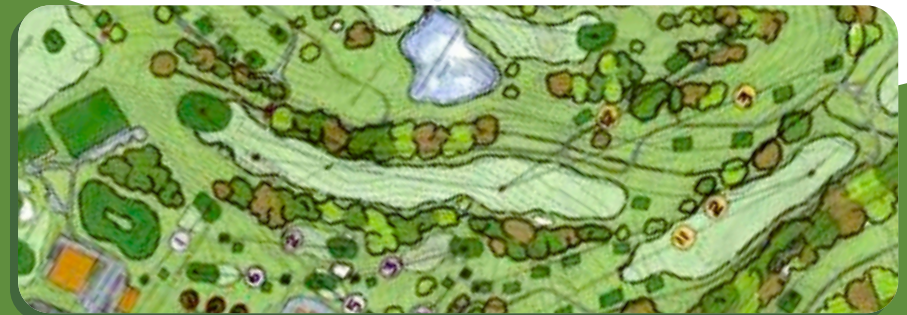
A meeting with golf course architect Rees Jones was organized to bring further professional golf design insight. These golf groups bring the knowledge of the sport and how it is applicable to Gillespie to further help the project team to develop recommendations.

ENVISIONING THE FUTURE

Considering the profound historical and cultural significance, alongside the community's aspirations from the past, present, and future, this master plan serves as the course map for the future of Gillespie Golf Course. Coined a signature project by the Greensboro Parks foundation, this master plan envisions the course as a destination for both learning and playing this beloved sport while also redefining its role in the City as a recreational asset.

Gillespie Golf Course has been earmarked for priority renovations, with the City allocating \$2 million towards crafting a comprehensive master plan and pinpointing key projects for implementation. Among the major renovations pledged by the City are the replacement of driving range nets and poles, along with the commissioning of a new public art mural for the First Tee building. Funding for the mural is secured through a PGA grant. Furthermore, the PGA of NC has secured a Places to Play grant, designated for the creation of a six-hole short course. This initiative not only honors the legacy of Greensboro Six but also serves as an educational resource for novice golfers.

As part of the master plan process, the project team has outlined proposed phased development strategies and estimated costs for the full realization of the master plan.

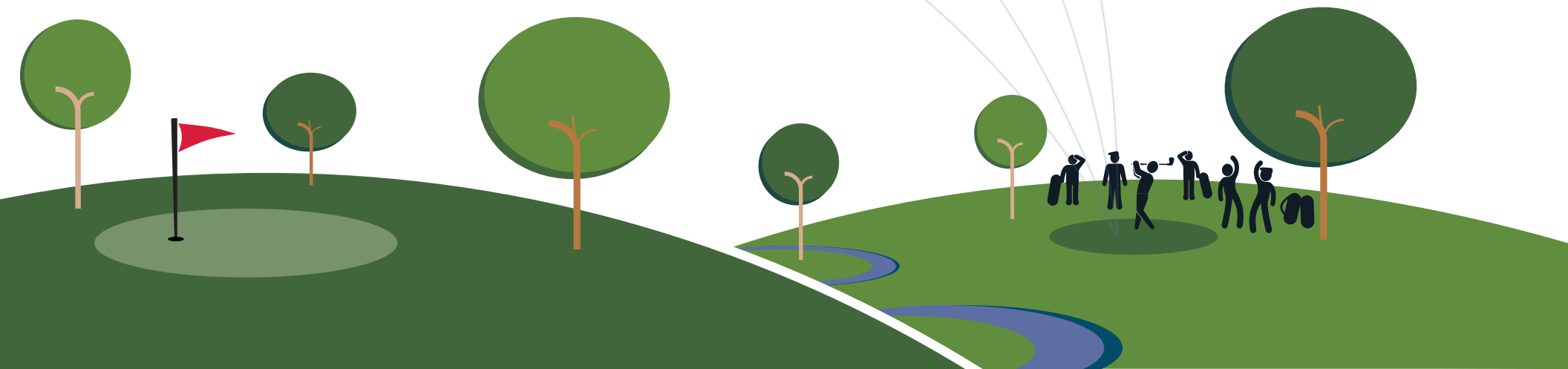


▲ Sketch concept snippet



Chapter 2

Historic + Cultural Context



INTRODUCTION

Gillespie Golf Course and the land on which it sits is the site of a diverse array of historic and culturally significant events. From colonial American connections to a significant Civil Rights Movement, the story of Gillespie is one to be celebrated. A desktop review conducted by McAdams, combined with data collected from community members, has resulted in the following chronological findings.

GILLESPIE GOLF COURSE - TIMELINE OF EVENTS

NOTE: The text and symbols below coordinate with the visual timeline on page 2 | 3.



c. 1750 Colonel Daniel Gillespie, a leader of North Carolina farmers who held up the British at the Battle of Guilford Courthouse in 1782 constructs a log cabin **A** and operates a farmstead on the land.

1916-1926 Land is deeded by Rev. E.E. Gillespie, great-grandson of Colonel Daniel Gillespie, to construct Gillespie Park School **B** on Asheboro Street. Prior to development, the area was far outside the city limits of Greensboro. A few farmsteads, mills, and the City Abattoir.



January 1940 A municipal golf course project is approved by City council to be constructed on 76 acres adjacent to Gillespie Park School. The project is awarded to golden-age golf architect Perry Maxwell, who also designed the nearby Starmount Forest Country Club and Augusta National Golf Club.

To ensure the project can be constructed for the approved \$38,000, cost saving measures such as WPA (Works Progress Administration) grants and utilizing Gillespie's cabin, which had been extensively altered, for the course manager are enacted.

November 1, 1941 Municipal Golf Course opens to the public as a nine-hole golf public course.

Early 1942 The original, permanent clubhouse **C** located off of Troy Street opens shortly after the opening of the golf course.



1949 Gillespie Park Golf Club Inc., a nonprofit group of private citizens, takes over management of the municipal course for \$1 annually, which allows it to operate as a segregated, whites-only facility.

December 7, 1955

Aggravated with the conditions of the golf course operated for Black residents' use, Nocho Park, six Black men led by Dr. George C. Simkins, Jr. and later known collectively as The Greensboro Six, each placed 75 cents on the pro shop counter. They then proceeded to play a round of golf. They were arrested and charged with trespassing.

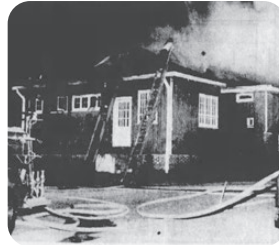


Literary + Image Sources:
 1. *Greensboro Daily News, Archives*
 2. *Greensboro Record, Archives*
 3. <https://www.ourstate.com/the-round-that-changed-a-town/>
 4. *Gillespie Clubhouse Fire* "Newspapers.com, News and Record, June 24, 1957.
<https://www.newspapers.com/article/news-and-record-gillespie-clubhouse-fire/143706296/>

December 7, 1955 (cont.) After the six Black men, consisting of Phillip Cooke, Samuel Murray, Elijah Herring, Joseph Sturdivent, George C. Simkins, Jr. and Leon Wolfe, were finished playing 18-holes of golf, they peacefully left but were arrested for trespassing. Each was sentenced to 30 days in jail. Their case went to the U.S. Supreme Court where they were ruled against 5-4 in 1958. With influence from Chief Justice Earl Warren, Governor Luther Hodges commuted their sentences.

Dr. George Simkins, Jr. who had been a beloved dentist in the community, would continue to fight for the equal treatment of Black residents, cementing himself as a civil rights activist.

June 23, 1957 The clubhouse caught fire just six days before a federal appeals court enacted the ruling stating access to the golf course “cannot be lawfully denied to others solely on account of race”. After the clubhouse burned down, the City closed Gillespie and Nocho parks. The southern portion of Gillespie was redeveloped.



September 3, 1957



The Greensboro School Board approved six African-American students to attend its white schools. One would attend Senior High School with the other five assigned to Gillespie Park School adjacent to the golf course, which was an elementary and junior high school. Harold Davis, Brenda Florence, Jimmy Florence, Daniel Herring, and Elijah Herring, Jr. became the first African-American students in North Carolina to attend a white school when they attended Gillespie Park’s orientation.

December 7, 1962

Seven years to the day after the Greensboro Six played nine holes of golf in 1955, Gillespie Golf Course, with a new clubhouse **D** replacing the extensively renovated Gillespie cabin on Asheboro Street, reopened to everyone. Dr. George C. Simkins, Jr., one of The Greensboro Six, was first to tee off.

1977 Current clubhouse **E**, shelter **F**, and hole configuration is constructed and opened to the public. A maintenance shop **G** and yard are constructed next to the new parking lot for municipal use.

c.2000 A home predating the golf course **H** and formerly used as a caddy shack, is demolished for an expansion of the City maintenance yard.

2003 As part of the North Carolina Ecosystem Enhancement Program, a stream restoration project for Mile Run Creek **I** was completed. This included the planting of native plants and cross vanes to allow golfers to easily retrieve wayward shots.

2015 Short course **J** is constructed after City maintenance equipment storage is moved off-site. The former maintenance shop is renovated to accommodate First Tee’s headquarters. Later in the year, a restroom building **K** is constructed between the 4th and 5th fairways in the approximate location of the second clubhouse.

2017 Plaque **L** dedicated to The Greensboro Six is placed outside the pro shop, courtesy of UNH-Greensboro Professor Dr. Robert Langenfeld.

August 23, 2023 NC Civil Rights Trail Marker honoring the Greensboro Six dedicated by State African American Heritage Commission. **M**

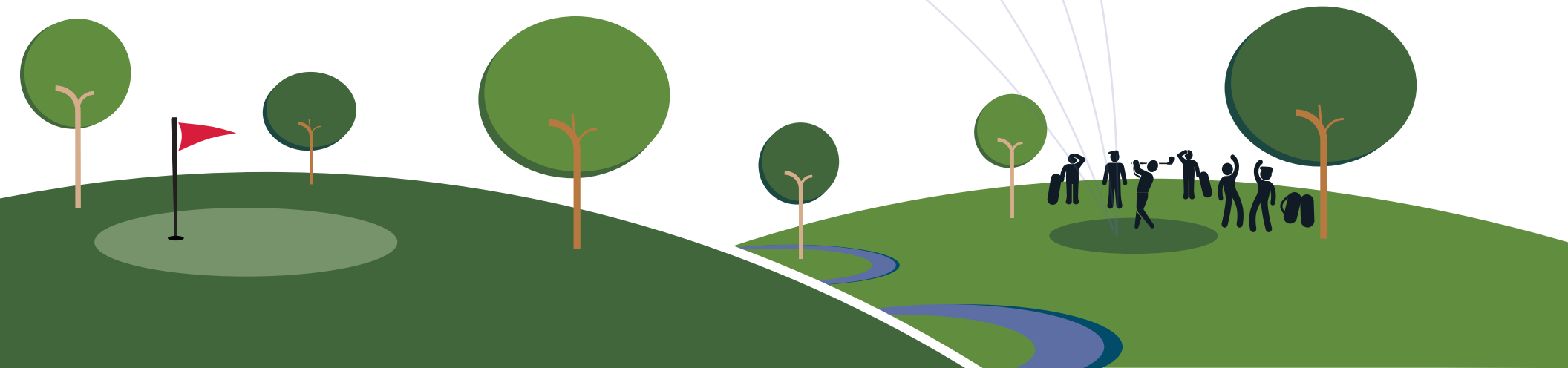






Chapter 3

Site Planning + Analysis



INTRODUCTION

Gillespie Golf Course is located approximately one and one-half mile southeast of Downtown Greensboro, North Carolina. The project site is bordered by East Florida Street to the northwest, Martin Luther King, Jr. Drive and Gillespie Park Elementary School to the northeast, Interstate 40 / Business 85 and Greensboro Medford Operations Center to the south, and Randolph Avenue to the west. A vacant parcel of land between the golf course and the interstate is owned by the City but lies mostly within the floodplain.

Gillespie Park Elementary School, located immediately adjacent to the golf course, has been at the current location since the 1920s. The school has an enrollment of 204 students and 45 staff members as of the 2023-2024 academic year.

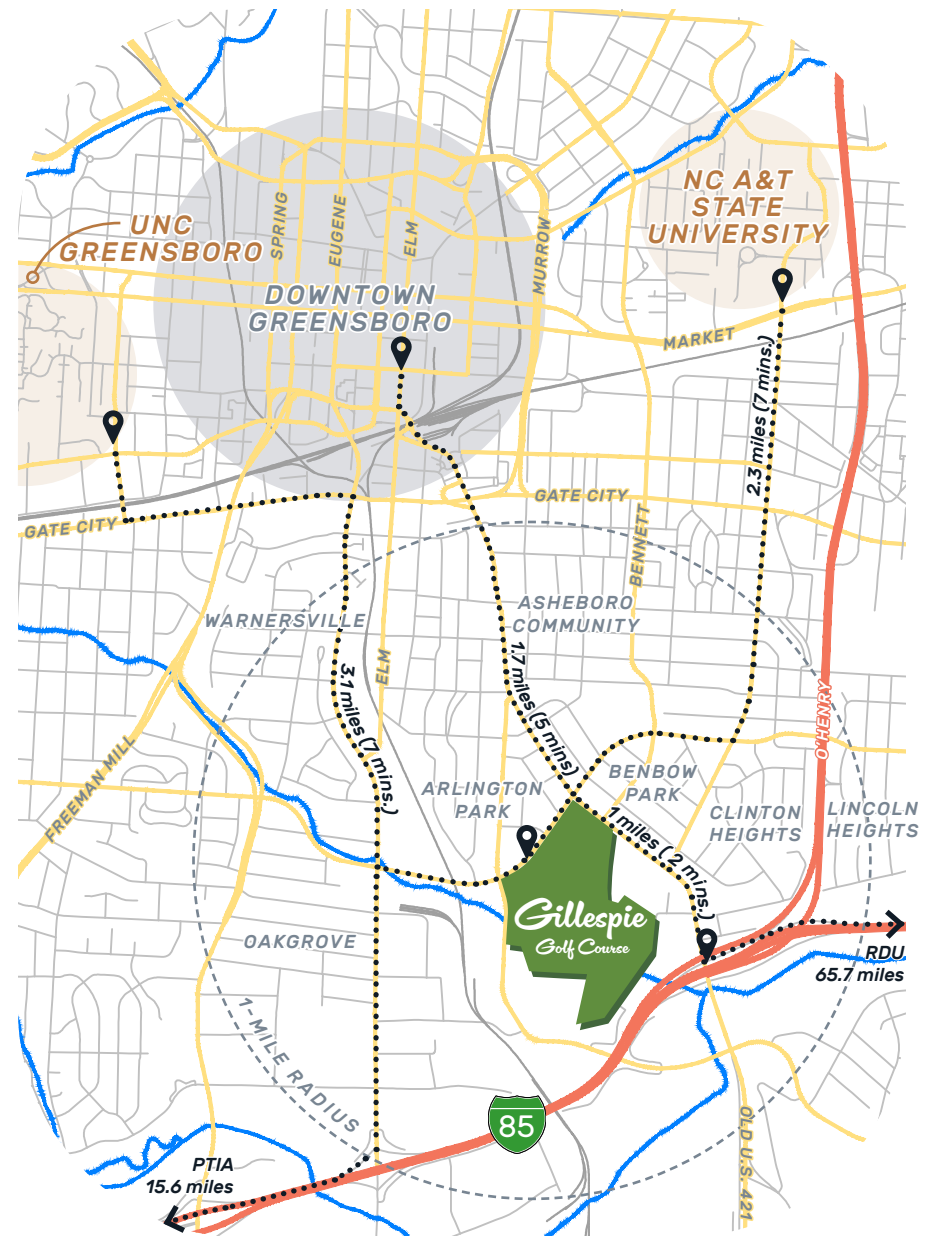
Directly to the north and east, Gillespie is surrounded by the following neighborhoods:

- › Benbow Park
- › Clinton Heights
- › Arlington Park
- › Ole Asheboro

On the south side, the site is bordered by the Greensboro Medford Operations Center hosting City services departments. The western side is adjacent to mixed industrial and commercial areas and the Oakgrove neighborhood.

The project team, composed of specialized professions ranging from architects, landscape architects, golf course architects, and structural engineers, observed the various physical components of Gillespie Golf Course. The assessments are divided into the following sections: Site Assessment; Stream + Stormwater Assessment; and Architectural + Structural Assessment.

City of Greensboro development standards, as applicable to Gillespie Golf Course, can be found in the appendices.



▲ Context Map

SITE ASSESSMENT

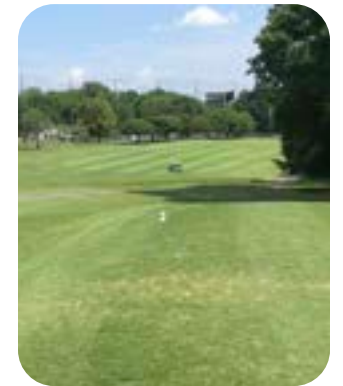
GOLF COURSE

The site is largely characterized by rolling, manicured hills typical of a maintained golf course in central North Carolina. Originally designed by Perry Maxwell, a renowned golf course architect and a founding member of the American Society of Golf Course Architects, the design of Gillespie Golf Course fits well on the contours of the land, and the presence of mature tree canopy and meandering stream channels make the game interesting and challenging. Despite being a shorter than usual course by today's measure, it still presents a challenge to produce a good score. The nature of the hilly terrain presents interesting changes in elevation and very few levels lies in the fairways. Coupled with small greens that are often sharply elevated on one or more sides, good shot placement from the tees and accurate approach shots are required to score well.

Despite the physical challenges, the course is best described as playable for both skilled and amateur golfers. Most fairways are wide and even though there are several creek crossings, none of them are very wide. The bunkers are strategically located but there aren't too many of them. In general, playing surfaces are in reasonable shape for a course of this age. The rolling landforms create interesting shots that require a certain degree of skill to execute properly.

Greens

As is typical of courses in this region that have bent grass putting surfaces, the greens have become much smaller than their original design. This occurs due to several reasons - Aerification and topdressing with sand of greens each year gradually raises the elevation of the surface, making the slopes higher and longer around the edges. This results in the perimeter of the green moving in gradually over time. In addition, bent grass struggles to survive in the hot, humid summer months, especially near the edges. These stressed edges are often not mowed as closely as the rest of the green until the cooler weather arrives in the fall. Often, the green surface is not restored to its original size and the edges gradually creep inward.



▲ Various existing conditions around the golf course (2023)



▲ Typical condition of greens at Gillespie Golf Course

Tees

Many of the tees are smaller in scale for the amount of play they receive. Some of the tee surfaces are not level. Several have strategic issues relative to their placement regarding the ability to play shots from them in the proper direction. This is especially the case on the back nine holes where tees were added later to create an 18-hole layout. The angle of play that is required for the proper shot is difficult to follow due to tee direction and interference from overhanging trees. Access to some tees is also difficult from the cart path in some areas, especially for handicapped players.



▲ Tee existing condition (2023)

Gathering Spaces

Despite the many acres, there are not many areas for gatherings available. Though localized to one part of the golf course, a shelter and paved entry space near the clubhouse are used for events. Additional covered and uncovered spaces would expand the usage of the golf course for events and other gatherings.



▲ Sitting area at driving range (2023)

Driving Range

The driving range is in generally good shape. The netting and netting-support poles were replaced by the City in late 2023 and early 2024.



▲ Existing shelter (2023)



▲ Existing clubhouse entry space (2023)

ECOLOGY

Gillespie Golf Course is largely a green space surrounded by more intense developments and large roadways. Rolling hills are covered with manicured fairway lawns with pockets of tree groves and dense vegetative communities. Most of the streams, especially along Mile Run Creek are lined with successional forest grown as a result of a stream restoration project. There are two areas along the southern edges of the golf course that exhibit areas of mature hardwood forest characterized by a diversity of large trees and undergrowth. Smaller areas with mature tree canopies occur on slopes that are generally considered steep.

Native species observed on-site include, but are not limited to:

- ▶ Various oak species, including willow, red, and white oak (*Quercus sp.*)
- ▶ Sycamores (*Platanus occidentalis*)
- ▶ Tulip poplars (*Liriodendron tulipifera*)
- ▶ Eastern Red Cedar (*Juniperus virginiana*)
- ▶ Buttonbush (*Cephalanthus occidentalis*) and other riparian edge shrubs

Ornamental landscape of various ages and conditions have been strategically placed to enhance entrances, separate fairways, and create buffers to separate areas of different usages. Crepe myrtles (*Lagerstroemia sp.*) line the parking areas, evergreens (*Thuja cultivars*) shield the view of the maintenance area from the short course, and ornate plantings are provided at the entrances to the clubhouse and First Tee building.

Being in a suburban area a little more than one mile from downtown Greensboro, Gillespie Golf Course is home to many animal species often found in urban and suburban areas. Native fauna species observed on-site include gray squirrels, rabbits, beavers, groundhogs, various species of birds, and even white-tail deer.

The stream restoration along Mile Run Creek contributed to the enhanced biodiversity at Gillespie by providing additional habitats for aquatic species, such as fish and amphibians, as well as waterfowl. A full species investigation may reveal additional wildlife occurrences beyond what was observed by the project team during the site assessment.



▲ Collection of observed plants and animals at Gillespie



Vegetation

The diagram to the left shows the vegetative communities present Gillespie Golf Course.

Legend

- Deciduous tree / forest canopy
- Evergreen tree / forest canopy
- Ornamental plantings
- Fairways turf
- Short Course turf
- Training turf
- Putting turf
- Other manicured areas (mowed lawn, stream banks)

CART PATHS + WALKING SURFACES

Throughout the site, tree roots, erosion, and drainage conflicts have caused damage to the asphalt cart paths in several places. In other places, particularly crossing fairways, the cart path is located where it is too much in play or it dominates the view from the tees. The most degraded portions of the paths were resurfaced in 2024 while this study was in progress.



▲ Sitting area at driving range (2023)

SITE ACCESS + TRANSPORTATION

Gillespie Golf Course has only one dedicated entrance to the site, located on East Florida Street. Greensboro's public bus transit system has stops on Martin Luther King, Jr. Drive, where the golf course can be accessed via a ¼ mile walk along sidewalks. Martin Luther King, Jr. Drive and East Florida Street both have sidewalks, as well as S. Elm-Eugene Street one-half mile away, making the site accessible to pedestrians from the surrounding area including Downtown Greensboro. To the south of the golf course, Interstate 40 / Business 85 runs east to west. An exit provided on Martin Luther King, Jr. Drive allows Gillespie to be accessible minutes after exiting the highway from western destinations such as Piedmont-Triad International Airport (PTIA) or Burlington and The Research Triangle to the east.

UTILITIES

The utilities at Gillespie Golf Course vary in age and condition, with most of the site infrastructure being at least 40 years old. Underground utilities, such as water and sanitary sewer could possibly be as old as 75 years (*Source: City of Greensboro, Water Resources Department*).

Sanitary Sewer

A series of sanitary sewer lines and manholes can be found throughout most of the site. A ten inch vitrified clay pipe (VCP) runs north to south along the Mile Run Creek northern tributary to a 36 inch reinforced concrete pipe (RCP) that runs from near Troy Street to Randolph Avenue where it enters the Greensboro sanitary sewer system.

Evidence of degradation was observed on the 5th fairway, where small sinkholes have appeared in the approximate location of an eight inch line.

Stormwater

The northern tributary of Mile Run Creek enters the site via a 36"-42" concrete culvert under Florida Street. The culvert passes under the driving range before daylighting at the exposed stream. Other concrete-piped intermittent streams and drain systems can be found throughout the site in various conditions.

Irrigation

Currently, the cost for water and waste water at Gillespie is approximately \$88,500 (based on the average of from 2022 to 2024) annually, which is serviced by the City of Greensboro. The irrigation system is aging, requiring persistent repair and increased inefficiencies.

Water and Electricity

Martin Luther King, Jr. Drive and Florida Street both have water, sanitary sewer, and electric power utilities adjacent. A Duke Power substation is located across Florida Street from the existing clubhouse.








Built Environment

The diagram to the left exhibits the built environment at Gillespie Golf Course, including structures, hardscape, and golf facilities.






Legend

-  Buildings
-  Asphalt / Cart Paths
-  Concrete
-  Gravel
-  Golf turf

Buildings

-  Clubhouse
-  Shelter
-  First Tee facility
-  Maintenance building
-  Maintenance stockpile
-  Restroom building
-  Fairway shelter

Outdoor Golf Facilities

-  Fairway (See plan for #)
-  Driving Range
-  Short Course
-  Putting Green
-  First Tee Training Area



scale: N.T.S

STREAM + STORMWATER ASSESSMENT

There are streams of various sizes, water volume, and vegetative surroundings at Gillespie Golf Course. Mile Run Creek is the primary stream with several tributaries feeding into it. A stream restoration project enforced required buffers, which has resulted in a wooded buffer of successional growth along most of Mile Run Creek, with gaps occurring where fairways cross the creek. Per site reconnaissance, previous site surveys, and Guilford County GIS information, the following observations and regulations inform the recommendations in this master plan. The due diligence report, located in the appendices, includes additional details.

STREAMS OBSERVATIONS

The golf course at Gillespie is bisected by several actively flowing creeks and wet-weather drainage channels. These affect the golf course in many ways. In general, the streams are an asset to the aesthetics and strategic aspects of the golf course, but they also present issues from periodic flooding.

Mile Run Creek, the primary stream on the property, splits the site generally from east to west. It is intersected by tributary streams and drainage channels running from north to south. A substantial portion of these streams are lined with many large trees and heavy understory growth, especially along Mile Run Creek. Where fairways cross creeks, the creek banks are void of tall vegetation.



▲ Mile Run Creek bisects the site and serves as the primary drainage.

REGULATIONS

- ▶ Project site is located in the Cape Fear River Basin.
- ▶ Stream on the site are subject to Jordan Lake Buffer Rules.
- ▶ Proposed stream work is likely subject to Sections 401 and 404 of the Clean Water Act and applicable permitting.
- ▶ Mile Run Creek and any modifications to its tributaries will require a hydraulic study as it is in FEMA floodplain.
- ▶ Additional City of Greensboro stream and stormwater permits may be required.

CONSERVATION EASEMENT

In 2004, the City completed a stream restoration project within Gillespie Golf Course on Mile Run Creek and its tributaries. The project stabilized the stream channels, improved floodplain functionality, and added floodplain landscaping to the stream corridors. At the completion of construction, the City dedicated conservation easements to the State of North Carolina encompassing the project areas.






The creation of the conservation easements and restrictions occurred at least four years prior to the State adopting the Jordan Lake Rules. The intent of the conservation easements and Jordan Lake Rules generally serve the same purposes – to preserve the areas around natural drainageways to protect the health, vitality, and long-term function of the aquatic ecosystems.



Hydrology

The diagram to the left displays the hydrological feature at Gillespie Golf Course as they relate to the topography.

Legend

-  Stream
-  Floodway
-  100-year floodplain
-  Piped drains
-  Topographic contours





Stream Conservation

The diagram to the left illustrates the stream and conservation constraints at Gillespie Golf Course.

Legend

- Stream
- Intermittent streams
- Zone 1 (30') Riparian Buffer
- Zone 2 (20') Riparian Buffer
- Conservation Easement
- Topographic contours



scale: N.T.S

ARCHITECTURAL, STRUCTURAL + MECHANICAL ENGINEERING ASSESSMENT

HH Architecture (architect), Scalene Design (structural engineer), and Salas O'Brien (mechanical engineer) conducted a limited, general-level assessment of the physical architectural and structural conditions of the buildings at Gillespie Golf Course. The assessments included the existing Clubhouse, First Tee Building, maintenance building, and picnic shelter as a first step in the larger master planning process.

CLUBHOUSE

The clubhouse building is a single-story building, roughly 4,100 sq ft. The clubhouse structure consists of brick masonry load bearing walls which also serve as the exterior skin. The brick has a painted finish. The window fenestrations consist of hollow metal framed windows and doors with a painted finish. It was unconfirmed what the thermal envelope was for the clubhouse as there was no investigation or demolition that occurred to confirm the wall assembly. The design team has not been provided with current As-Built drawings for the clubhouse. It was confirmed in the attic that the roof framing consists of wood roof trusses with plywood sheathing and a continuous blanket of fiberglass batt insulation installed on top of the drywall ceiling.

Exterior

Attached to the clubhouse building is a covered, open air golf cart storage area on the west side of the building. The structure for the covered golf cart storage area consists of steel columns and beams that support exposed wood roof trusses with plywood sheathing. The golf cart storage area is enclosed with a metal chain link fencing with gate access and mesh fabric infill panels with graphics.

Roof

The roof of the clubhouse is a hip roof form with a shallow pitch (approximately 4:12-5:12 roof pitch) and finished in asphalt shingles in a charcoal gray color. The asphalt shingles appear to be in good condition. There are numerous mechanical and ventilation pipes penetrating the roof – all appear to be in working condition. The roof itself is an identifiable building component that can be seen from the parking lot. The roof has

typical aluminum gutters and downspouts on all sides of the roof. The downspout leaders all terminate above the finished asphalt pavement and/or concrete walkways and discharge above grade at the exterior brick walls. Overall, the roof appears to be in good condition with no sagging bays, unsightly areas, or noticeable signs of deterioration.



▲ Exterior of the clubhouse

Clubhouse Interior

The clubhouse building's finishes and interiors can be divided into seven rooms:

› ProShop

- This area consists of brick interior walls with painted finish with a gypsum board ceiling with popcorn texture and painted finish, ceiling-mounted fluorescent lighting, multicolor epoxy flooring, and hollow metal doors and windows with painted finish. All windows have aluminum louver blind window treatments. All finishes are in fair condition.



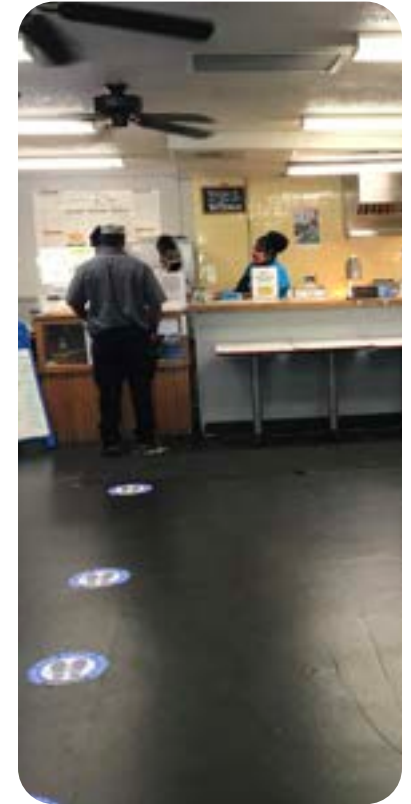
▲ Interior of the ProShop

› Administrative Office

- This area consists of brick interior walls with painted finish with a gypsum board ceiling with popcorn texture and painted finish, ceiling-mounted fluorescent lighting, multicolor epoxy flooring, and hollow metal door and windows with painted finish. All windows have aluminum louver blind window treatments. All finishes are in fair condition.

› Kitchen with Grill and Dining Area

- This area consists of brick interior walls with painted finish, gypsum board ceiling with popcorn texture and painted finish, ceiling-mounted fluorescent lighting, ceiling fans, and multicolor VCT flooring. The kitchen consists of a full working kitchen with service counter and point of sale register, along with kitchen appliances that include a hand sink, gas grill, hood, fryer, (2) below counter fridges, food warmer, microwave, and ice maker. All finishes are in fair-good condition. All appliances appear to be in good working condition. The dining area consists of brick interior walls with painted finish and with wainscoting paneling in painted



▲ Dining area

ceiling with popcorn texture and painted finish, ceiling-mounted fluorescent lighting, VCT flooring, and hollow metal door and windows with painted finish. The dining area also consists of (1) single water fountain that appears to be in good, working condition. All dining room finishes are in fair condition.

› Food Prep

- This area consists of interior walls with FRC and gypsum wall board with painted finish with a gypsum board ceiling with popcorn texture and painted finish, ceiling-mounted fluorescent lighting, and multicolor VCT flooring. The food prep area consists of stainless-steel appliances that include a three-bowl prep sink, a hand sink, fridge, freezer, (2) prep tables, and stainless-steel wire shelves for upper storage. All finishes are in good condition. All appliances appear to be in good working condition.

› Storage

- This area consists of brick interior walls with painted finish with a gypsum board ceiling with painted finish, ceiling-mounted fluorescent lighting, multicolor VCT flooring, (4) stainless steel full height shelving units, and a hollow metal door with painted finish. All finishes are in fair condition.

› Utility Room

- This area consists of exposed brick interior walls with a gypsum board ceiling with painted finish in white color, fluorescent lighting, exposed concrete flooring, (1) gas water heater, (2) electrical panels, 1 electrical shut off panel, (1) communication panel, and (1) furnace unit. All finishes are in fair condition. All appliances appear to be in fair condition.

› Restrooms

- This area consists of gypsum board interior walls and gypsum board ceiling with painted finish, ceiling-mounted fluorescent lighting, ceramic tile flooring, (2) urinals, (1) toilet with toilet partition, (2) hand sinks, and (2) mirrors. All finishes are in fair condition with some unsightly drywall areas that need repair and new painted finish. All plumbing fixtures appear to be in

adequate working condition. It is also noted that the men's restroom was the only restroom observed during the clubhouse assessment.

- It is recommended that all interior painted surfaces in the main public areas of the clubhouse be updated within the next 5 years for maintenance purposes and for an aesthetic refresh.

Accessibility and Life Safety

The clubhouse, overall, does not appear to be with current ICC 117 standards – see list of items observed below. If the clubhouse building should ever be renovated, a deeper investigation should be performed to address compliance with current code.

- › Men's restroom has a (1) ambulatory ADA stall – does not meet current size requirements.
- › Lavatories in bathroom has exposed plumbing pipes – no protection against contact.
- › The water fountain in dining area – current model is not ADA compliant.
- › Food Prep Area – does not appear to meet min. pass through requirements.
- › Kitchen countertop – does not meet height requirements.
- › Door hardware is non-compliant – requires lever hardware at interior doors.

Structural Summary

The clubhouse is a single-story building. The structure is plywood roof sheathing and wood roof trusses spaced at 24" OC multi-wythe brick bearing on load bearing exterior masonry walls. There is an open covered area on the backside for cart storage. The wood roof trusses are supported by perimeter steel beams and columns. The existing ceiling height is around 8 feet. The foundation is assumed to be shallow wall footings and concrete slab on grade. The visible structure and construction are in good condition.

Mechanical Engineering Assessment

Plumbing

- › Domestic water is served by a 2" line which comes up through the floor of the combined water heater, electrical, HVAC, storage room. Backflow prevention is NOT within the building.
- › A backflow prevention device was not noticed adjacent to the building. The water heater is a 71 gallon, natural gas unit with a 120,000 BTU/hr element.
- › The restroom fixtures are flush valve type fixtures. The kitchen has a three compartment sink.

Sanitary Sewer

- › Existing drawings are not available for review.
- › Underground conditions could not be assessed during the site visit.

Natural Gas

- › The building is served with a natural gas meter. This meter is located in front of the fresh air intake for the kitchen air handling unit.
- › Natural gas is routed to the combination range and stove.
- › It is unclear if there is a natural gas cutoff connected to the hood Ansul system.

Recommendation: It is recommended to provide new plumbing and natural gas systems. It is also recommended to scope the main sanitary line to determine the condition of the pipe.

HVAC System

Existing Conditions

- › The kitchen/dining is fed from an outdoor condensing unit which serves an interior gas heated furnace.
- › The ProShop HVAC is a split system heat pump.
- › Exterior units are ground mounted.
- › There are two indoor units - One is located in the combined electrical, HVAC, water heater, and storage room. This one is a vertical unit that serves the kitchen and dining area. The Proshop is served by the second unit. The indoor unit serving the Proshop is located in the attic space.
- › Round, insulated, flex ducts are routed in the attic space.
- › A roof mounted exhaust fan and makeup air unit is provided for the kitchen hood. It is unclear if this HVAC equipment is connected into the hood Ansul system.
- › There are two roof mounted exhaust fans in the proximity of the restrooms. It is assumed these serve the restrooms.
- › The thermostats are Honeywell Home type.

Recommendations: It is recommended to remove and replace all equipment. It is desirable to remove the air handler in the combined MEP/storage room to create more space within this room. The fresh air intake for this unit will need to be relocated due to the natural gas meter being located in front of the intake grille.

Electrical

Power Existing Conditions

The clubhouse is served from a utility owned and operated pole mounted transformer. From the transformer, the building service conductors dip underground and then rise back up on the exterior of the building into a CT can and two meters. One set of service conductors stubs through the wall, near a water heater and then is routed into Panel A. The other set of service conductors is routed along the exterior wall before stubbing into the room with the panels where a disconnect switch is located. The output from the disconnect switch serves Panel B. These panels are located in a combined electrical, HVAC, water heater, and storage room. National Electrical Code (NEC) required working clearances in front of electrical equipment are not being maintained.

Panel A, is rated for 225A at 208Y/120V, three phase, four wire. Panel A has a 225A main circuit breaker. Adjacent to Panel A is Panel B. Panel B is rated for 225A. Panel B does not have a main circuit breaker. As was typical of when the building was constructed, an “emergency” disconnect switch is adjacent to Panel A. It is assumed this taps the incoming utility service ahead of the main disconnecting means to serve the emergency lights within the building. This is an antiquated method of providing emergency lighting and no longer satisfies life safety requirements. This equipment is assumed to be original to the building.

Lighting Existing Conditions

The lighting fixtures appear to utilize surface mounted fixtures with fluorescent lamps.

Fire Alarm: the building is equipped with a small fire alarm system manufactured by DMP. Engineer is not familiar with this manufacturer. It is assumed the system is a hard wired, non-addressable system with limited capacities and functionality. There are limited smoke detection capabilities throughout the building. Some notification devices were noted. The pull

stations and notification devices were noted to be mounted at a higher elevation than currently permitted by the Americans with Disabilities Act.

Recommendations

Power: It is recommended to completely remove and replace all existing electrical systems.

Lighting: It is recommended to completely remove and replace all existing lighting fixtures and associated controls with LED fixtures.

Fire Alarm: It is recommended to completely replace the fire alarm system.



▲ Mechanical room in the clubhouse

FIRST-TEE BUILDING

The First Tee Building is a single-story structure that consists of CMU block exterior load bearing walls with steel roof trusses and metal decking along with exterior brick veneer with a painted finish. The building consists of hollow steel framed windows and doors and (2) sectional panel overhead doors with painted finish. The building has typical aluminum gutters and downspouts on the north and south sides of the roof. The downspout leaders all terminate above the finished asphalt pavement and discharge above grade at the exterior brick walls. It was unconfirmed what the thermal envelope was for the exterior wall cavity or the roof as there was no investigation or demolition that occurred to confirm the wall or roof assembly. The design team has not been provided with current as-built drawings for the First Tee building. The overall condition of the First Tee Building exterior appears to be in good working condition, free of any noticeable defects or major areas in need of immediate repair.

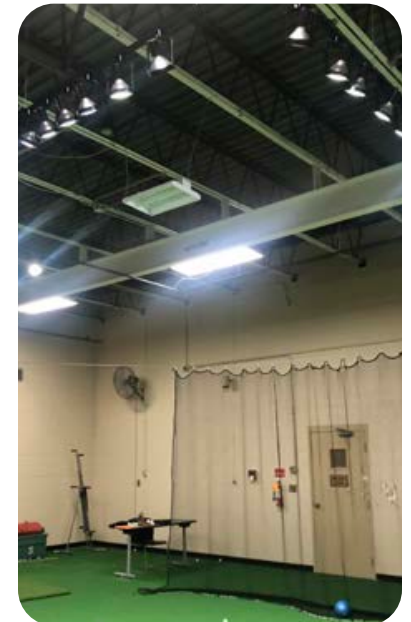


▲ First Tee Facility - Exterior view

Interior

The clubhouse building's finishes and interiors can be divided into multiple rooms that includes:

- ▶ Administrative Offices & Conference Rooms
 - These areas consist of interior walls with wainscoting paneling and gypsum wall board with painted finish, and exposed CMU block (some areas), ceiling-mounted fluorescent lighting, exposed duct work, carpet flooring, and hollow metal door and windows with painted finish. All finishes are in fair condition, with some areas in need of repair.
- ▶ Open Multipurpose Rooms/Storage Rooms
 - These areas consist of exposed CMU block walls with painted finish, ceiling-mounted fluorescent lighting, exposed duct work, grass turf carpet flooring, and hollow metal door and windows with painted finish. All finishes are in fair condition, with some areas in need of repair.



▲ Multi-purpose Room

› Kitchen and Break Room

- This area consists of exposed CMU block walls with painted finish, ceiling-mounted fluorescent lighting, VCT flooring. The kitchen consists of wood cabinetry and a laminate countertop and appliances that include a fridge, microwave, and sink. All finishes are in good condition. All appliances appear to be in good working condition.

› Water Heater Closet

- This area consists of exposed CMU block with painted finish, ceiling-mounted fluorescent lighting, exposed concrete flooring, (1) gas water heater, (1) open shelf cabinet, and (1) oversized cabinet unit with doors.

› Restrooms

› Utility Room

Accessibility and Life Safety

The First Tee Building, overall, does not appear to be with current ICC 117 standards – see list of items observed below. If the building should ever be renovated, a deeper investigation should be performed to address compliance with current code.

- › The water fountain in the multipurpose room – current model is not ADA compliant.
- › Kitchen – sink does not meet ADA requirements.
- › Door hardware is non-compliant – requires lever hardware at interior door.

Structural Summary

The First Tee building is a single-story building. The structure is metal roof deck and steel bar joists, supported on load bearing exterior concrete masonry unit (CMU) walls with brick. The foundation is assumed to be shallow wall footings and concrete slab on grade. There are large garage doors and existing service crane rail structure likely from previous use of the building as a maintenance garage. The clear height and span provide flexibility in the space. The visible structure and construction are in good condition. A crack was observed in the masonry over the door adjacent to the roof change in elevation. The crack has not compromised the structural integrity of the wall but should be repaired.

Mechanical Engineering Assessment

Plumbing

- › Water for this building comes into the building in the main electrical room – Exact size is not known, but is assumed to be a 2" line.
- › Backflow prevention is not present within nor adjacent to the building.
- › Water heater is a 50 gallon natural gas type unit.

Sanitary Sewer

- › Existing drawings are not available for review, therefore underground conditions could not be assessed during the site visit.

Natural Gas

- › The building is served with a natural gas meter. This meter was observed, but it is assumed it is along the backside of the building.

Recommendation: Upgrade/update systems as required.

HVAC

The building is served from two packaged units. One unit is ground mounted on the west side of the building. The other is roof mounted on the eastern portion of the building.

Recommendation: Unless the program or floor plan changes, replace the packaged units with like units.

Electrical

Power Existing Conditions

This building is served from a utility company transformer. The CT can and meter are located on the back of the building.

- ▶ Panel D, 208Y/3 phase, serves as the main service entrance to the building. Exact size is unknown. The closet the panels are located in is very narrow and NEC required clearances are not maintained.
- ▶ As was typical of when the building was constructed, an “emergency” disconnect switch is adjacent to Panel A. It is assumed this taps the incoming utility service ahead of the main disconnecting means to serve the emergency lights within the building. This is an antiquated method of providing emergency lighting and no longer satisfies life safety requirements. The panels appear to be the same vintage as when the building was built. Exact age is unknown.
- ▶ The building has a generator behind the building. Size of the generator is unknown as the fence around it which was locked at the time of visit.

Lighting Existing Conditions

The building appears to have mostly fluorescent lamps. LED-style high bays were noted in the golf simulation area.

Fire alarm: This building does not have a fire alarm system.

Recommendations

Power: It is recommended to relocate the wall of the electrical closet to provide NEC required clearances for the electrical equipment.

Lighting: It is recommended to replace all fluorescent fixtures with LED.



▲ *First Tee Facility - Typical lighting*

MAINTENANCE BUILDING

The maintenance building is a single-story structure that consists of CMU block exterior load bearing walls with steel roof trusses that support exposed wood rafters with wood sheathing and a shingle roof. The ceiling-mounted fluorescent lighting is attached to the bottom of the trusses. The building also has lap siding infilled on top of the CMU wall located at the building end walls. The windows consist of a steel frame with opaque glazing with a painted finish. The hollow metal framed door and (2) overhead coiling garage doors have a painted finish. It appears there is no thermal envelope at all and lacks insulation at the exterior walls. There was no investigation or observation that occurred to confirm the roof assembly at the roof level. The design team has not been provided with current as-built drawings for the maintenance building. The overall condition of the exterior appears to be in fair working condition; however, it was apparent that the building has aged and needs constant repair and maintenance. It was also noted during the site assessment that this building could potentially be demolished and replaced with a new maintenance building.



▲ Maintenance Building exterior view

Structural Summary

The maintenance is a single-story high bay space with interior mezzanine storage areas over the office space and storage closet. The roof structure is structural steel trusses spaced between 10-14' OC with 2x wood purlins spaced at 16" OC and plywood sheathing bearing on exterior 8" CMU walls. The foundation is assumed to be shallow wall footings and concrete slab on grade. The original structure is in good condition with some water damage observed at plywood sheathing around roof penetrations. The wood purlins require further investigation to determine the extent of water damage. There are two additions. The back addition is wood roof trusses spaced at 2' OC bearing on wood frame attached to the existing exterior masonry wall and load bearing masonry walls. The structure appeared to be in good condition other than visible water damage to the plywood and subsequent localized roof failure. The side addition is round timber columns with (2)2x beams and 2x rafters spaced at 16"-24" OC with plywood roof sheathing. There is water damage to the plywood roof sheathing and rafters.



▲ Maintenance Building interior

Mechanical Engineering Assessment

Plumbing

- › Domestic water appears to rise on the outside of the building and stub into the building.
- › No backflow prevention device was noticed within the building nor on the site.
- › The single toilet is flush valve.

Natural Gas

- › The natural gas service is on the southwest side of the building.
- › The only fixture noted to utilize natural gas is the water heater.

Recommendation: Complete renovation or replacement, including removal and replacement of all equipment and piping.

HVAC

- › The building has window A/C units.

Recommendation: Provide a central HVAC system.

Electrical

Power

Service is from an overhead pole mounted transformer and above ground secondary conductors. The overhead conductors appear to enter the building below the roofline. Conductors are then routed down the exterior wall to a meter and through the wall to a load center adjacent to the roll up door.

Lighting

- › Lighting appears to utilize fluorescent lamps throughout the building.

Recommendation: Completely remove and replace all electrical items.

PICNIC SHELTER

The picnic shelter is located on the west side of the clubhouse building. The shelter is an open-air, shallow pitched gable roof structure that has a slab-on-grade foundation. The building consists of steel columns and beams that support an enclosed roof with a metal soffit with painted finish and an exposed fastener metal roof. The Picnic shelter is in good condition. It is our recommendation that the finish on the steel columns and beams be updated within the next 5 years for maintenance purposes.



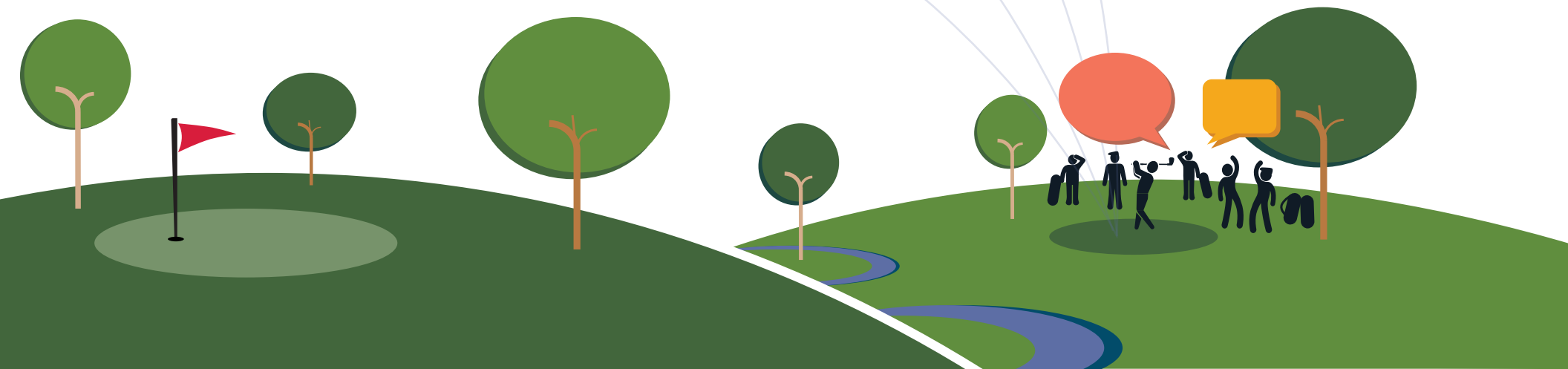
▲ Picnic Shelter

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Chapter 4

Community Engagement



INTRODUCTION

The City of Greensboro wholly desires input from surrounding communities when projects, such as the Gillespie Golf Course master plan, are in the planning process. These “community conversations” allow projects to be fulfilled to the end users’ collective needs and desires. As part of the master planning process, multiple methods were employed to ensure adequate feedback was received from the community: in-person input opportunities coined “community conversations”, an online survey, a focus group meeting, and strategically-placed input boards throughout the community.

The following community touch-points included:

- › Public Drop-In meeting
 - October 18, 2023
 - Input was gathered during the Greensboro Parks Foundation Open, benefiting the future of Gillespie Golf Course.
- › Online survey
 - October 2023 - March 2024
 - QR code distributed throughout the surrounding communities.
 - Format: SurveyMonkey
- › Focus Group Meeting
 - November 20, 2023
 - Participants included members from the City, First Tee of the Carolinas, The Bryan Foundation, Wyndam Tournament, and the project design team.
- › Pop-Up Input Boards + Meetings
 - Input boards request information was placed at the clubhouse at Gillespie Golf Course.
 - Youth feedback was gathered at the First Tee program.
 - Community conversations and meetings at Old L. Richardson, Benbow Park, and Ole Asheboro communities.
- › Meeting with Rees Jones
 - December 13, 2023
 - Famed golf course architect and son of Robert Trent Jones, Rees Jones, visited the golf course to provide renovation and preservation recommendations.
- › Meetings with North Carolina A&T
 - Collaborative conversations were held in late 2023 and early 2024 between the City, design team, and faculty of North Carolina A&T to discuss potential partnerships and usage of Gillespie as a collegiate golf team practice facility.
 - There were also discussions of recreational programming partnerships for student’s use of the course for casual games of golf.

PUBLIC DROP-IN MEETING

- › **Date:** October 18, 2023
- › **Input Type:** In-Person Drop-In, Staffed

Attendees:

≥12

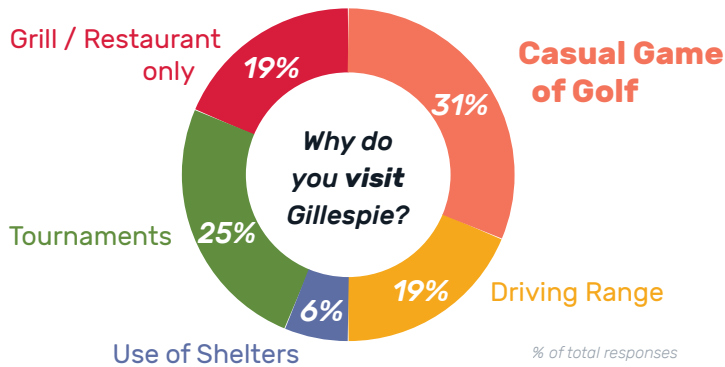
Overview

On Wednesday, October 18th, the first in-person “community conversation” occurred at Gillespie Golf Course. The time and location of this input opportunity was selected as it aligned with the Greensboro Park Foundation’s tournament, which hosted local and regional golfers whose donations granted them access to play in the tournament. During the tournament, the project team set up input and informational boards to get feedback on how people currently view and utilize Gillespie, and what is important to consider for the future of Gillespie.

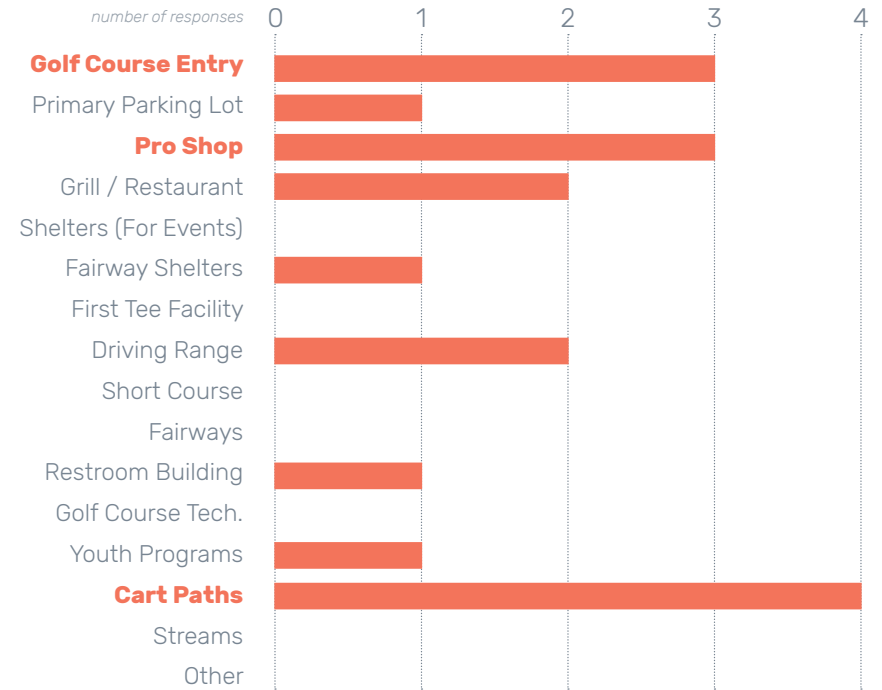
The format of the meeting was open and casual, allowing attendees to move between input stations which asked the prompts on the following pages.

Public Drop-In Meeting Results

Of those who participated in the conversations, most visit Gillespie for casual golf play and/or tournaments. It should be noted that this input session occurred during a tournament, so the results may not reflect the needs and opinions of the larger community.



Which of the following amenities / programs at Gillespie Golf Course do you think could use improvements the most?



What value would you like to see celebrated the most at Gillespie Golf Course?



43%

Celebrate the

History



29%

Attract the next

Generation



14%

Create a community Destination through diverse amenities



14%

Build Social connections



0%

Showcase Environmental Sustainability



0%

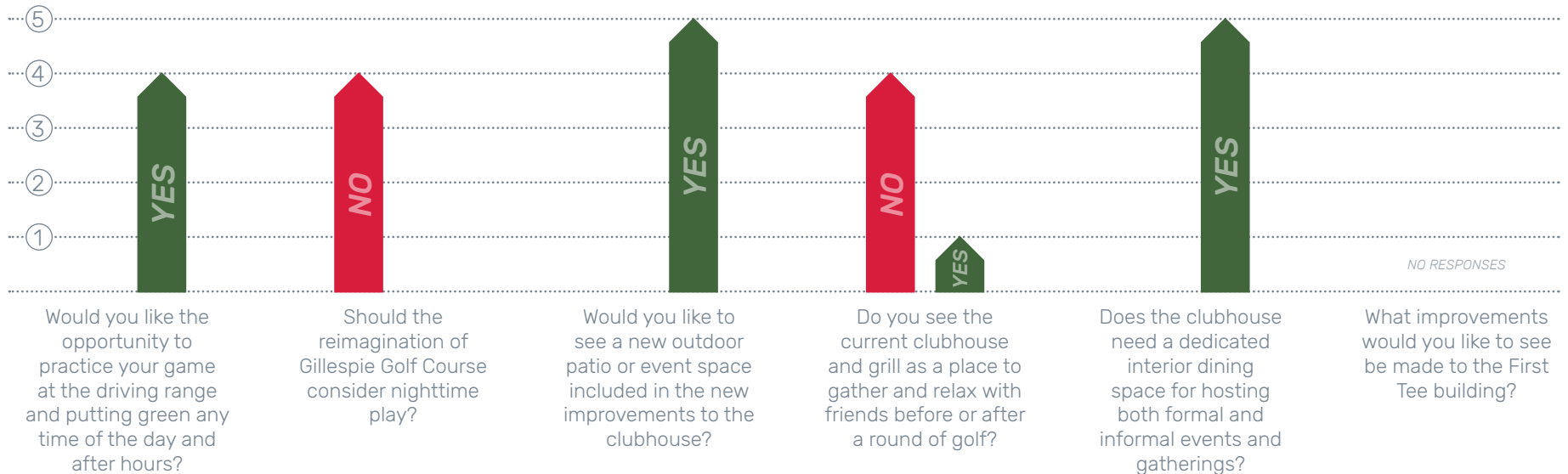
Create Economic Impact through golf tourism

**Why do you like to or choose to play at Gillespie?
What will attract more users?**



Envisioning Architecture

number of responses



ONLINE SURVEY

- › **Date:** October 2023 - March 2024
- › **Input Type:** Online (SurveyMonkey)

Responses:
66

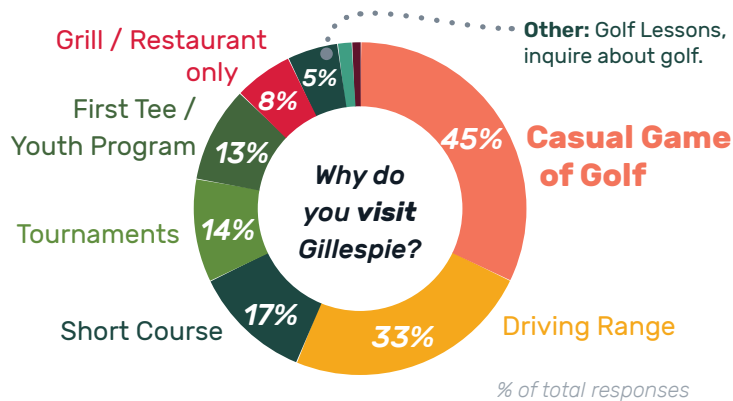
Beginning in October, a digital survey was made available for people to give detailed, virtual input for their current views on Gillespie, as well as what they would like to see at Gillespie in the future. Fliers with scannable QR codes were distributed, as well as posted at community centers, libraries, and at the indoor facilities at Gillespie Golf Course.

Residents of nearby neighborhoods, such as members of the Benbow Park community, were sent links to the survey and encouraged to participate. The number of individuals from these communities who participated are not known.

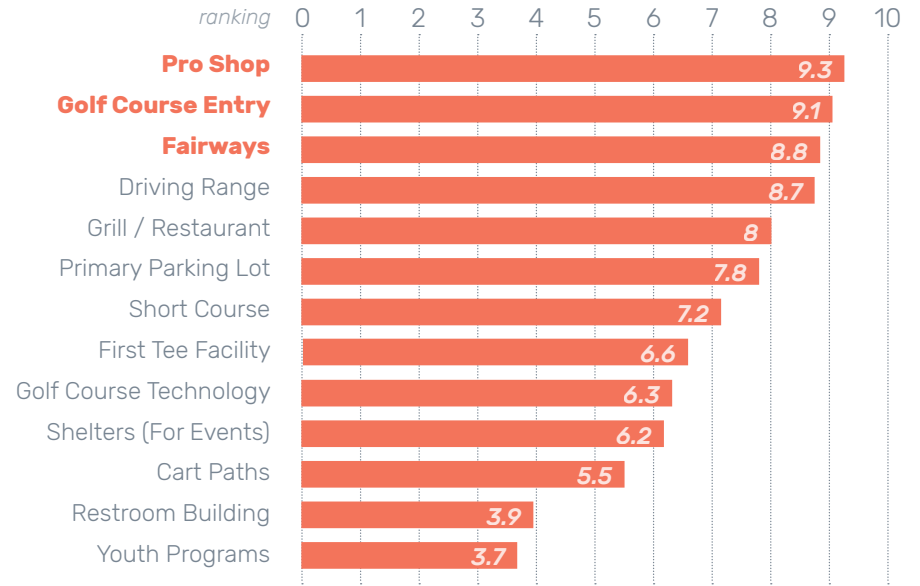
Two questions received unanimous results:

- › All respondents know where Gillespie is.
- › All respondents typically use a personal vehicle to get to Gillespie in lieu of public transportation, ride-share, and by foot.

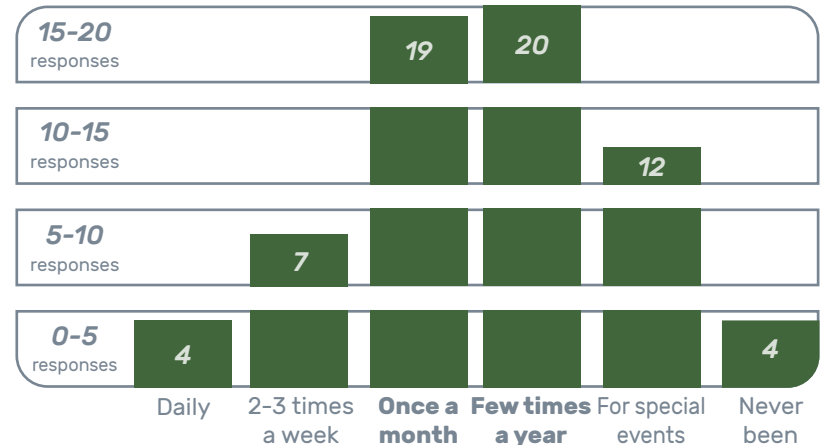
The following graphics describe the type and quantity of data acquired.



Which of the following amenities / programs at Gillespie Golf Course do you think could use improvements the most?



How often do you visit Gillespie Golf Course?

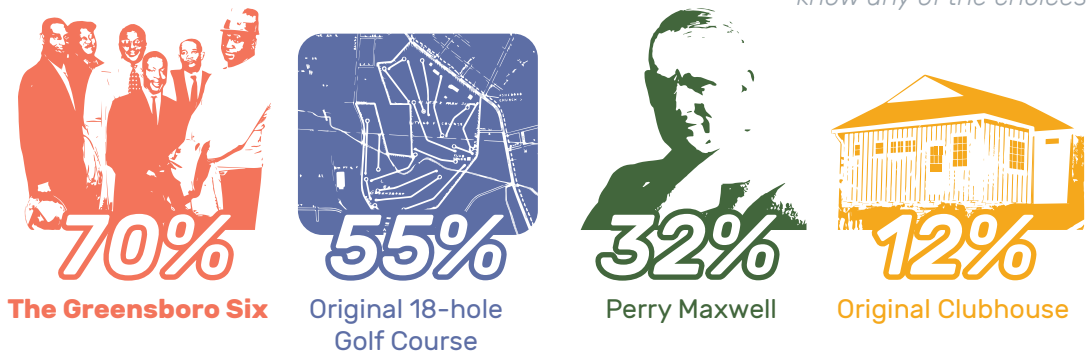


Which of the following cultural or historic subjects relevant to Gillespie Golf Course are you familiar with?

% of all respondents

8 respondents did not know any of the choices

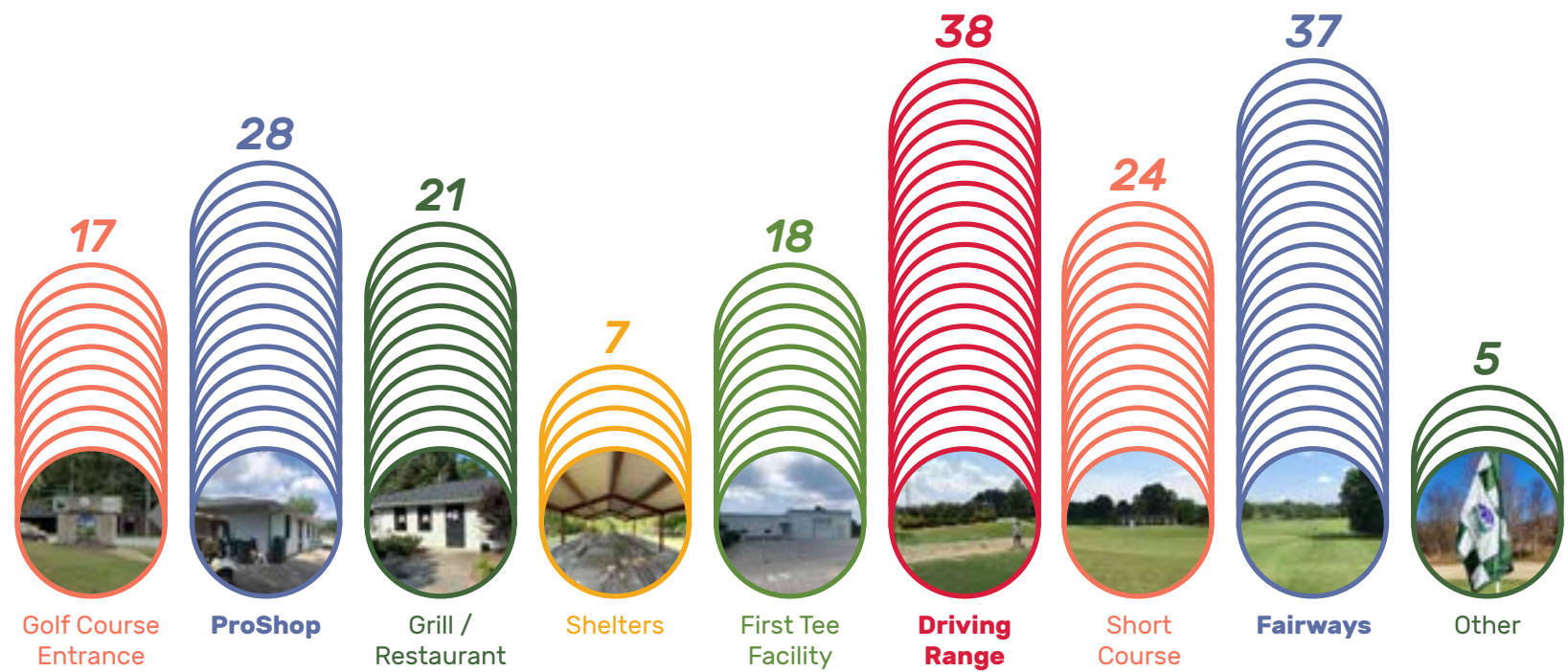
To celebrate the important civil rights and historic relevance of Gillespie Golf Course and the Greensboro Six, the public is asked to provide personal stories to help capture and document the course's legacy. Additional stories and feedback can be found in the appendix.



"[There is a] critical need to preserve & restore this valuable course on the eastside of our city"

"Larry Hooker was a fixture at Gillespie, a true friend of this historic course. and the game..."

"I grew up playing Gillespie and will continue to play there. I learned how to play golf here and still love this course"

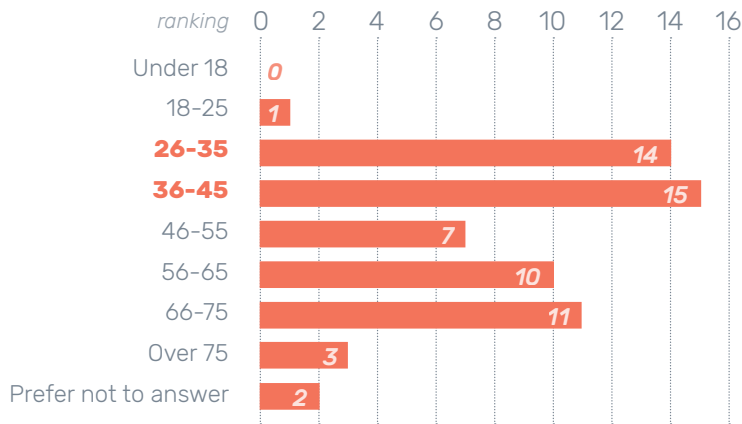


Which of the following features do you think should be preserved and restored at Gillespie Golf Course? Select the top 3.

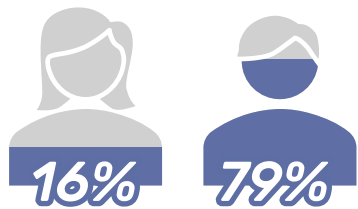
Online Survey - Participant Demographics

A total of 66 people participated in the online survey during the five months it was activated for public input. Of the participants who opted to participate in the demographic information portion of the survey, the majority of respondents were black (33%) and white (52%), and were between the ages of 26 and 45.

What is your age?

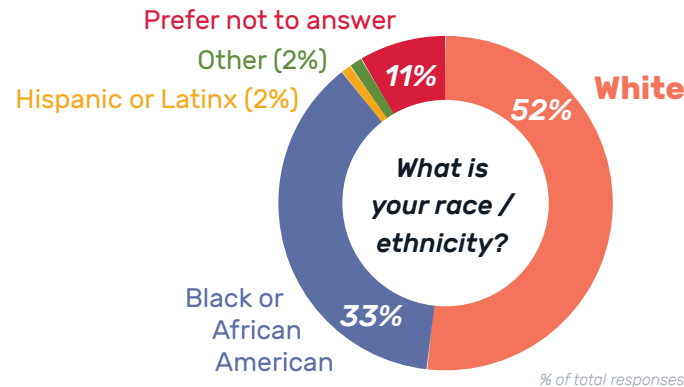


What is your gender?



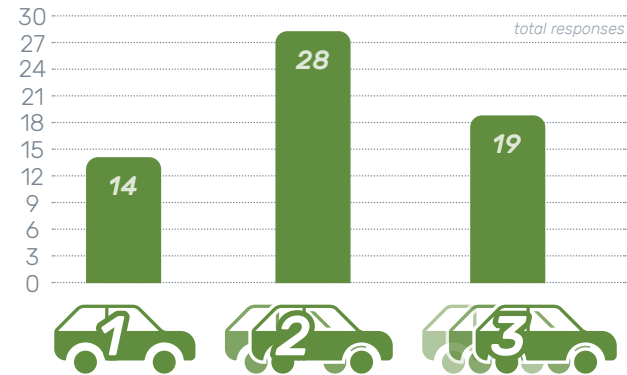
% of all respondents

5% of respondents chose not to answer



% of total responses

How many household vehicles do you have?



What is your annual household income?



POP-UP INPUT BOARDS + MEETINGS

- › Date: August 2023 - January 2024
- › Input Type: In-person
- › Golf Course Clubhouse, First Tee Facility
- › Benbow Park, Old L. Richardson Mem. Apts

Responses:
≥20

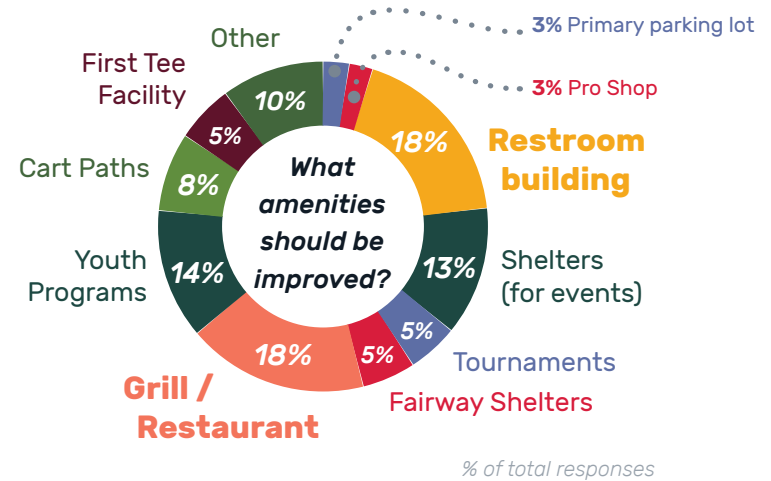
During the community engagement phase of the master plan, City staff set up input boards at the First Tee facility and Pro Shop at Gillespie Golf Course. The board at the First Tee facility was placed with the intention of gathering youth participant responses. These unstaffed boards provided people passing through facilities the opportunity to give their input or scan a QR code to be directed to the online survey.

City Staff attended events for residents of Old Richardson Neighborhood Association at Windsor Recreation Center, as well as one for the Ole Asheboro community, both about half a mile north of Gillespie Golf Course. At the meetings, boards and/or staff asked the following questions:

- › Why do you visit Gillespie Golf Course? What would attract more users?
- › Which of the following amenities / programs at Gillespie Golf Course do you think could use improvements the most?

Approximately seven of the respondents stated that Gillespie needed more programs for children (two responses), additional food and water+beverage options (three responses), and revamped advertising / marketing of Gillespie (three responses).

The following graphic exhibits the amenities / programs respondents collectively viewed as needing improvements.



Participants provided the following written and/or verbal feedback:

MASTER PLAN PRESENTATION

- › Date: November 7, 2024
- › Input Type: In-person, invitation meeting

Attendees:
18

Individuals from Gillespie Golf Course, the City of Greensboro, First Tee of the Carolinas, PGA of the Carolinas, The Bryan Foundation, Wyndham Tournament, and members of the design team gathered to discuss the proposed programming vision for Gillespie Golf Course resulting from previous community conversations. The meeting was held at the First Tee building at Gillespie.

The goal of the meeting was to confirm the needs and desires of stakeholder groups and community members have been addressed in the master plan. After a presentation of the master plan, meeting participants posed the following questions:

- › How will residential properties adjacent to the Golf Course be protected from stray golf balls?
- › Is it more beneficial to have a nine-hole course or 18-hole played on a 9-hole course?
- › The basketball court on Martin Luther King, Jr. Drive currently serves the surrounding community, with weekly gatherings occurring. How can this portion of Gillespie be improved to better serve the community?

Following the meeting, the design team worked with the City to adjust and amend the master plan to address these questions. Emphasis on safety measures to protect neighboring residential properties, such as netting, were included in the plan. Other changes to the plan include refreshing the basketball court and surrounding area to better serve the community.



▲ Images from the Master Plan presentation at Gillespie on November 7, 2024.

MASTER PLAN - PUBLIC COMMENTS

- › Date: Feb. 5, 2025 - Feb. 24, 2025
- › Input Type: Online (SurveyMonkey)

Responses:
31

To conclude public input for the future of Gillespie, a survey consisting of three questions asking for feedback on the proposed programming and vision for Gillespie was released to the public for review.

The survey was advertised to the public via the following methods:

- › Posts on Parks and Recreation and Gillespie social media accounts on February 5th;
- › Signs posted at the Gillespie clubhouse and First Tee building;
- › Parks and Recreation newsletter on February 11th;
- › Press release on February 11th;
- › Email to stakeholders;
- › Parks and Recreation social media repost on February 15th;
- › Yard signs dispersed at Gillespie;
- › Surveys sent to Arlington Park, Asheboro Square, Dudley Heights, Gorrell Street, Olde L. Richardson, Ole Asheboro, Warnersville, Benbow, and Eastside Community Center.

Question one of the survey:

Overall, how would you rate the draft Greensboro Parks and Recreation Gillespie Gold Course Master Plan?



out of 5 stars
(average rating)

Question two of the survey:

Provide any comments or feedback regarding the draft Greensboro Parks and Recreation Gillespie Gold Course Master Plan.

Key takeaways from the survey included:

- › There is a preference to operate Gillespie as a 9-hole course in lieu of an 18-hole course.
- › A modern, large clubhouse with a dining option is highly desirable. Space for events and programs other than golf should be considered for public use.
- › Emphasis needs to be put on the practice facilities (short course, putting green, and chipping area).
- › Even with the enhancements being made to Gillespie, fees need to remain affordable.
- › Environmental elements like streams and mature trees are treasured by the community and should be protected during renovations.
- › Implementation in the form of costs and construction phasing is of concern to the public.

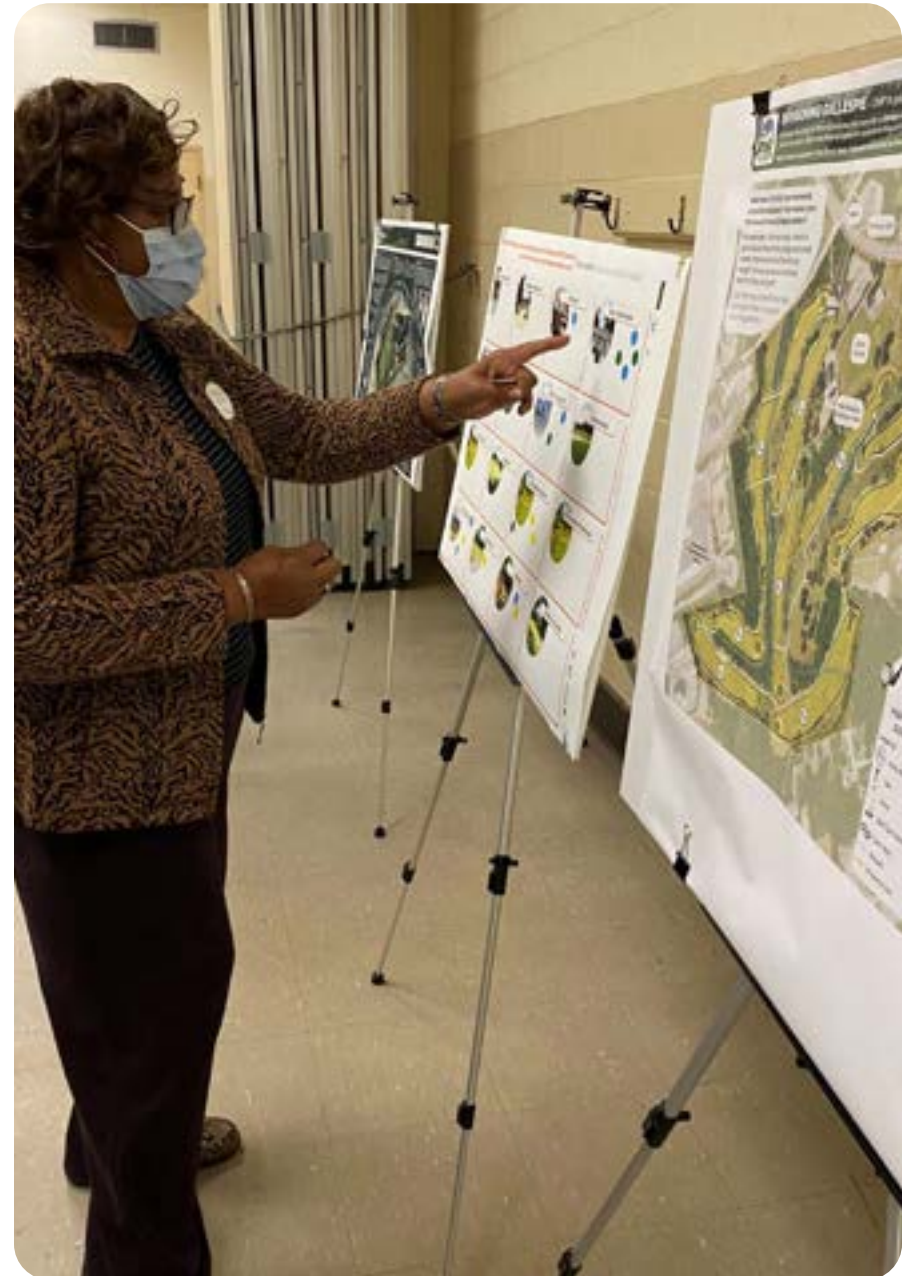
To address concerns about implementation, the City will work with partners such as First Tee on the renovation of Gillespie moving forward. Operational details at Gillespie, such as 9-hole vs. 18-hole play and special events hosted at Gillespie, will be considered as the course undergoes renovations.

The third question of the survey asked participants to provide their name and email address if they would like to be added to the Parks and Recreation email list. This question was optional and received 20 responses.

COMMUNITY ENGAGEMENT SUMMARY

As part of this master plan, a robust community engagement process was implemented to gather information from community members. Key findings from the process yielded the following conclusions:

- The majority of visitors currently use their personal vehicles to get to Gillespie.
- Residents, stakeholders, and staff alike realize the importance Gillespie has had in history and culture.
- The following changes were suggested to be made to the existing golf course:
 - Renovation of the existing clubhouse or a new clubhouse and dining space for various types of gatherings.
 - Additional youth programs
 - An enhanced site entrance
 - Commemoration of the Greensboro Six among other historical moments to the greatest extent through memorials, merchandise, and marketing events.
 - The addition of outdoor gathering spaces
 - Re-paved cart paths - This task was completed during the master plan process.
 - Renovated greens and tee boxes - the current ones are generally too small.

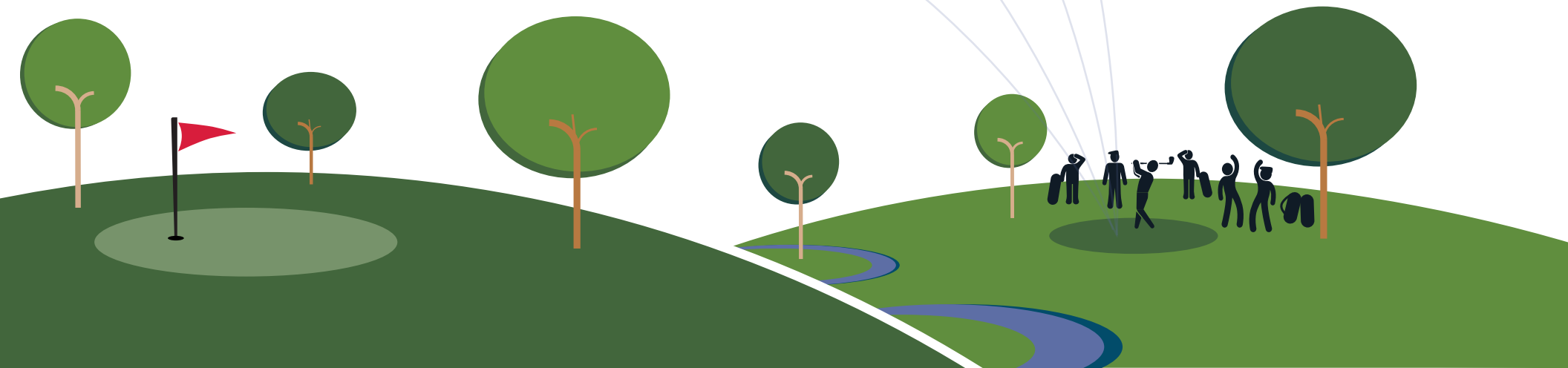


▲ Old Richardson Neighborhood Association at Windsor Recreation Center.



Chapter 5

Vision + Recommendations



INTRODUCTION

Gillespie Golf Course holds deep historical and cultural importance, and this master plan outlines the community's vision for its future. Recognized as a key initiative by the Greensboro Parks Foundation, the plan aims to transform the golf course into a premier destination for learning the sport and enhance its role as a valuable recreational asset in the city.

Gillespie Golf Course has been earmarked for priority renovations, with the City allocating \$2 million in 2023 and an additional \$1 million in 2024 totaling \$3 million for investment towards crafting a comprehensive master plan and pinpointing key projects for implementation.

The design portion of the master planning process has involved the project team consisting of McAdams, Robbins Golf, and HH Architecture. The project team facilitated several community engagement events and collaborated with the City staff and the key stakeholders including Wyndham, First Tee, PGA, and Greensboro A&T University to develop an aspirational vision for the project. This vision is synchronized with the framework established in the 2019 Plan2Play Comprehensive Plan.

- 1 Enhance:** Enhance the existing Gillespie Golf Course site to create a high-quality play experience for current and future golf course users.
- 2 Expand:** Expand educational and recreational programs for all age groups, with a particular focus on youth, and strengthen collaborations with golf organizations.
- 3 Connect:** Connect the Greensboro community to Gillespie Golf Course by creating a community destination that celebrates the history and legacy of Greensboro Six and Perry Maxwell's contributions.



◀ *Preliminary sketch concept resulting from collaboration between the design team, City staff, and stakeholders. Additional sketches can be found in the appendix.*



NOT TO SCALE

THE VISION

The restoration of the original Perry Maxwell golf course remains at the core of the project, but this master plan introduces several new features aimed at expanding youth golf programming and making the facility more family-friendly and community-centric for golfers and non-golfers alike. A stand-alone, labeled plan can be found in the appendix.

ENTRANCE AND APPROACH

The master plan proposes to upgrade the entry to Gillespie from Florida Street with a more defined and landscaped entrance, including a new primary entry sign to welcome visitors. A widened vehicular entrance with clear sight lines will improve visibility from Florida Street resulting in a safer and embracing entrance. A renovated and expanded parking area with clearly defined internal circulation for cars, golf carts, and pedestrians leads visitors to the proposed clubhouse. An entry plaza and The Greensboro Six Plaza flank the clubhouse. Beyond the clubhouse and plazas is a cart queuing and outdoor gathering space with broad views of the first and ninth fairways.

Wayfinding signs consistent with the primary entry sign will guide visitors through the site. Maps and tee/green markers will assist golfers as they make their rounds, beginning and ending at the new clubhouse and cart queuing area. All signage should include appropriate branding and logos as defined by the City.

Use the legends below for the overall site rendering to the right.

Golf Course Data

Hole

- 1 Par 4 - 340 yards
- 2 Par 4 - 388 yards
- 3 Par 5 - 527 yards
- 4 Par 3 - 200 yards
- 5 Par 4 - 420 yards
- 6 Par 4 - 382 yards
- 7 Par 4 - 370 yards
- 8 Par 3 - 158 yards
- 9 Par 5 - 557 yards

Total Out: Par 36 - 3,342 yards

Golfing Recreation

- A Renovated putting green
- B Proposed putting course
- C Proposed 18-hole target golf game
- D Renovated Short Game course
- E Renovated outdoor teaching facility
- F Renovated public driving green
- G Renovated driving range

Structures + Amenities

- A Proposed clubhouse + restaurant
- B Proposed Greensboro Six Plaza + memorial
- C Proposed playground
- D Proposed open-air event venue + restrooms
- E Renovated First Tee facility
- F Proposed maintenance facility
- G Existing restroom building
- H Improved basketball courts
- I Existing open play field

Hole

- 10 Par 4 - 312 yards
- 11 Par 4 - 388 yards
- 12 Par 5 - 460 yards
- 13 Par 3 - 200 yards
- 14 Par 4 - 417 yards
- 15 Par 4 - 362 yards
- 16 Par 4 - 318 yards
- 17 Par 3 - 210 yards
- 18 Par 5 - 567 yards











Total In: Par 36 - 3,234 yards

Course Total: Par 72 - 6,676 yards

Environmental Features

- A Proposed irrigation pond
- B Proposed stream feature
- C Existing stormwater features

General Renovations Legend

-  Fairway shelters
-  Fairways
-  Natural turf tee boxes
-  Forward tee boxes
-  Natural turf greens
-  Synthetic turf
-  Asphalt parking
-  8' wide asphalt cart path
-  Concrete paving
-  Existing bridges

The Greensboro Six Short Course

Six holes named for the six Black men who took a stand and contributed to the Civil Rights Movement:

- 1 Dr. George C. Simkins, Jr.
- 2 Leon Wolf
- 3 Joseph Sturdivent
- 4 Elijah Herring
- 5 Samuel Murray
- 6 Phillip Cook



NOT TO SCALE

CLUBHOUSE

The desire for a renovated or proposed clubhouse containing the pro shop, restaurant, restrooms, and cart storage was prevalent during the community engagement phase of the master plan. The project team recommends constructing a new clubhouse building to maximize usable area and efficiently connect clubhouse operations to the golf course.

The proposed two-level clubhouse is envisioned to celebrate the vistas of the surrounding golf course by elevating the pro shop, dining space, entry foyer dedicated to The Greensboro Six and the history of Gillespie, and outdoor patios on the main level. Elevating the main level makes the clubhouse easily accessible to the primary parking lot and acts as a visual cue upon entering the site. Other spaces on the main level include restrooms, offices, storage, and a kitchen for the dining space.

Beneath the main level containing the dining space and kitchen is the golf cart storage and other storage and support areas. The cart storage and cart queuing area located behind the clubhouse is accessible via exterior stairs or a stroll through The Greensboro Six Plaza.





Structures + Amenities

- A Improved entrance
- B Expanded parking lot
- C Proposed clubhouse + restaurant
- D Proposed Greensboro Six Plaza + memorial
- E Proposed golf cart queuing + seating area
- F Proposed service area + staff parking
- G Proposed open-air event venue + restrooms
- H Proposed playground
- I Renovated First Tee facility

Golfing Recreation

- A Renovated 1st tee box
- B Renovated 9/18 green
- C Renovated putting green



▲ Clubhouse front conceptual rendering



THE GREENSBORO SIX

[Small, illegible text block providing historical context for the Greensboro Six.]

Entry foyer conceptual rendering ▲

GOLF COURSE IMPROVEMENTS

The routing of the course will remain similar, with changes reflecting the style of the original architect Perry Maxwell. Improvements will include rebuilding and adding tees, fairway grading, bunker reconstruction, and green renovations following USGA specifications.

The existing short game area located behind the First Tee building is slated to be converted to a synthetic turf playing surface, among other renovations to the short game area. This renovation is made possible partly through the PGA of America REACH Foundation's Places to Play grant, totaling \$250,000 to be distributed throughout Gillespie's site renovations.

Driving Range

New piers and netting were installed at the driving range while the master planning process was underway. The existing practice tees at the driving range will receive renovations as part of this master plan. The training and public-use tees will be converted to synthetic turf with the public-use tee incorporating a shade structure to shield users from weather. Golf cart parking areas and new, ADA compliant paths will connect the driving range to nearby amenities such as an open-air event venue containing restrooms.



▲ Precedent photo of a stormwater feature at hole #5 fairway



▲ Precedent photo of cart path with ribbon curb

Cart Paths

Much of the cart paths were resurfaced during the master plan process. It is recommended that ribbon curbs be placed along the sides of existing and proposed cart paths to increase the longevity of the asphalt edges.

Environmental Features + Recommendations

To improve the sustainability of Gillespie, a new stream and riparian environment will be constructed to convey water on the left side of the hole #5 fairway. This ephemeral stream will allow Gillespie Park Elementary School runoff to flow into a new stormwater irrigation pond. This irrigation pond will serve the golf course instead of the City-provided water service for the use of golf course irrigation, improving Gillespie's self-sufficiency.

While preserving much of the natural areas, minor tree clearing will be necessary for the renovated maintenance facility, Short Course, and the new clubhouse. Limited clearing and trimming of trees on the golf course will help improve line of sight and turfgrass health.

Rendering of the proposed core area of Gillespie ▶



PROPOSED
CLUBHOUSE

THE GREENSBORO SIX
MEMORIAL PLAZA

RENOVATED
PUTTING GREEN

TARGET GOLF
GAME

PROPOSED AMENITIES

Several new amenities will be added to Gillespie to enhance its use beyond a 9/18-hole golf course to expand on the amenities available to the community. A six-hole short course, endearingly named The Gillespie Six Short Course will feature artificial turf tees and greens, with holes varying from 30 to 70 yards, designed for training and entertainment. Each of the six holes is to be named for the six men who composed The Greensboro Six. A nine-hole putting course placed nearby will have enhanced contouring to create challenging but enjoyable putts, with a landscaped center area for viewing.

A target golf game will consist of six artificial tees and three circular artificial turf greens with scoring zones, serving both recreational and training purposes. An open-air event venue with restrooms is proposed adjacent to host events such as birthday parties, family picnics, corporate gatherings, and golf leagues. To expand on recreation programming beyond golfing, a playground will be provided near the event venue and target golf games.



▲ Precedent photo of a target golf game/source: smarttargetgolf.com



▲ Precedent of playground equipment

The Greensboro Six Short Course

Six holes named for the six Black men who took a stand and contributed to the Civil Rights Movement:

- 1 Dr. George Simkins, Jr.
- 2 Leon Wolf
- 3 Joseph Sturdivent
- 4 Elijah Herring
- 5 Samuel Murray
- 6 Phillip Cook

Structures + Amenities

- A Open-air event venue + restrooms
- B 18-hole target golf game
- C Maintenance building

Golfing Recreation

- A Proposed putting course
- B 1st tee box
- C Putting green
- D 3/12 fairway

Aerial rendering of the proposed core area of Gillespie ▶



PROPOSED
MAINTENANCE
FACILITY

PROPOSED
CLUBHOUSE

TARGET GOLF
GAME

PLAYGROUND

OPEN-AIR
EVENT VENUE

THE GREENSBORO
SIX SHORT COURSE

RENOVATED FIRST
TEE FACILITY

PROPOSED
PUTTING COURSE

FLORIDA STREET

RENOVATED
SHORT GAME

PUBLIC DRIVING
RANGE TEES

PUBLIC ART AND CULTURAL REPRESENTATION

Public art will be located throughout the golf course. At The Greensboro Six memorial plaza adjacent to the clubhouse, commemorative sculptures or a visual timeline portraying the cultural impact of The Greensboro Six had during the Civil Rights Movement.

Expanding on the commemorative nature of the art at the memorial plaza, artwork and signage should be placed throughout the site marking places of significance, such as the location of the original clubhouse in which the six Black men embarked on a game of golf that would change history.

A mural for the north face of the First Tee building has been proposed before the start of this master plan. Funding for the mural is provided by Wyndham Rewards, who in April 2024 selected three finalists out of 50 artists nationwide. In June 2024, artist Vincent Ballentine was selected to paint the mural paying homage to The Greensboro Six. The mural is expected to be revealed during the Wyndham Championship Jr. Golf Clinic on August 5, 2024.

A similar public artist commissioning process should be conducted for the design of all public art and commemorative monuments throughout the site.



▲ *Precedents of public art and cultural representation*



▲ *Vincent Ballentine's proposal for the mural on the First Tee building / source: firstteecentralcarolina.org*

MAINTENANCE FACILITY RENOVATIONS

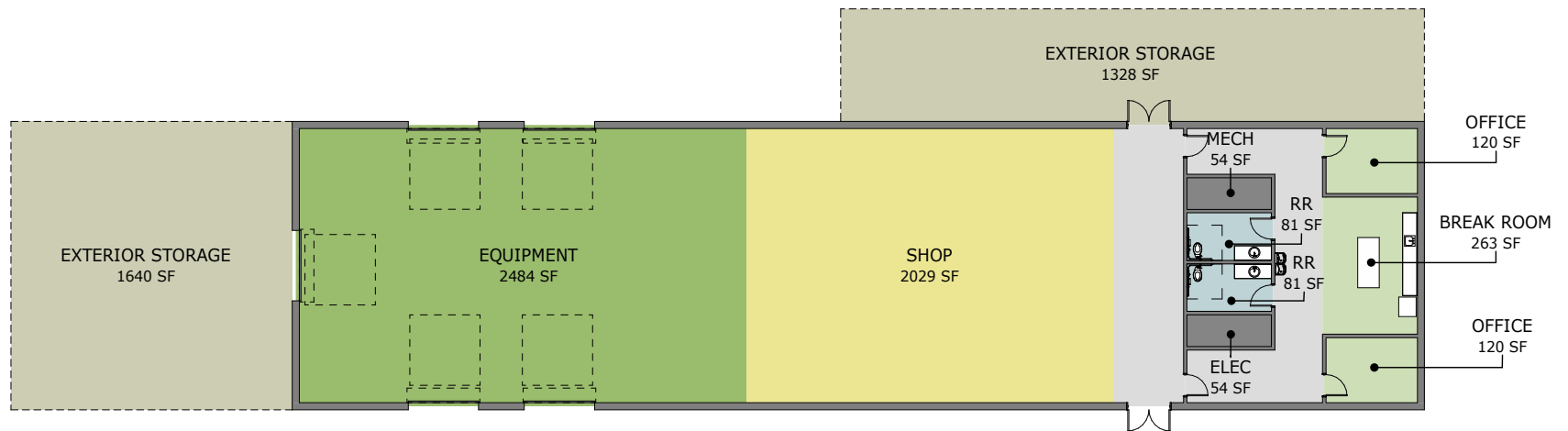
Due to the degraded condition of the existing maintenance building, it is recommended a new building be erected on the site of the original maintenance facility. The condition of the existing facility poses a safety threat, therefore the replacement of the building should be given high priority.

The new, modernized golf maintenance building and facility will feature a large building for equipment storage, a maintenance shop, offices and restrooms, and large door openings on both sides of the building for efficient daily operations. Additional facilities will include renovating the existing wash-down pit and chemical storage building, bulk storage bays for materials, and defined parking spaces. On the periphery will be fuel pumping/storage for diesel and gas for the convenient use of golf course vehicles.

Additional architectural plans and programming can be found in the appendix.

Legend

- Offices
- Support
- Meeting
- Restroom
- Utility
- Circulation
- Outdoor



▲ Proposed maintenance building program layout

MARKETING + REBRANDING RECOMMENDATIONS

Several topics from community members, City staff and representatives, and stakeholders emerged during the master planning process revolving around Gillespie’s relevancy in the ever-changing community. Opportunities to create and expand on partnerships, increase marketing and awareness, and even a possible name change and rebranding have been suggested.

The Greensboro Parks Foundation (GPF) launched its inaugural golf tournament at the start of the master plan process. The primary goal was to bring awareness of Gillespie’s current conditions as well as future potential. GPF adopted Gillespie Golf Course as a primary project for fundraising. Greensboro Parks and Recreation should continue to corroborate with the GPF on highlighting successes and identifying projects the Foundation can support.

Due to the success of the tournament, the Foundation plans to repeat the tournament in 2024. Such partnerships and marketing opportunities should be embraced and pursued to increase familiarity and bring potential users to Gillespie.



▲ Golfers tee off at Gillespie for the Greensboro Parks Foundation Tournament

Specific strategies to market Gillespie include:

- Rebrand Gillespie with a new logo, revamped wayfinding and informational signage, and outreach efforts through social media, the City website, and other City facilities.
- Expand the marketing for the First Tee program to grow interest in youth golfing.
- Capitalize on the history and culture of the site by:
 - Creating a guided history walk to be utilized for field trips and special community activities.
 - Tie The Greensboro Six to special events or promotions. For example, offer a round of golf for \$6, or host a signature event on the 6th of any given month.
- Build a partnership with nearby educational institutions.
 - Create a foundation or utilize GPF to support access to the park through transportation funding and/or program fee scholarships.
 - Discussions with North Carolina A&T yielded opportunities for collegiate golf team training at Gillespie, as well as general recreation programming by the university.
 - Expand programming options within Guilford County schools, especially those in close proximity to Gillespie Golf Course.
 - Develop a consistent programming plan designed to teach adaptive techniques for individuals with physical disabilities or limitations. This could be made possible in part or completely through GPF.

COST ESTIMATE + IMPLEMENTATION

The project team has developed comprehensive master plan level cost estimates for the proposed renovations and enhancements at Gillespie Golf Course. These improvements are designed to elevate the course as a key recreational and educational resource within the community. The cost estimate is strategically divided into seven main areas, taking into account the construction sequencing to ensure that redevelopment occurs smoothly with minimal disruption to adjacent uses or negatively impacting visitor experiences. These estimates serve as a guiding framework for the planned improvements, ensuring a well-organized, phased approach to the redevelopment of Gillespie Golf Course, ultimately enhancing its value as a community asset. The following is a breakdown of these areas with corresponding taglines.



▲ Diagram of implementation areas. Size of circles represent area of the total course to be improved. Refer to the next sections.

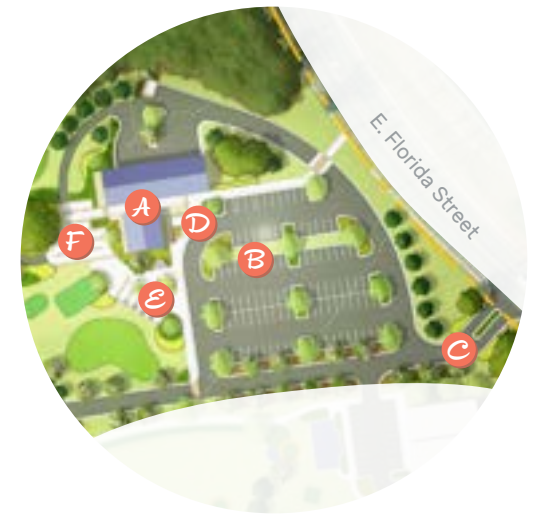


A WELCOMING HUB FOR ALL

This section encompasses the revitalization of the clubhouse, improving parking facilities and increasing parking from ±95 spaces to ±130 spaces, the creation of a gathering plaza, and a memorial celebrating the golf course’s legacy. This space is intended to provide a central, welcoming space for visitors.

Proposed Clubhouse	\$ 4,042,344
Renovated + Expanded Parking	\$ 600,000
Improved Driveway Entrance	\$ 200,000
Entry Plaza	\$ 150,000
Greensboro Six Memorial Plaza	\$ 400,000
Gathering Plaza	\$ 100,000
Paths, Hardscape, Furnishings Allowance	\$ 50,000
Subtotal Cost of Work	\$ 5,492,344
Contingencies, Escalation, Fees	\$ 3,766,043
Total Estimated Cost	\$ 9,258,387

- A Proposed clubhouse
- B Renovated + expanded parking
- C Improved driveway entrance
- D Entry Plaza
- E Greensboro Six Memorial Plaza
- F Gathering Plaza



NOTE APPLYING TO ALL ESTIMATES: Detailed cost estimates can be found in the appendix. In providing this estimate of probable cost, it must be understood that McAdams has no control over costs or the price of labor, equipment or materials, contractors’ methods of determining bid prices, competitive bidding, market or negotiating conditions. This estimate is provided for planning purposes only based on master plan level design in 2024. Accordingly, we cannot and do not warrant that bids or negotiated prices vary from our opinion. We make no warranty, express, or implied, as to the accuracy of any opinion we may give as compared to bid or actual cost. A certified estimate should be obtained for use in bidding and construction.



CONNECTING COMMUNITY THROUGH PLAY + LEARNING

These upgrades focus on enhancing the First Tee building, adding a playground, creating an open-air venue, and introducing a target golf area to foster community engagement and learning opportunities.



- A** First Tee building renovations
- B** Open-Air Venue
- C** Playground
- D** Target golf game
- E** Greensboro Six Short Course

First Tee Building Renovations	\$ 4,042,345
Playground	\$ 40,000
Open-Air Venue + Restrooms	\$ 225,000
Target Golf Game	\$ 125,000
Greensboro Six Short Course	\$ 400,000
Paths, Hardscape, Furnishings Allowance	\$ 150,000
Subtotal Cost of Work	\$ 4,982,345
Contingencies, Escalation, Fees	\$ 3,271,202
Total Estimated Cost	\$ 8,253,547



ELEVATING THE GOLFING EXPERIENCE

This section aims to improve the golfing experience by upgrading the putting greens, short game areas, and developing a teaching facility for players of all skill levels and abilities.



Golfing Recreation:

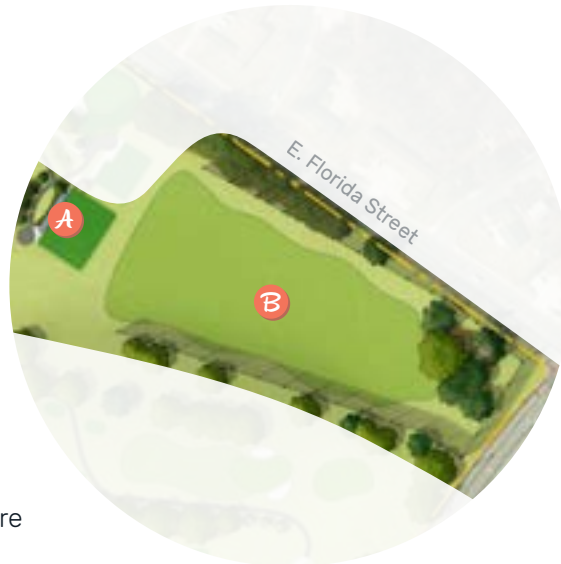
- A** Putting greens
- B** Short game area
- C** Outdoor teaching facility

Putting Courses	\$ 250,000
Short Game Area Renovations	\$ 60,000
Outdoor Teaching Facility	\$ 10,000
Paths, Hardscape, Furnishings Allowance	\$ 50,000
Subtotal Cost of Work	\$ 370,000
Contingencies, Escalation, Fees	\$ 337,259
Total Estimated Cost	\$ 707,259



DRIVING PERFORMANCE + PRECISION

Focused on enhancing the driving greens and range, this area is dedicated to providing top-tier practice facilities that help golfers refine their skills and enjoy the sport to the fullest.



- A** Driving box structure
- B** Driving range

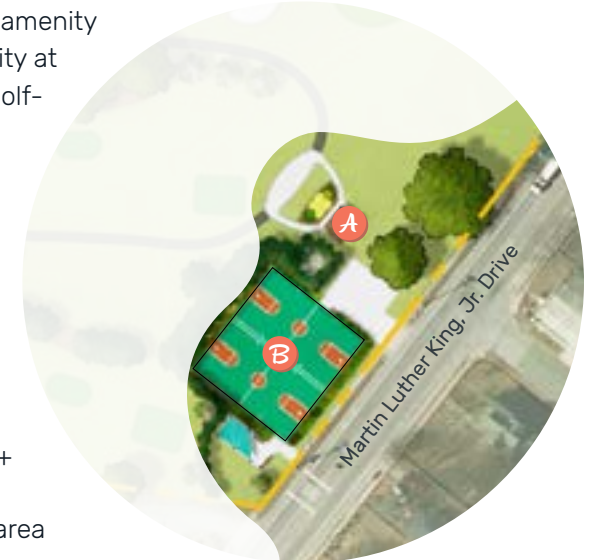
Driving Box Structure	\$ 150,000
Driving Range Improvements	\$ 40,000
Paths, Hardscape, Furnishings Allowance	\$ 225,000
Subtotal Cost of Work	\$ 218,350
Contingencies, Escalation, Fees	\$ 240,794
Total Estimated Cost	\$ 459,144



UPGRADING ESSENTIAL AMENITIES

This segment includes necessary renovations to restrooms and basketball courts, ensuring these vital amenities are modernized and accessible for all visitors and school students.

The need for improvements to the basketball courts and immediate area surfaced during discussions with community stakeholders. By creating a “park within a park”, the amenity offerings for the community at Gillespie extend beyond golf-oriented programming.



Renovations to Existing Facilities:

- A** Restrooms
- B** Basketball Courts Improvements
 - Court expansion + resurfacing
 - Covered seating area
 - Furnishings
 - New fencing

Existing Restroom Renovations	\$ 50,000
Basketball Court Renovations	\$ 50,000
Paths, Hardscape, Furnishings Allowance	\$ 50,000
Subtotal Cost of Work	\$ 150,000
Contingencies, Escalation, Fees	\$ 105,606
Total Estimated Cost	\$ 255,606



SUSTAINABLE COURSE REDESIGN FOR FUTURE GENERATIONS

This extensive renovation involves replacing grass, updating landscaping, improving the irrigation pond, and implementing stormwater management practices, all aimed at creating a sustainable and environmentally friendly golf course.

Larger Golf Course Renovations:

- Course-wide turfgrass replacement
- Site-wide landscaping

Stormwater Management

- A** Irrigation pond
- B** Stream conveyance feature



Clearing/trimming trees - Golf Course	\$ 20,000
Greens (10)	\$ 450,000
Tees	\$ 104,500
Bunkers	\$ 81,000
Fairway shaping	\$ 20,000
Cart paths	\$ 25,000
Bridges - repair/add	\$ 15,000
Finishing/prep	\$ 15,000
Grassing/sod	\$ 35,000
Turf Grow-in	\$ 40,000
Irrigation	\$ 198,000
Irrigation Pond	\$ 160,000
Stream Feature	\$ 87,250
Paths, Hardscape, Furnishings Allowance	\$ 100,000
Subtotal Cost of Work	\$ 1,350,750
Contingencies, Escalation, Fees	\$ 961,121
Total Estimated Cost	\$2,311,871



EFFICIENTLY MAINTAINED GOLF COURSE

The existing maintenance facility has been observed to be unsafe and inefficient for continued maintenance of Gillespie. A priority investment should be to replace the existing structure and reorganize the larger maintenance area, including the existing hazardous material storage and wash-off area, for long-term and efficient maintenance operations.



- A** Proposed maintenance building
- B** Relocated storage bins
- C** Hazardous materials storage
- D** Washoff area
- E** Staff parking

SMALL PROJECTS

Smaller projects around the golf course grounds have the potential to be funded and implemented through partnerships, such as that with Greensboro Parks Foundation (GPF), volunteer/philanthropic efforts, or sponsorships. These projects can either be stand-alone or part of a larger addition/renovation.

Examples of such projects include, but are not limited to:

- › Design + construction of the Greensboro Six Memorial
- › Art + sculptures
- › Furnishings
- › Landscaping
- › Rebranding of the golf course
- › Signage

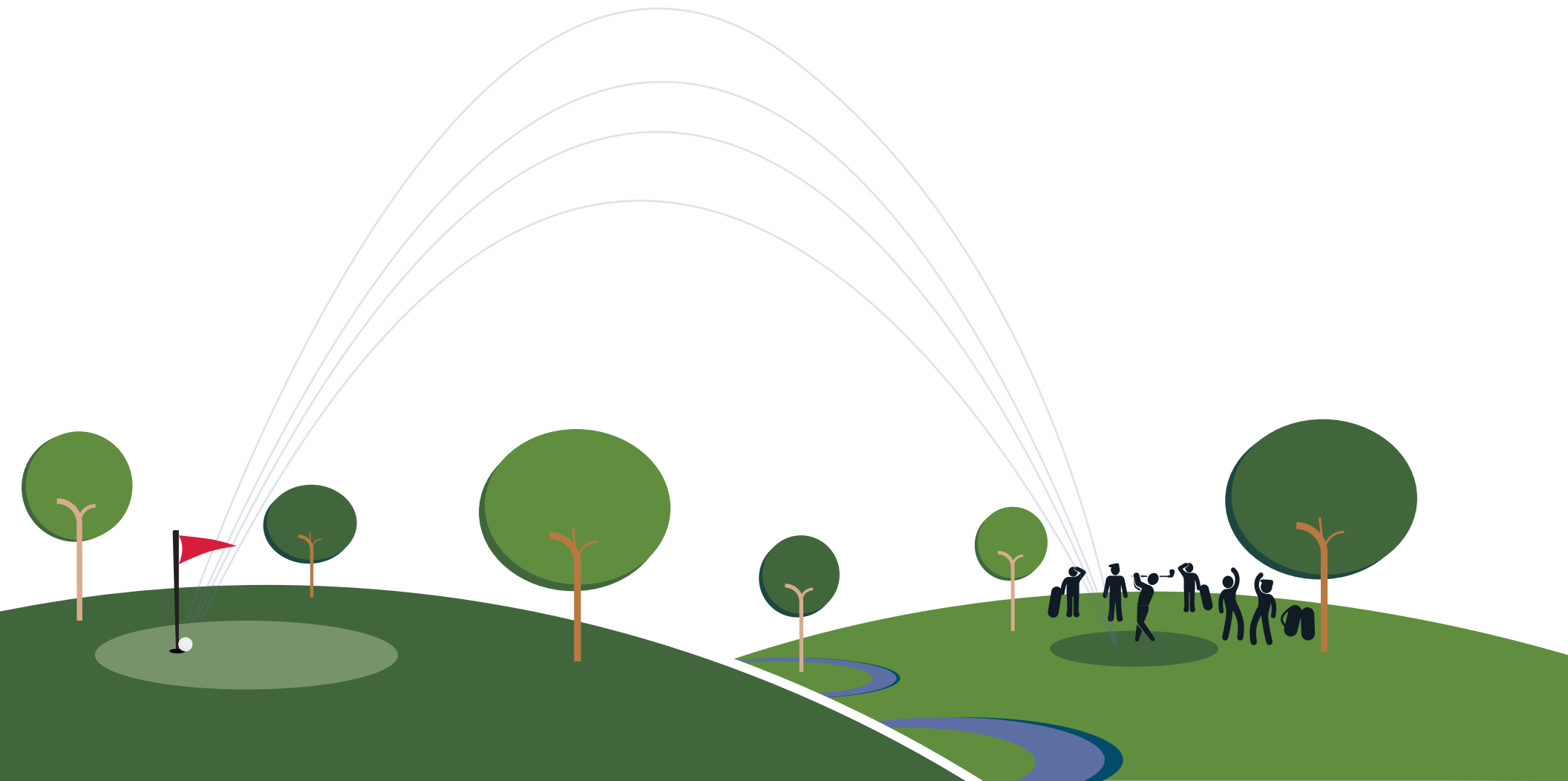
Maintenance building	\$ 2,008,138
Storage bin relocation	\$ 10,000
Parking lot	\$ 100,000
Perimeter fencing	\$ 25,000
Landscape buffer	\$ 20,000
Subtotal Cost of Work	\$ 2,163,138
Contingencies, Escalation, Fees	\$ 1,477,886
Total Estimated Cost	\$ 3,641,024

CONCLUSION

Gillespie Golf Course holds deep historical and cultural importance, and this master plan outlines the community's vision for its future. Recognized as a key project by the Greensboro Parks Foundation, the plan aims to transform the golf course into a premier destination for learning the sport and enhancing its role as a valuable recreational asset in the city. This vision, aligning with the 2019 Plan2Play Comprehensive Plan, focuses on enhancing the course to offer a high-quality play experience, expanding educational and recreational programs, and connecting the community to its rich heritage. By meeting these vision, the unique asset that is Gillespie Golf Course will be a destination for Greensboro, Guilford County, and beyond.



Appendix



PROJECT SITE INVESTIGATION

PIN: 7863951231

Property Address: 312 E. Florida Street

Acres: 103.79

Owner: City of Greensboro

STREAM + STORMWATER ASSESSMENT: EXPANDED REGULATIONS

NC RIPARIAN BUFFER RULES

- > Gillespie Golf Course is located within the Cape Fear River Basin and is subject to the Jordan Lake Buffer Rules.
- > Riparian buffer rules apply to water bodies that are shown on the most recent published version of the soil survey maps prepared by the NRCS or the most recent USGS 1:24000 scale quadrangle topographic maps.
- > The stream feature that borders the #3 fairway and crosses both the #3 and #2 fairway prior to its confluence with Mile Run Creek is depicted as a stream on both the 1997 Greensboro USGS 1:24000 scale map and the 1977 Guilford County Soil Survey (sheet #28).
- > 15A NCAC 02B .0267 – Jordan Water supply Nutrient Strategy: Protection of Existing Riparian Buffers
- > Zone 1 is a vegetated area that is undisturbed except for uses listed within the rule. The area begins at the top of the bank and extends landward a distance of 30 feet.
- > Zone 2 is a vegetated area that is also undisturbed except for uses listed within the rule. The area begins at the outer edge of Zone 1 and extends landward a distance of 20 feet.
- > Diffuse flow of runoff is required in the buffer by dispersing concentrated flow prior to entry into the buffer.
- > Exempt or Potentially Allowable Uses (new to buffer) that may be applicable to the project site include:
 - bridges
 - stormwater conveyances (with limitations)
 - stormwater BMPs
 - fences
 - fertilizer application (one-time application for establishment)
 - grading and revegetation of Zone 2
 - historic preservation
 - maintenance access on modified natural streams
 - playground equipment
 - protection of existing structures, facilities and stream banks
 - streambank or shoreline stabilization
 - recreational and accessory structures in Zone 2
 - temporary roads
 - temporary sediment and erosion control devices

- > Existing uses when present prior to Rule's effective date (8.11.2009) and on-going are exempt, unless use is changed to another use. No impervious surface can be added.
- > New golf cart paths would likely not be allowed within the riparian buffer.

401/404 PERMITTING

- > Proposed stream work is likely subject to Sections 401 and 404 of the Clean Water Act.
- > The US Army Corp of Engineers review projects and issues authorizations under Section 404. NC DEQ has the authority to implement, administer and enforce Section 401.
- > Stream work will likely qualify for Section 404 authorization via a Nationwide Permit (NWP) 13 for bank stabilization or NWP 27 for stream restoration. The design will determine which NWP applies to the project.

FEMA MAPPING

- > Mile Run Creek is a FEMA mapped stream (DFIRM 7863). Portions of the tributary within the project area lie within the floodway and 100-yr floodplain for Mile Run Creek (zone AE). As such, any modifications to the unnamed tributary to Mile Run Creek that lie within the mapped floodway would require hydraulic study to secure a no-rise certification and/or permitting with a Conditional Letter of Map Revision (CLOMR). Should proposed modifications lie within the mapped 100-yr floodplain (outside of the floodway) areas, only a Floodplain Development Permit will be required (i.e. no FEMA hydraulic study).

CITY OF GREENSBORO STREAM BUFFER RULES

- > The project area is not within a water supply watershed; it is listed as "Other Watershed District"
- > Land Development Ordinance – Article 12. Natural Resources
 - o 30-12-3 Water Supply Watershed and Other Watershed Districts
 - [30-12-3.9 Stream Buffers Required](#)
 - [30-12-3.12 Stormwater Quality Controls](#)

CITY OF GREENSBORO STORMWATER MANAGEMENT RULES

- > Land Development Ordinance – [Article 30-12-3.12](#) – is applicable to new impervious surfaces, although runoff from an equal or larger area of existing impervious surfaces is often permitted if it is more highly feasible
 - Control and treat runoff from the first 1" of rainfall
- > The Tract is located in an "Other Watershed" but will disturb more than 1 acre
- > The tract may qualify as "low density", but high-density stormwater compliance is anticipated if substantial increases in impervious cover are proposed around the Clubhouse, Maintenance Facility, and First Tee Facility (and associated parking lots) due to the concentration of impervious area.
- > Stormwater Control Measures implemented to treat offsite runoff may satisfy onsite stormwater management requirements. Additional discussion with Staff is necessary.

POTENTIAL PERMITS REQUIRED

- > Land disturbing permit (State and City)
- > NCDEQ permit for work within the Jordan Lake Riparian Buffers
- > Section 401 Water Quality Certification from NCDEQ for work in jurisdictional streams
- > Section 404 Nationwide Permit Authorization from US Army Corps of Engineers
- > Floodplain permitting for work within FEMA floodplain. Preparation of no-rise certification and or conditional and final letters of map revision (CLOMR/LOMR)
- > City of Greensboro [Floodplain Development Permit](#)
- > City of Greensboro [Grading Permit](#)
- > City of Greensboro Stormwater Permit

ZONING + DEVELOPMENT STANDARDS

Gillespie Golf Course falls within Greensboro city limits and is therefore subject to the zoning and development standards set forth by the latest UDO and LDO regulations.

The entirety of the 103.79-acre site falls within the Public and Institutional (PI) zoning district, effective December 31, 1969. The Public and Institutional (PI) District is intended to accommodate mid- and large sized public, quasi-public, and institutional uses which have a substantial land use impact or traffic generation potential. It is not intended for smaller public and institutional uses customarily found within residential areas.

ADJACENT ZONING

- > Heavy Industrial (HI) to the west and south
- > Residential Single-family 5 (R-5) to the north and east
- > Residential Multi-family 18 (RM-18) to the northwest across E. Florida Street

PERMITTED USES

A Permitted (P) use is “allowed by right” in the PI district. Such uses are subject to all other applicable requirements of the LDO, including the general standards of the subject zoning district. A Permitted Subject to Use (U) designation indicates that a use is allowed by right in the PI district, provided that the use meets the additional use standards set forth in 30-8-10 of the LDO.

Permitted (P) uses include:

- > All neighborhood-scale cultural and community uses
- > Libraries, Museums, and Art Galleries

Permitted Subject to Use (U) uses include:

- > Golf Courses

- Golf course clubhouses, maintenance facilities, and other buildings, as well as lighted sports facilities, must be set back at least 50 feet from any abutting residentially zoned property.
- Tees must have at least 1,000 feet to the end of any open-air driving area. The Planning Director may reduce this requirement if the end of the driving area is controlled by netting or other measures to control golf balls.
- Fencing, netting, trees, berms, or other control measures must be provided around the perimeter of the driving area to prevent golf balls from leaving the property.
- > All community-scale cultural and community uses
 - All buildings for public assembly are subject to the setback and building height standards of the underlying zoning district, except that buildings may exceed otherwise applicable building height limits if rear and side building setbacks are increased at least one foot for each foot of building height by which the subject building exceeds the subject zoning district's maximum height limit.
 - Off-site parking lots serving public assembly uses may be located only in RM-12 and higher districts which in the case of Gillespie Golf Course, can only occur to the south in the industrial areas. Vehicular access to the off-site parking lot must come from a thoroughfare or collector street, unless alternative access is approved as a Type 2 Modification. Pedestrian connections between the off-site parking lot and the main building entrance must be clearly marked. The closest parking space within the off-site parking lot must be located within 1,000 feet of a public building entrance, measured along the shortest legal, practical walking route.
- > Outdoor Recreation
 - Unless located in the TN district, all facilities greater than 10 acres must take primary access from a thoroughfare or collector street. This requirement may be waived with the approval of a Type 2 Modification.
 - The site plan must show all parking facilities (required and non-required). All parking must be kept available to handle all traffic from special events such as softball tournaments and outdoor concerts.
 - A minimum 50-foot setback must be maintained for all structures, picnic areas, playgrounds, ball courts, and athletic fields from property lines abutting residentially zoned or used property; however, the Planning Director may reduce setback requirements to no less than 10 feet at the time of site plan approval when conditions warrant a reduction. Possible conditions include building orientation, topography, distance to off-site improvements, physical obstructions, developability of the park site or developability of the adjacent site, or natural features.
- > Indoor Recreation
 - No individual indoor recreation use may exceed 30,000 square feet in gross floor area.
 - Indoor recreation uses may not be open between the hours of 12:00 midnight and 7:00 a.m. when located adjacent to residentially zoned property.

DIMENSIONAL STANDARDS

- > Minimum lot size: 5 acres
- > Minimum street setback: 15-feet
- > Minimum side and rear setback (adjacent to R-5 district): 35-feet
- > Minimum side and rear setback (adjacent to HI and RM-18 districts): 20-feet
- > Build-to lines: N/A
- > Maximum height: 50-feet (7 stories)

PARKING REQUIREMENTS

Existing parking and loading spaces may not be reduced below the minimum ratios established in this article or increased above any maximum parking ratios established in this section.

- > Cultural and Community: **1** space per **400 SF** (public use area)
- > Indoor Recreation: **1** space per **300 SF**
- > Golf Course: **4** spaces per **1 tee**
- > All other outdoor recreation: The Planning Director is authorized to apply the parking ratio that applies to the most similar use or establish a different minimum parking requirement on the basis of parking demand data provided.
- > Short-term Bicycle Parking: **1** bicycle space per **10** parking spaces

Parking Space Dimensions

Parking Stall Angle	Stall Length	Aisle	Curb to Curb	Wall to Wall
(Degrees)	(Ft. – In.)	(Ft. – In.)	(Ft. – In.)	(Ft. – In.)
0	22'-0"	10'-0"	26'-0"	26'-0"
45	17'-8"	12'-8"	44'-6"	48'-0"
60	19'-0"	14'-6"	48'-2"	52'-6"
90	18'-0"	24'-0"	55'-0"	60'-0"

Stall Width = 9'-0" Recommended; 8' – 6" minimum;

LANDSCAPING REQUIREMENTS

Any development, whether new construction, change in use, or expansions of existing buildings or parking areas requires the application of the following landscape requirements.

Exemptions

The following areas are exempt from landscape requirements:

- > property lines abutting utility easements more than 60 feet in width and all railroad rights-of-way; and

- > property lines abutting dedicated street right-of-way that has remained unopened for a period of at least 15 years.

Plant Materials

Plant species used in required planting yards must be native species or species of a locally adapted nature. Other species may be approved by the Planning Director. Refer to the Landscaping and Tree Conservation Manual, which includes drought-tolerant species and species to be planted within 20 feet of overhead utilities. The size of the required plant species is dependent on whether it is drought-tolerant. Incentives are provided to encourage the use of drought-tolerant plants in required landscape areas.

Plant Genus, Species, Native Mix

To curtail the spread of disease or insect infestation in a plant species, new plantings shall comply with the standards as specified below:

Plant Species and Genus Mix Canopy Trees, Understory Trees, and Shrubs (1)		
Total Number of Trees Required on the Site	Minimum Number of Genus Required	Maximum Percent of Each Species Allowed
Less Than 20	2	60%
20 to 40	3	40%
More Than 40	4	20%
<i>(1) At least 40% of each required vegetation type shall be native species.</i>		

Canopy Tree Size

- > Canopy trees must have a minimum height at maturity of 40 feet and a minimum crown width of 30 feet.
- > Drought-tolerant canopy trees must have a minimum caliper size of 2 inches.
- > Other canopy trees must have a minimum caliper size of 3 inches.

Understory Tree Size

- > Understory trees must have a minimum height at maturity of 25 to 40 feet except that trees to be placed below overhead utility lines may not exceed a mature height of 20 feet.
- > Drought-tolerant understory trees must have a minimum caliper size of 1 inch.
- > Other understory trees must have a minimum caliper size of 2 inches.

Shrub Type and Size

- > Shrubs located parallel to the edge of parking lots, access drives, loading and unloading areas and outdoor storage must be evergreen with a minimum height or spread of 18 inches at the time of planting and reach a minimum height of 36 inches and a minimum spread of 30 inches upon maturity.

- > All other required shrubs may be evergreen or deciduous and must be at least 3 gallon in size (per ANSI standards) at the time of planting.

Drought-Tolerant Planting Techniques

- > Soil preparation for the entire planting yard must include the addition of organic amendments tilled to a depth of 8 to 12 inches.
- > All plantings must be mulched (including interior parking lot islands less than 500 square feet) to a depth of 3 to 4 inches. The mulch must be permanently maintained free of trash and weeds.
- > Earthen basins must be constructed around the installed plants.

Street Planting Yards

- > Street planting yards must be installed abutting public street rights-of-way.
- > The required street planting yard must have a minimum width of 10 feet (as measured from the outside edge of the right-of-way or the back of the sidewalk, whichever is further from the street centerline) and include at least 2 canopy trees and 17 shrubs per 100 linear feet of required street planting yard, not including allowed driveways.

The following standards apply to street planting yards and buffer planting yards.

- > Canopy trees may be substituted for shrubs at the rate of one canopy tree for 8 shrubs and understory trees may be substituted for shrubs at the rate of one understory tree for 5 shrubs if approved by the Planning Director.
- > Understory trees shall be substituted for canopy trees at the rate of 2 understory trees for every canopy tree when planted within 20 feet of an overhead utility line as measured from the utility pole.
- > **On lots of record that existed prior to July 1, 1992 that are less than 55,000 square feet in area, no development is required to landscape more than 15% of the site.**
- > Canopy trees from required planting yards may be relocated to the street right-of-way if all of the following conditions are met and if approved by the Planning Director:
 - Sidewalks are existing or are being installed as part of the development;
 - There are no overhead utilities parallel to the right-of-way line; and the Engineering and Inspections Director certifies that planting would not conflict with utility maintenance and public service functions;
 - The right-of-way width and street width complies with applicable city standards; and
 - GDOT (or NCDOT) has determined that there is no proposed street widening or turn-lane construction along the lot frontage or other transportation infrastructure or operations issues that would conflict with the plantings.

Parking Lot Landscaping

Requiring landscaping within parking areas is intended to shade and improve the attractiveness of large areas of pavement.

- > Parking lot planting yards must include at least one canopy tree for every 12 parking spaces.
- > Required canopy tree areas must be located within the parking lot. They may be located in landscape islands, landscape divider medians between rows of parking, or in driveway medians.
- > Islands or other planting areas for canopy trees must have a minimum area of 200 square feet with a minimum dimension of 7 feet, measured in any direction. Islands or planting areas of less than 200 square feet may not be counted toward satisfying parking lot landscaping requirements.
- > Trees used to satisfy the planting requirements for parking lot areas may not be counted toward the planting requirements for other required plantings on the site.
- > Grouping canopy trees within the same landscape island or planting area is strongly encouraged, even if this would decrease the number of islands within the parking lot.
- > The landowner (City of Greensboro) may provide required landscape islands or planting areas using one or more of the planting area sizes below. Each parking space must be entirely within the designated distance of a parking lot planting area as specified below:

Size of Parking Lot Planting Area (sq. ft.)	Number of Trees In Planting Area	Max. Distance from Parking Space (feet)
200-499	1	100 (1)
500+	3	130

(1) Canopy trees installed as part of a required planting yard that abuts the parking lot may be used for up to 50% of the required distance

Buffer Planting Yards

Buffer Planting Yards are determined by the subject site's use and the use of adjacent properties. Gillespie Golf Course has a land Use Class of *Outdoor Recreation, 4*. The surrounding Land Use Classes and require landscape buffers include:

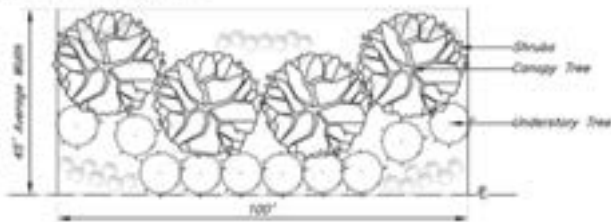
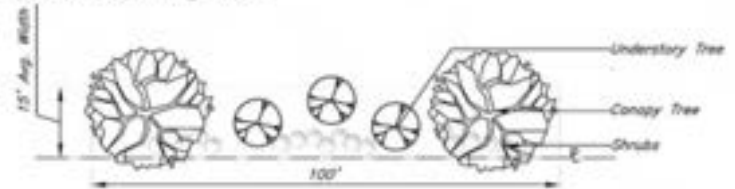
- > Heavy Industrial = 5, type C landscape buffer
- > Light Industrial = 4, no buffer required
- > Household Living = 1, type A landscape buffer

The table below describes the dimensional and planting standards for Type A and Type C landscape buffers:

Planting Yard Type	Average Width (feet)	Minimum Width (feet)	Maximum Width (feet)	Canopy Trees (per 100 linear feet)	Understory Trees (per 100 linear feet)	Shrubs (per 100 linear feet)
Type A (1)	45	35	70	4 (2)	10 (3)	33 (4)
Type C	15	10	35	2	3	17

(1) Type A planting yards require at least one row of evergreen shrubs or understory trees

- (2) 25 feet on center
- (3) 10 feet on center
- (4) 3 feet on center

Type A Planting Yard

Type C Planting Yard


Planting Yards on Slopes

- > For slopes between 17% and 33%, the Planning Director is authorized to determine the location of planting to provide the maximum visual buffer effect.
- > If a planting yard has a slope of more than 33% but less than 50% and the required tree coverage for a planting yard exists on the slope, then the slope area will be deemed to satisfy planting yard requirements if no healthy trees or vegetation are removed and no grading or other clearing occurs.
- > If a planting yard has a slope of more than 33% but less than 50% but lacks the required tree coverage for a planting yard, then additional trees and vegetation must be provided to satisfy minimum planting yard requirements. No healthy trees or vegetation may be removed and no grading or other clearing may occur.
- > Areas having slopes of more than 33% must be reforested to provide tree cover over the entire area. All plans for reforestation must include a minimum of one tree per 400 square feet of surface area and may be made up of a mixture of deciduous hardwood and evergreen trees. The trees must be a minimum 2-inch caliper (water-wise species) or 3-inch caliper (non-water-wise species) at the time of planting. All plans for reforestation are subject to approval by the Planning Director.

Tree Conservation and Parking Lot Plantings

- > For new, expanded, or rebuilt parking lots where trees are being preserved adjacent to the parking lot to meet the parking lot planting requirements, trees preserved in a Tree Conservation Area (TCA) and within 8 feet of the parking lot may be used to satisfy up to 50% of the required number of parking lot trees.
- > Tree conservation areas that are “notched into” corners or edges of a parking lot are deemed to be within the parking lot, not adjacent to it. Trees in the adjacent TCA counted toward planting yard requirements may not also be counted for required parking lot trees. Extra trees in such locations may be counted. It is the landowner’s option to save trees within the parking lot. To do so, the critical root zone must be preserved.

- > Credits for preserving parking lot trees are determined by the critical root zone preserved for the tree being saved (refer to Article 12 of the LDO). **One tree for every 400 square feet** of critical root zone preserved may be used to satisfy up to 50% of the required number of parking lot trees.

Credit for Preservation of Existing Trees

Any existing tree or group of trees that stands within or near a required planting area and meets or exceeds the standards of this section (30-10-4) may be used to satisfy applicable tree planting requirements, subject to the requirements of this subsection.

- > To receive credit, trees being preserved must have a minimum DBH of 4 inches and must be protected from direct and indirect root damage and trunk and crown disturbance.
- > Any trees for which credit has been received that die must be replaced in accordance with minimum tree planting requirements.
- > Regardless of the number or size of preserved trees in required street planting yards, there must be at least one canopy tree for every 50 linear feet of street planting yard.
- > Trees located in a designated TCA will be credited towards the planting area requirements at the rate shown in the following table:

Table 10–6: Credit for Preservation of Existing Trees	
DBH of Existing Tree (inches)	Number of Trees Credited
Under 4	0
4–7.9	1
8–22.9	2
23–29.9	3
30+	4

PROJECT SUMMARY

During July 26, 2023, HH Architecture conducted a limited physical condition review and site assessment of the Gillespie Golf Course Clubhouse located 306 E Florida St in Greensboro NC. The assessment included the existing Clubhouse, 1st Tee Building, Maintenance Building and Picnic Shelter as a first step in a larger master planning process. The purpose of this building assessment report is to provide the citizens of the City of Greensboro, The City of Greensboro Parks & Recreation Department, McAdams, HH Architecture, and all consultant team members with a general evaluation to inform decision-making during master planning. This is a general level assessment, directed to assess the safety, function and existing conditions of the golf course buildings and their programmatic relationships.

HH Architecture assessed exterior envelope, architectural interiors, structural systems, and life safety during this review. No destructive or investigative work was performed, and no examination of MEP systems is contained in the scope of this report.

Golf Course Overview

Not included in this assessment - Provided by McAdams



Figure 1.1. Existing Site Plan – Provided by McAdams 1) Clubhouse 2) 1st Tee Building (Old Maintenance Building) 3) Maintenance Building 4) Picnic Shelter

Building 1 – Clubhouse Exterior Envelope Overview

The clubhouse building is a single-story building, roughly 4,100 sq ft. The clubhouse structure consists of brick masonry load bearing walls which also serve as the exterior skin. The brick has a painted finish. The window fenestrations consist of hollow metal framed windows and doors with a painted finish. It was unconfirmed what the thermal envelope was for the clubhouse as there was no investigation or demolition that occurred to confirm the wall assembly. HH Architecture has not been provided with current As-Built drawings for the clubhouse. It was confirmed in the attic that the roof framing consists of wood roof trusses with plywood sheathing and a continuous blanket of fiberglass batt insulation installed on top of the drywall ceiling.

Also attached to the clubhouse building is a covered, open air golf cart storage area on the west side of the building. The structure for the covered golf cart storage area consists of steel columns and beams that support exposed wood roof trusses with plywood sheathing. The golf cart storage area is enclosed with a metal chain link fencing with gate access and mesh fabric infill panels with graphics.

The overall condition of the clubhouse exterior appears to be in good working condition, free of any noticeable defects or major areas in need of immediate repair. It is recommended that bare areas of batt insulation in the attic be replaced to maintain thermal requirements.



Photo 1 – North Elevation



Photo 2 – South Elevation



Photo 3 – East Elevation



Photo 4 – West Elevation



Photo 5 – Attic Access showing trusses & insulation



Photo 6 – Covered Golf Cart Storage Area

Building 1 – Clubhouse Roof Overview

The roof of the clubhouse is a hip roof form with a shallow pitch (approximately 4:12-5:12 roof pitch) and finished in asphalt shingles in a charcoal gray color. The asphalt shingles appear to be in good condition. There are numerous mechanical and ventilation pipes penetrating the roof – all appear to be in working condition. The roof itself is an identifiable building component that can be seen from the parking lot. The roof has typical aluminum gutters and downspouts on all sides of the roof. The downspout leaders all terminate above the finished asphalt pavement and/or concrete walkways and discharge above grade at the exterior brick walls. Overall, the roof appears to be in good condition with no sagging bays, unsightly areas, or noticeable signs of deterioration.



Photo 2 – Dining Area



Photo 2 – Dining Area



Photo 3 – Kitchen/Grill Area



Photo 4 – Kitchen/Grill Area



Photo 5 – Prep Area



Photo 6 – Utility Room



Photo 7 – Restrooms (Observed Men's Only)



Photo 8 – Storage Room



Photo 9 – Proshop



Photo 10 – Office

Building 1 – Clubhouse Interiors and Finishes

The clubhouse building's finishes and interiors can be divided into seven rooms: 1) ProShop, 2) Administrative Office, 3) Kitchen with Grill and Dining Area, 4) Food Prep, 5) Storage, 6) Utility Room, 7) Restrooms

- 1) Proshop - This area consists of brick interior walls with painted finish with a gypsum board ceiling with popcorn texture and painted finish, ceiling-mounted fluorescent lighting, multicolor

- epoxy flooring, and hollow metal doors and windows with painted finish. All windows have aluminum louver blind window treatments. All finishes are in fair condition.
- 2) Administrative Office - This area consists of brick interior walls with painted finish with a gypsum board ceiling with popcorn texture and painted finish, ceiling-mounted fluorescent lighting, multicolor epoxy flooring, and hollow metal door and windows with painted finish. All windows have aluminum louver blind window treatments. All finishes are in fair condition.
 - 3) Kitchen/Grill Area - This area consists of brick interior walls with painted finish, gypsum board ceiling with popcorn texture and painted finish, ceiling-mounted fluorescent lighting, ceiling fans and multicolor VCT flooring. The kitchen consists of a full working kitchen with service counter and point of sale register, along with kitchen appliances that include a hand sink, gas grill, hood, fryer, (2) below counter fridges, food warmer, microwave, and ice maker. All finishes are in fair - good condition. All appliances appear to be in good working condition. The dining area consists of brick interior walls with painted finish and with wainscoting paneling in painted finish with a gypsum board ceiling with popcorn texture and painted finish, ceiling-mounted fluorescent lighting, VCT flooring, and hollow metal door and windows with painted finish. The dining area also consists of (1) single water fountain that appears to be in good, working condition. All dining room finishes are in fair condition.
 - 4) Food Prep Area - This area consists of interior walls with FRP and gypsum wall board with painted finish with a gypsum board ceiling with popcorn texture and painted finish, ceiling-mounted fluorescent lighting, and multicolor VCT flooring. The food prep area consists of stainless-steel appliances that include a three-bowl prep sink, a hand sink, fridge, freezer, (2) prep tables and stainless-steel wire shelves for upper storage. All finishes are in good condition. All appliances appear to be in good working condition.
 - 5) Storage - This area consists of brick interior walls with painted finish with a gypsum board ceiling with painted finish, ceiling-mounted fluorescent lighting, multicolor VCT flooring, (4) stainless steel full height shelving units and a hollow metal door with painted finish. All finishes are in fair condition.
 - 6) Utility - This area consists of exposed brick interior walls with a gypsum board ceiling with painted finish in white color, fluorescent lighting, exposed concrete flooring, (1) gas water heater, (2) electrical panels, 1 electrical shut off panel, (1) communication panel, and (1) furnace unit. All finishes are in fair condition. All appliances appear to be in fair condition.
 - 7) Restrooms - This area consists of gypsum board interior walls and gypsum board ceiling with painted finish, ceiling-mounted fluorescent lighting, ceramic tile flooring, (2) urinals, (1) toilet with toilet partition, and (2) hand sinks & (2) mirrors. All finishes are in fair condition with some unsightly drywall areas that need repair and new painted finish. All plumbing fixtures appear to be in adequate working condition. **It is also noted that the men's restroom was the only restroom observed during the clubhouse assessment.**

It is our recommendation that all interior painted surfaces in the main public areas of the clubhouse be updated within the next 5 years for maintenance purposes and for an aesthetic refresh.

Accessibility and Life Safety

The clubhouse, overall, does not appear to be with current ICC 117 standards – see list of items observed below. If the clubhouse buildings should ever be renovated, a deeper investigation should be performed to address compliance with current code.

- Men's restroom has a (1) ambulatory ADA stall – does not meet current size requirements.
- Lavatories in bathroom has exposed plumbing pipes – no protection against contact.
- The water fountain in dining area – current model is not ADA compliant.
- Food Prep Area – does not appear to meet min. pass through requirements.
- Kitchen countertop – does not height requirements.
- Door hardware is non-compliant – requires lever hardware at interior doors.

Building 2 – 1st Tee Building (old maint. building) Exterior Envelope Overview

The 1st Tee Building is a single-story structure that consists of CMU block exterior load bearing walls with steel roof trusses and metal decking along with exterior brick veneer with a painted finish. The building consists of hollow steel framed windows and doors and (2) sectional panel overhead doors with painted finish. The building has typical aluminum gutters and downspouts on the north and south sides of the roof. The downspout leaders all terminate above the finished asphalt pavement and discharge above grade at the exterior brick walls. It was unconfirmed what the thermal envelope was for the exterior wall cavity or the roof as there was no investigation or demolition that occurred to confirm the wall or roof assembly. HH Architecture has not been provided with current As-Built drawings for the 1st Tee Building. The overall condition of the 1st Tee Building exterior appears to be in good working condition, free of any noticeable defects or major areas in need of immediate repair.



Photo 3 – South Elevation



Photo 2 – North Elevation

Building 2 – 1st Tee Building Roof Overview

HH Architecture did not investigate the condition of the roof.

Building 2 – 1st Tee Building Interiors/Finishes

The clubhouse building's finishes and interiors can be divided into multiple rooms that include Administrative Offices & Conference Rooms, 2) Open Multipurpose Rooms/Storage Rooms 3) Kitchen and Break Room 4) Water Heater Closet, 5) Restrooms 6) Utility Room

- 1) Administrative Offices/Conference Room - These areas consist of interior walls with wainscoting paneling and gypsum wall board with painted finish, and exposed CMU block (some areas), ceiling-mounted fluorescent lighting, exposed duct work, carpet flooring, and hollow metal door and windows with painted finish. All finishes are in fair condition, with some areas in need of repair.
- 2) Mult-Purpose Rooms/Storage Areas - These areas consist of exposed CMU block walls with painted finish, ceiling-mounted fluorescent lighting, exposed duct work, grass turf carpet flooring, and hollow metal door and windows with painted finish. All finishes are in fair condition, with some areas in need of repair.
- 3) Kitchen/Break Room - This area consists of exposed CMU block walls with painted finish, ceiling-mounted fluorescent lighting, VCT flooring. The kitchen consists of wood cabinetry and a laminate countertop and appliances that include a fridge, microwave, and sink. All finishes are in good condition. All appliances appear to be in good working condition.
- 4) Water Heater Closet - This area consists of exposed CMU block with painted finish, ceiling-mounted fluorescent lighting, exposed concrete flooring, (1) gas water heater and (1) open shelf cabinet and (1) oversized cabinet unit with doors.

- 5) Restrooms – HH Architecture did not observe the restrooms.
- 6) Utility Room - HH Architecture did not observe the utility room.



Photo 4 – Multipurpose Room



Photo 2 – Multipurpose Room



Photo 3 – Multipurpose Room Ceiling

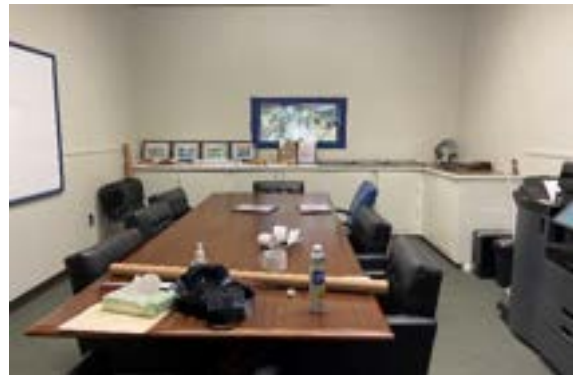


Photo 4 – Conference Room



Photo 5 – Kitchen

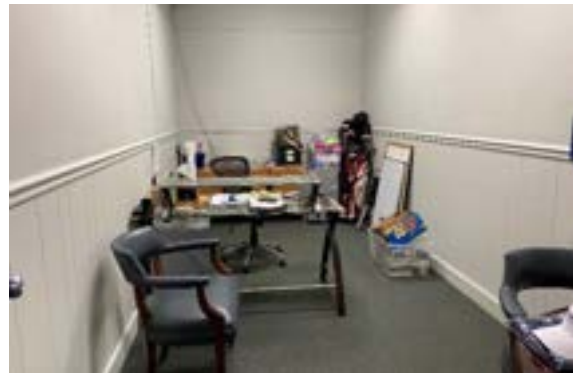


Photo 5 – Office

Accessibility and Life Safety

The 1st Tee Building, overall, does not appear to be with current ICC 117 standards – see list of items observed below. If the building should ever be renovated, a deeper investigation should be performed to address compliance with current code.

- The water fountain in the multipurpose room – current model is not ADA compliant.
- Kitchen – sink does not ADA requirements.
- Door hardware is non-compliant – requires lever hardware at interior door.

Building 3 - Maintenance Building Exterior Overview



Photo 5 – West Elevation



Photo 2 – East Elevation With Covered Area

The maintenance building is a single-story structure that consists of CMU block exterior load bearing walls with steel roof trusses that support exposed wood rafters with wood sheathing and a shingle roof. The ceiling-mounted fluorescent lighting is attached to the bottom of the trusses. The building also has lap siding infilled on top of the CMU wall located at the building end walls. The windows consist of a steel frame with opaque glazing with a painted finish. The hollow metal framed door and (2) overhead coiling garage doors have a painted finish. It appears there is no thermal envelope at all and lacks insulation at the exterior walls. There was no investigation or observation that occurred to confirm the roof assembly at the roof level. HH Architecture has not been provided with current As-Built drawings for the maintenance building. The overall condition of the exterior appears to be in fair working condition; however, it was apparent that the building has aged and needs constant repair and maintenance. It was also noted during the site assessment that this building is to be demolished and replaced with a new maintenance building located near the storage bins, southeast from its current location.



Photo 6 – Maintenance Interior



Photo 2 – Maintenance Interior



Photo 7 – Maintenance Office



Photo 2 – Maintenance Interior



Photo 8 – Maint. – Hazardous Material Shed (not observed)



Photo 2 – Maintenance Area – Wash Bay

Building 4 – Picnic Shelter Exterior Overview



Photo 1 – Looking Northwest



Photo 2 – North Elevation



Photo 3 – View of Underside



Photo 4 – View of Steel Frame

The Picnic shelter located on the west side of the clubhouse building. The shelter is an open-air, shallow pitched gable roof structure that has a slab-on-grade foundation. The building consists of steel columns and beams that support an enclosed roof with a metal soffit with painted finish and an exposed fastener metal roof. The Picnic shelter is in good condition. It is our recommendation that the finish on the steel columns and beams be updated within the next 5 years for maintenance purposes.

End of Assessment.

Pick up

811293

RECORDED
KATHERINE LEE PAYNE
REGISTER OF DEEDS
GUILFORD COUNTY, NC
THIS 22 DAY OF January 2004
TIME 14:30:26
BOOK 153 PAGE 054

STATE OF NORTH CAROLINA
GUILFORD COUNTY
Alexander MacIntosh
REVIEW OFFICER FOR THE CITY OF GREENSBORO.
CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
Virginia S. MacIntosh 1/22/04
REVIEW OFFICER DATE

NO.	DATE	DESCRIPTION	BY

OWNER CERTIFICATE

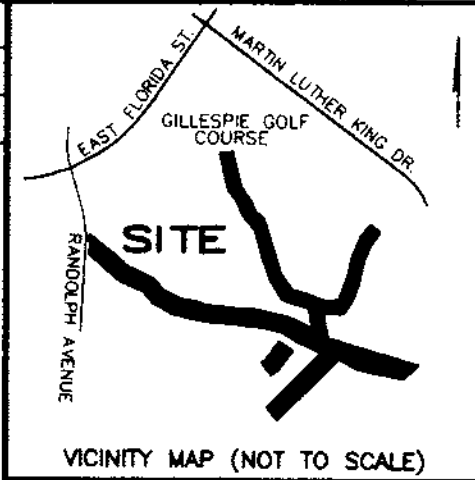
THE UNDERSIGNED HEREBY ACKNOWLEDGE(S) THIS PLAT AND ALLOTMENT TO BE ITS FREE ACT AND DEED AND HEREBY DEDICATE(S) TO PUBLIC USE AS STREETS, PLAYGROUNDS, PARKS, OPEN SPACES, AND EASEMENTS FOREVER ALL AREAS SO SHOWN OR INDICATED ON SAID PLAT IN THE OFFICE OF THE REGISTER OF DEEDS OF GUILFORD COUNTY, N.C.

WHEN GRADE OF ADJACENT PROPERTY DOES NOT CONFORM TO THE STREET GRADE, AN EASEMENT IS EFFECTIVE FOR THE PURPOSE OF SLOPING EMBANKMENTS FROM STREET GRADE LEVEL AT THE PROPERTY LINE HAVING A SLOPE RATIO OF THREE FEET HORIZONTAL FOR EACH FOOT OF VERTICAL DIMENSION.

CITY OF GREENSBORO, N.C.

SIGNED: *Kenneth B. ...* 1-13-04
MAYOR DATE

ATTEST: *Janette J. ...* 1-13-04
SECRETARY DATE



01/22/2004 GUILFORD CO., NC
1 PLATS 811293 #21.00

APPROVAL REQUIRED Pursuant to Chapter 30, Section 30-2.7 of the City of Greensboro Development Ordinance.

Signed *Alexander S. MacIntosh* Date 1/22/04
for Director of Planning

GUILFORD COUNTY BOARD OF EDUCATION
DEED BOOK 570, PG 129
PIN: 786397383

CONSERVATION EASEMENT No.1
(SEE NOTE 8.)

CITY OF GREENSBORO
DEED BOOK 2846, PG 570
DEED BOOK 3436, PG 142
PIN: 7863963568

AREA SUMMARY

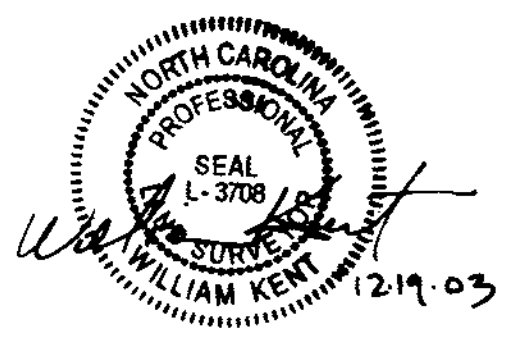
CONSERVATION EASEMENT No. 1 : 15.177 ACRES
CONSERVATION EASEMENT No. 2 : 0.898 ACRES
TOTAL 16.075 ACRES

CONSERVATION EASEMENT No. 1

LINE	BEARING	DISTANCE
L1	N03°04'27"E	150.48
L2	S51°17'16"E	231.78
L3	S47°56'13"E	148.19
L4	S64°04'13"E	208.79
L5	S38°23'45"E	98.45
L6	S64°20'13"E	171.94
L7	S83°37'18"E	85.11
L8	S65°51'07"E	74.22
L9	S83°49'03"E	291.17
L10	N82°57'15"E	57.81
L11	S77°17'11"E	244.69
L12	S71°28'12"E	96.70
L13	S57°47'00"E	123.08
L14	N07°10'08"W	147.14
L15	N71°08'47"W	207.52
L16	N31°48'21"W	164.30
L17	N20°11'16"W	155.67
L18	N15°23'47"W	241.91
L19	N40°17'53"W	140.75
L20	N23°01'40"W	118.26
L21	N36°02'30"W	104.25
L22	N12°38'22"W	279.61
L23	N84°57'44"E	101.87
L24	S13°06'13"E	263.29
L25	S33°42'52"E	134.43
L26	S23°38'55"E	78.13
L27	S51°26'14"E	80.36
L28	S17°24'14"E	439.05
L29	S34°09'31"E	136.10
L30	S71°23'28"E	285.00
L31	N73°45'14"E	74.61
L32	N19°09'31"E	190.98
L33	N11°25'54"E	136.02
L34	N23°21'47"E	154.29
L35	N36°06'04"E	129.17
L36	S52°09'02"E	102.05
L37	S36°22'56"W	133.34
L38	S21°00'38"W	137.35
L39	S11°58'51"W	157.71
L40	S20°03'15"W	134.91
L41	S33°42'52"W	118.30
L42	N87°33'05"W	155.46
L43	S13°39'46"E	183.89
L44	S73°01'04"E	697.97
L45	S49°15'20"W	161.25
L46	N77°45'42"W	336.35
L47	N59°49'45"W	158.31
L48	S44°19'41"W	643.69
L49	N39°20'23"W	126.62
L50	N44°26'17"E	568.63
L51	N64°39'41"W	193.58
L52	N55°42'34"W	113.79
L53	N75°36'22"W	167.93
L54	N84°21'17"W	424.36
L55	N77°27'22"W	228.86
L56	N60°47'23"W	186.36
L57	N40°21'33"W	103.70
L58	N64°55'07"W	182.89
L59	N48°38'55"W	312.37

CONSERVATION EASEMENT No. 2

LINE	BEARING	DISTANCE
L60	S52°33'08"E	129.41
L61	S35°59'48"W	181.78
L62	S53°35'09"W	145.74
L63	N36°24'53"W	125.00
L64	N53°35'09"E	124.44
L65	N34°42'19"E	167.63



I, WILLIAM KENT, DO HEREBY CERTIFY THAT THIS SURVEY IS OF ANOTHER CATEGORY AND IS AN EXCEPTION TO THE DEFINITION OF SUBDIVISION.

William Kent
WILLIAM KENT, PLS L-3708

I, WILLIAM KENT, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION USING REFERENCES SHOWN HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION SHOWN HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITH MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS 13 DAY OF DECEMBER 2003.

William Kent
WILLIAM KENT, PLS L-3708

REFERENCES

- DEED BOOK 1147, PAGE 182
- DEED BOOK 440, PAGE 368
- DEED BOOK 2846, PAGE 570
- DEED BOOK 3436, PAGE 142
- DEED BOOK 570 PAGE 129
- PLAT BOOK 13, PAGE 83

EASEMENTS SHALL BE UTILIZED AND MAINTAINED IN ACCORDANCE WITH THE PROVISIONS OF AND DISCLAIMERS CONTAINED IN SECTION 30-6-13.7(B) AND (D) OF THE CITY OF GREENSBORO DEVELOPMENT ORDINANCE.

THIS PLAT DOES NOT REQUIRE A CERTIFICATE OF APPROVAL BY THE DIVISION OF HIGHWAYS AS APPROVED IN G.S. 136-102.6, SUBSECTION (g).

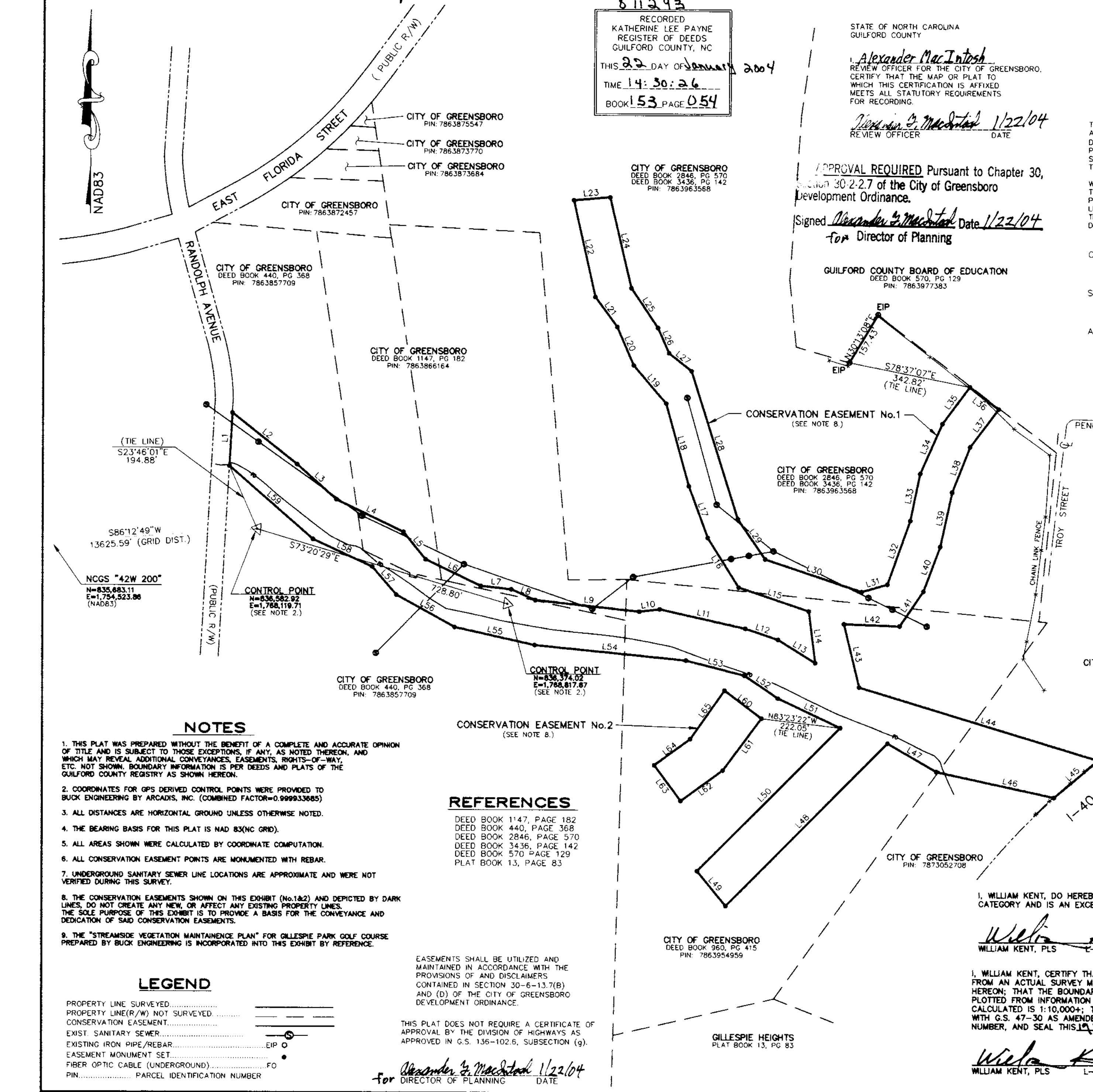
for *Alexander S. MacIntosh* 1/22/04
DIRECTOR OF PLANNING DATE

NOTES

- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A COMPLETE AND ACCURATE OPINION OF TITLE AND IS SUBJECT TO THOSE EXCEPTIONS, IF ANY, AS NOTED THEREON, AND WHICH MAY REVEAL ADDITIONAL CONVEYANCES, EASEMENTS, RIGHTS-OF-WAY, ETC. NOT SHOWN. BOUNDARY INFORMATION IS PER DEEDS AND PLATS OF THE GUILFORD COUNTY REGISTRY AS SHOWN HEREON.
- COORDINATES FOR GPS DERIVED CONTROL POINTS WERE PROVIDED TO BUCK ENGINEERING BY ARCADIS, INC. (COMBINED FACTOR=0.999933685)
- ALL DISTANCES ARE HORIZONTAL GROUND UNLESS OTHERWISE NOTED.
- THE BEARING BASIS FOR THIS PLAT IS NAD 83(NC GRID).
- ALL AREAS SHOWN WERE CALCULATED BY COORDINATE COMPUTATION.
- ALL CONSERVATION EASEMENT POINTS ARE MONUMENTED WITH REBAR.
- UNDERGROUND SANITARY SEWER LINE LOCATIONS ARE APPROXIMATE AND WERE NOT VERIFIED DURING THIS SURVEY.
- THE CONSERVATION EASEMENTS SHOWN ON THIS EXHIBIT (No.1&2) AND DEPICTED BY DARK LINES, DO NOT CREATE ANY NEW, OR AFFECT ANY EXISTING PROPERTY LINES. THE SOLE PURPOSE OF THIS EXHIBIT IS TO PROVIDE A BASIS FOR THE CONVEYANCE AND DEDICATION OF SAID CONSERVATION EASEMENTS.
- THE "STREAMSIDE VEGETATION MAINTENANCE PLAN" FOR GILLESPIE PARK GOLF COURSE PREPARED BY BUCK ENGINEERING IS INCORPORATED INTO THIS EXHIBIT BY REFERENCE.

LEGEND

- PROPERTY LINE SURVEYED
- PROPERTY LINE(R/W) NOT SURVEYED
- CONSERVATION EASEMENT
- EXIST SANITARY SEWER
- EXISTING IRON PIPE/REBAR
- EASEMENT MONUMENT SET
- FIBER OPTIC CABLE (UNDERGROUND)
- PIN: PARCEL IDENTIFICATION NUMBER



Prepared in the Office of:

8000 Regency Parkway Suite 200
Cary, North Carolina 27511
Phone: 919-463-5488
Fax: 919-463-5490

FINAL PLAT OF
CONSERVATION EASEMENT EXHIBIT
FOR
NORTH CAROLINA WETLANDS RESTORATION PROGRAM
ON THE PROPERTY OF
CITY OF GREENSBORO - GILLESPIE PARK GOLF COURSE
CITY OF GREENSBORO GILMER TOWNSHIP GUILFORD COUNTY, NORTH CAROLINA

GRAPHIC SCALE

1"=200'

BE Project No.: 063
Date: APRIL 2, 2003
Scale: 1"=200'
Drawing No.: GILL_PLAT.dwg

August 9, 2023

Shweta Nanekar RLA, LEED AP BD+C
Project Manager, Civic Spaces
621 Hillsborough St, Suite 500
Raleigh, NC 27603

RE: Gillespie Golf Course Buildings Assessment

On July 26, 2023, Sarah Musser, PE visited the Gillespie Golf Course in Greensboro, North Carolina. As requested, the purpose of the visit was to perform a structural assessment of three primary existing building structures.



Aerial View

CLUBHOUSE

The clubhouse is a single-story building. The structure is plywood roof sheathing and wood roof trusses spaced at 24" OC multi-wythe brick bearing on load bearing exterior masonry walls. There is an open covered area on the backside for cart storage. The wood roof trusses are supported by perimeter steel beams and columns. The existing ceiling height is around 8 feet. The foundation is assumed to be shallow wall footings and concrete slab on grade. The visible structure and construction are in good condition.



CLUBHOUSE

The various conditions are shown in Photos 1 through 4.



Photo 1 – Attic Wood Roof Trusses



Photo 2 – Cart Storage



Photo 3 – Wood Roof Trusses & Perimeter Steel Beams



Photo 4 – Wood Roof Trusses

FIRST TEE

The first tee is a single-story building. The structure is metal roof deck and steel bar joists, supported on load bearing exterior concrete masonry unit (CMU) walls with brick. The foundation is assumed to be shallow wall footings and concrete slab on grade. There are large garage doors and existing service crane rail structure likely from previous use of the building as a maintenance garage. The clear height and span provide flexibility in the space. The visible structure and construction are in good condition. A crack was observed in the masonry over the door adjacent to the roof change in elevation. The crack has not compromised the structural integrity of the wall but should be repaired.



FIRST TEE

The various conditions are shown in Photos 5 through 12.



Photo 5 – Steel Bar Joists



Photo 6 – Steel Bar Joists



Photo 7 – Roll-up garage doors



Photo 8 – Exterior Load bearing CMU



Photo 9 – Exterior Load bearing CMU



Photo 10 – Service crane rail structure



Photo 11 – Observed Exterior Crack



Photo 12 – Observed Interior Crack same location

MAINTENANCE

The maintenance is a single-story high bay space with interior mezzanine storage areas over the office space and storage closet. The roof structure is structural steel trusses spaced between 10-14' OC with 2x wood purlins spaced at 16" OC and plywood sheathing bearing on exterior 8" CMU walls. The foundation is assumed to be shallow wall footings and concrete slab on grade. The original structure is in good condition with some water damage observed at plywood sheathing around roof penetrations. The wood purlins require further investigation to determine the extent of water damage. There are two additions. The back addition is wood roof trusses spaced at 2' OC bearing on wood frame attached to the existing exterior masonry wall and load bearing masonry walls. The structure appeared to be in good condition other than visible water damage to the plywood and subsequent localized roof failure. The side addition is round timber columns with (2)2x beams and 2x rafters spaced at 16"-24" OC with plywood roof sheathing. There is water damage to the plywood roof sheathing and rafters.



MAINTENANCE

The various conditions are shown in Photos 13 through 27.



Photo 13 – Steel Truss with wood purlins



Photo 14 – Steel Truss bracing



Photo 15 – Office space & mezzanine



Photo 16 – Mezzanine storage



Photo 17 – Water Damage to Plywood



Photo 18 – Addition



Photo 19 – Wood Roof Trusses



Photo 20 – Light visible thru Water Damage to Plywood



Photo 21 – Shingle Roof has Exceeded Life



Photo 22 – Covered Equipment



Photo 23 – Wood Framed Canopy



Photo 24 – Water Damage to Plywood



Photo 25 – Wood Framed Maintenance Pavilion



Photo 26 – Chemical Storage Building



Photo 27 – Concrete Block Screen Storage Walls

It has been a pleasure to assist you in this matter, please don't hesitate to let me know if you have any questions.

Regards,

Sarah Musser, PE, LEED AP

Partner



Master Plan
 For
Historic Gillespie Park Golf Club
 Greensboro, North Carolina



Scorecard

Hole	Par	Yards
1	4	340
2	4	388
3	5	527
4	3	200
5	4	420
6	4	382
7	4	370
8	3	158
9	5	557
Out	36	3342
10	4	312
11	4	388
12	5	460
13	3	200
14	4	417
15	4	362
16	4	318
17	3	210
18	5	567
In	36	3234
Total	72	6676

Randolph Street

Florida Street

Martin Luther King, Jr Drive

Multi-Purpose Playfield

Driving Range

Teaching Facility

Short Game Area

Tee Building

Clubhouse

Event Venue

Gillespie Six Short Course

Target Golf Game

Golf Maintenance

GREENSBORO MOVEMENTS

Stream Buffer

Irrigation/Stormwater Pond

Mile Run Creek

Mile Run Creek

400' ELEVATION

The Greensboro Six Short Course

Six holes named for the six black men who took a stand and contributed to the Civil Rights Movement:

- 1 Dr. George Simkins Jr.
- 2 Leon Wolf
- 3 Joseph Sturdivent
- 4 Elijah Herring
- 5 Samuel Murray
- 6 Phillip Cook

Golf Course

Hole #		Hole #	
1	Par 4 - 340 yards	10	Par 4 - 312 yards
2	Par 4 - 388 yards	11	Par 4 - 388 yards
3	Par 5 - 527 yards	12	Par 5 - 460 yards
4	Par 3 - 200 yards	13	Par 3 - 200 yards
5	Par 4 - 420 yards	14	Par 4 - 417 yards
6	Par 4 - 382 yards	15	Par 4 - 362 yards
7	Par 4 - 370 yards	16	Par 4 - 318 yards
8	Par 3 - 158 yards	17	Par 3 - 210 yards
9	Par 5 - 557 yards	18	Par 5 - 567 yards
Total Out: Par 36 - 3,342 yards		Total In: Par 36 - 3,234 yards	
Course Total: Par 72 - 6,676 Yards			



Golfing Recreation

- A** Putting greens
- B** 18-hole target golf
- C** Short Game Course
- D** Outdoor teaching facility
- E** Public driving green
- F** Driving range

Structures + Amenities

- A** Proposed clubhouse + restaurant
- B** Gathering plaza + historic memorial
- C** Playground
- D** Open-Air Event Venue + Restrooms
- E** Renovated First Tee facility
- F** Proposed maintenance facility
- G** Existing restroom building
- H** Existing basketball court
- I** Open Play Field

Environmental Features

- A** Proposed irrigation pond
- B** Drainage feature
- C** Existing stormwater features

General Legend




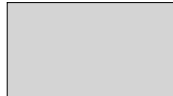
- I** Fairway shelters
- Fairways
- Natural turf tee boxes
- Handicap tee boxes
- Natural turf greens
- Synthetic turf
- Asphalt parking
- 8' wide asphalt cart path
- Concrete paving
- Existing bridges

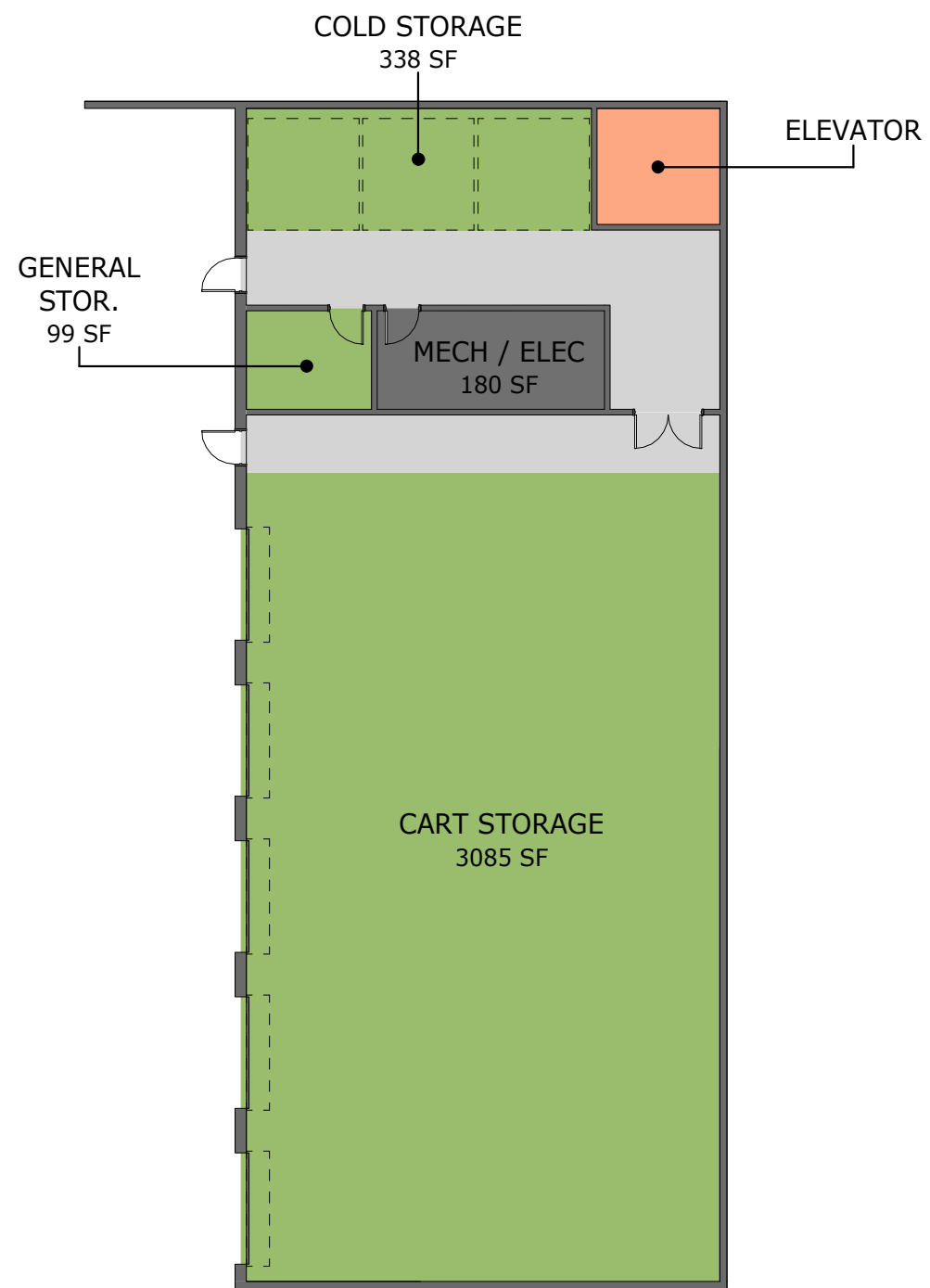
LEGEND

- OFFICES
- SUPPORT
- MEETING
- RECREATION
- RESTROOM
- UTILITY
- VERTICAL CIRCULATION
- CIRCULATION
- OUTDOOR



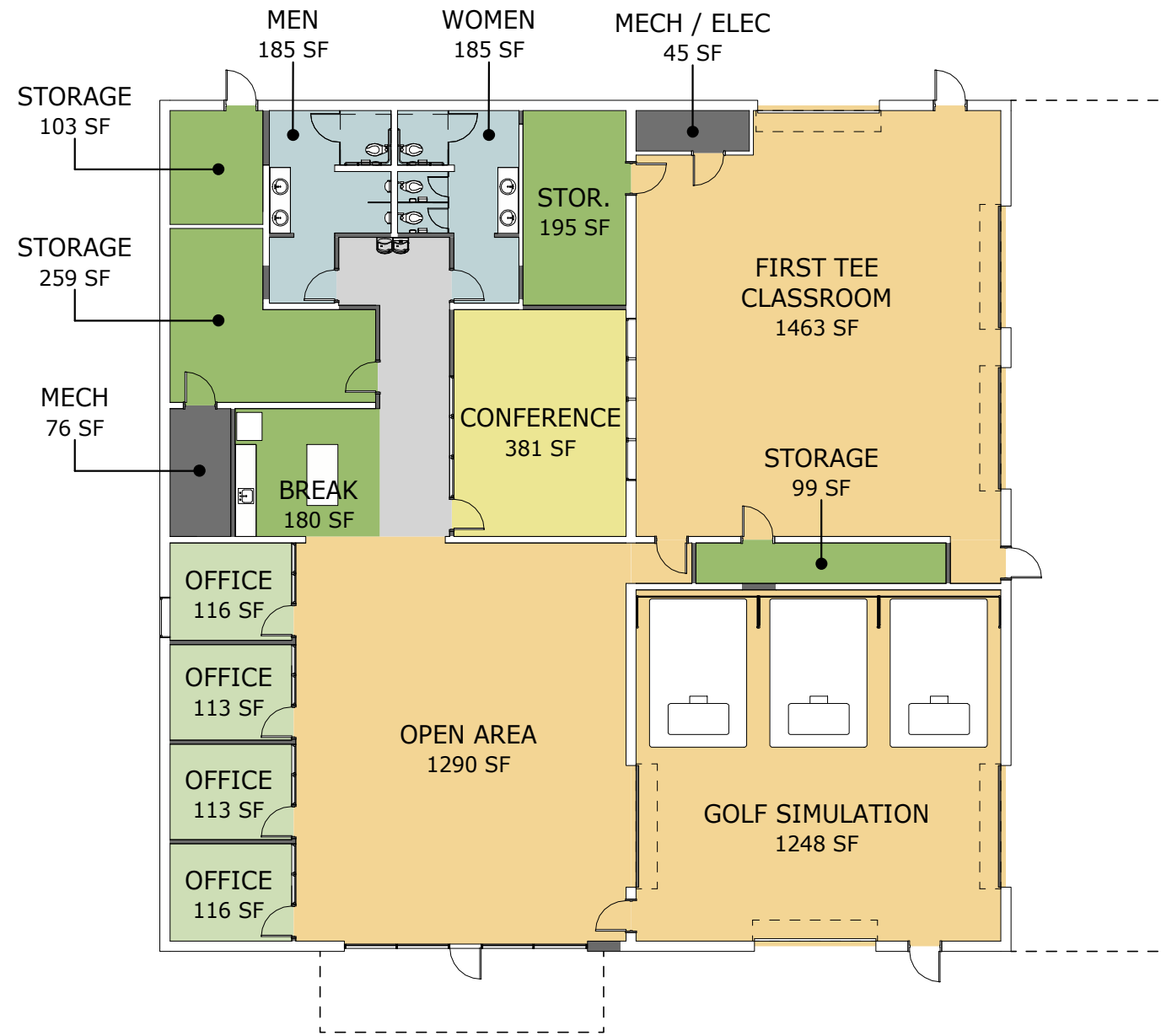
LEGEND

-  SUPPORT
-  UTILITY
-  VERTICAL CIRCULATION
-  CIRCULATION



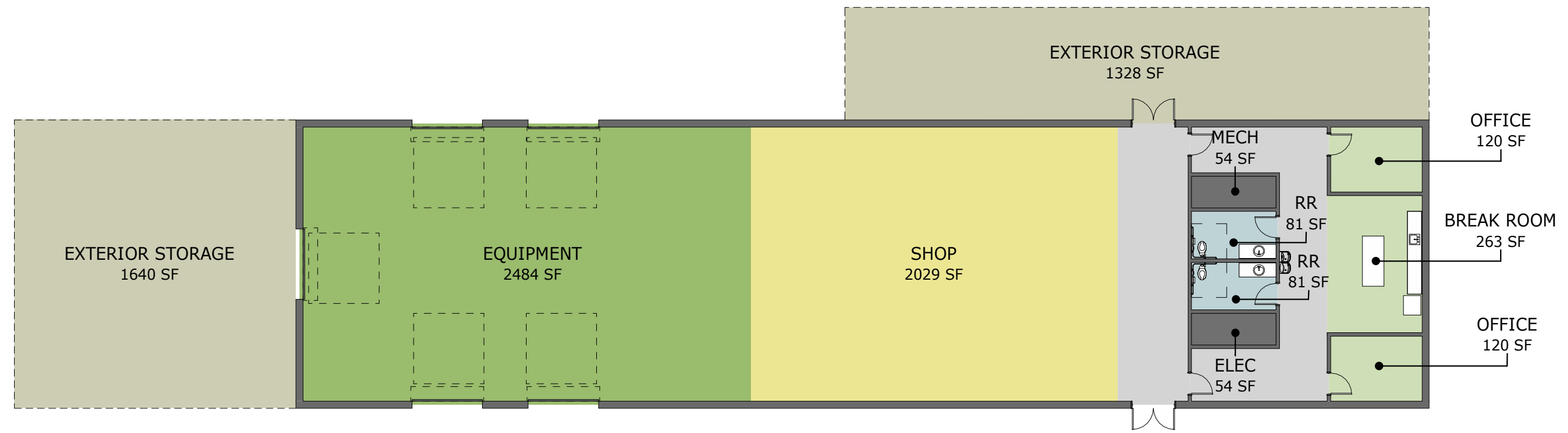
LEGEND

- OFFICES
- SUPPORT
- MEETING
- CLASSROOM
- RESTROOM
- UTILITY
- CIRCULATION



LEGEND

- OFFICES
- SUPPORT
- MEETING
- RESTROOM
- UTILITY
- CIRCULATION
- OUTDOOR



Gillespie Golf Course - Clubhouse
 2024 -04.22

Clubhouse Spaces					
NAME			SQ. FT	QTY	TOTAL SF.
Proshop & Admin.					
Proshop Retail Space			934	1	934
Senior Management Office	12x12	office	172	1	172
Flex Space			172	1	172
Secure File Storage			62	1	62
General storage (supplies, etc.)			128	1	128
Restrooms			205	2	410
Public Spaces					
Entry Foyer (Historical Gallery)			771	1	771
Informal dining room			1500	1	1500
Kitchen & Back-of-House					
Kitchen/Bar			675	1	675
Back of House Office			100	1	100
Back of House			307	1	307
Kitchen Pantry			217	1	217
Secure Alcohol Storage			48	1	48
Utility & Support for Kitchen/BOH					
IT Server room			53	1	53
Janitor			38	1	38
Subtotal					
Circulation + Grossing Factor (15%)					
Total					

Clubhouse Spaces (Below Grade)				TOTAL SF.
Cart Storage	2575	1		2575
Mechanical/Electrical	180	1		180
General Storage	99	1		99
Cold Storage	338	1		338
Total				3192

Outdoor Dining Area				TOTAL SF.
Covered deck	1180	1		1180
Total				1180

Grand Total				10797
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Gillespie Golf Course - First Tee
 2024 -04.22

First Tee Building					
NAME			SQ. FT	QTY	TOTAL SF.
Admin.					
Standard office	10x12	office	120	4	480
Conference			350	1	350
General storage (supplies, etc.)			120	3	360
Break Room			180	1	180
Restrooms			200	2	400
Public Spaces					
Open Area			1200	1	1200
First Tee Classroom			1400	1	1400
Golf Simulation			1200	1	1200
Utility & Support for Kitchen/BOH					
Storage			100	4	400
Mechanical/Electrical			60	2	120
Subtotal					6090
Circulation + Grossing Factor (15%)					914
Total					7003.5

Gillespie Golf Course - Maintenance Building
 2024 -04.22

Maintenance Building					
NAME			SQ. FT	QTY	TOTAL SF.
Admin.					
Shop			2029	1	2029
Standard office	10x12	Office	120	2	240
Restrooms			81	2	162
Employee Break			263	1	263
Equipment			2484	1	2484
Utility & Support					
Electrical			54	1	54
Mechanical			54	1	54
Exterior					
Exterior Storage			2968	2	5936
Subtotal					5286
Circulation + Grossing Factor (15%)					793
Total					6079



Project Name:
Summary Sheet

City of Greensboro Gillespie Golf Course
Individually Priced Options

CSI Division	Spec Section	Bid Pkg	Item Description	Maintenance Bldg	Maintenance Bldg PEMB Alternate	Clubhouse	1st Tee	Site Improvements	Comments
Division 1	01000	1	General Requirements						
Division 2	02000	2	Existing Conditions	\$ 13,150.00	\$ 13,150.00	\$ 24,560.00	\$ 16,501.00		
Division 3	03000	3	Concrete Foundations & Slab on Grade	\$ 165,145.00	\$ 165,145.00	\$ 357,693.00	\$ -		
Division 4	04000	4	Masonry	\$ 212,436.00	\$ 212,436.00	\$ 431,366.00	\$ -		
Division 5	05000	5	Metals	\$ 598,511.00	\$ -	\$ 418,112.00	\$ 17,640.00		
			Alternate Pre Engineered Metal Bldg		\$ 243,050.00				
Division 6	06000	6	Wood & Plastics	\$ 40,420.00	\$ 40,420.00	\$ 134,713.00	\$ 94,808.00		
Division 7	07000	7	Thermal & Moisture Protection:	\$ 175,360.00	\$ 175,360.00	\$ 175,360.00	\$ -		
Division 8	08000	8	Doors, Frames & Hardware	\$ 34,200.00	\$ 34,200.00	\$ 196,000.00	\$ 151,450.00		
Division 9	09000	09A	Finishes	\$ 92,705.00	\$ 92,705.00	\$ 839,375.00	\$ 197,200.00		
Division 10	10000	10	Specialties	\$ 33,770.00	\$ 33,770.00	\$ 66,754.00	\$ 35,280.00		
Division 11	11000	11	Equipment	\$ -	\$ -	\$ -	\$ 90,000.00		Shop Equipment provided by others
Division 12	12000	12	Furnishings	\$ -	\$ -	\$ -	\$ -		
Division 13	13000	13	Conveying Equipment	\$ -	\$ -	\$ 200,000.00	\$ 200,000.00		
Division 21	21000	21	Fire Protection Systems	\$ -	\$ -	\$ 86,780.00	\$ 55,991.00		
Division 22	22000	22	Plumbing	\$ 101,310.00	\$ 101,310.00	\$ 182,561.00	\$ 105,840.00		
Division 23	23000	23	HVAC	\$ 202,620.00	\$ 202,620.00	\$ 365,123.00	\$ 211,680.00		
Division 26	26000	26	Electrical:	\$ 202,620.00	\$ 202,620.00	\$ 400,523.00	\$ 211,680.00		
Division 27	27000	27	Communications	\$ 16,885.00	\$ 16,885.00	\$ 33,377.00	\$ 21,535.00		
Division 28	28000	28	Security	\$ 43,901.00	\$ 43,901.00	\$ 86,780.00	\$ 55,991.00		
Division 31	31000	31	Earthwork	\$ 5,000.00	\$ 5,000.00	\$ 7,700.00	\$ 5,000.00		
Division 32	32000	32	Exterior Improvements	\$ 6,912.00	\$ 6,912.00	\$ 35,568.00	\$ 18,696.00	2,709,750.00	

Subtotal Cost of Work =	\$ 2,008,137.46	\$ 1,589,484.00	\$ 4,042,345.00	\$ 1,489,292.00	\$ 2,709,750.00
Design Development Contingency - 25% =	\$ 502,034.36	\$ 397,371.00	\$ 1,010,586.25	\$ 372,323.00	\$ 677,437.50
General Requirements -9% =	\$ 180,732.37	\$ 143,053.56	\$ 363,811.05	\$ 134,036.28	\$ 243,877.50
Escalation - 10% =	\$ 200,813.75	\$ 158,948.40	\$ 404,234.50	\$ 148,929.20	\$ 270,975.00
SubTotal Cost of Work =	\$ 2,891,717.94	\$ 2,288,856.96	\$ 5,820,976.80	\$ 2,144,580.48	\$ 3,902,040.00
CM Fee	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00
Construction Contingency - 10% =	\$ 289,171.79	\$ 228,885.70	\$ 582,097.68	\$ 214,458.05	\$ 390,204.00
Owner Contingency - 1.5% =	\$ 43,375.77	\$ 34,332.85	\$ 87,314.65	\$ 32,168.71	\$ 58,530.60
Subtotal =	\$ 3,324,265.50	\$ 2,652,075.51	\$ 6,590,389.13	\$ 2,491,207.24	\$ 4,450,774.60
Insurance, Liability & Bond - 1.9% =	\$ 63,161.04	\$ 50,389.43	\$ 125,217.39	\$ 47,332.94	\$ 84,564.72
Total Estimated Cost =	\$ 3,387,426.54	\$ 2,702,464.95	\$ 6,715,606.53	\$ 2,538,540.17	\$ 4,535,339.32



Project Name:
Brief Project Description:
Stage of Estimate:
SF Area

City of Greensboro Gillespie Golf Course.
 Maintenance Building
 concept
 9,722.00 SF

CSI Division	Spec Section	Bid Pkg	Item Description	Quantity	Unit	Unit \$	Total \$	CSI Division Total	Comments
Division 1	01000		General Requirements					\$ -	Included in below the line cost
Division 2	02000		Existing Conditions					\$ 13,150	
			Demo Existing Facility	5,000	SF	1.63	8,150.00		
			Site Demolition	5,000	SF	1.00	5,000.00		
Division 3	03000		Concrete Foundations & Slab on Grade					\$ 165,145	
			Wall Footing	46	CY	750.00	34,848.33		
			Walls	31	CY	950.00	29,427.48		
			Slab on Grade	85.03	CY	750.00	63,769.02		
			Slab on metal deck	-	SF	12.50	-		
			outdoor covered Storage	2,968	SF	12.50	37,100.00		storage bins
			Insulated slab	-	SF	6.50	-		
Division 4			Masonry:					\$ 212,436	
			Planter w/building sign	-	SF	0.00	-		
			interior CMU Walls	2,422	SF	22.00	53,284.00		
			Exterior Wall	5,684	SF	28.00	159,152.00		
			Fireplace	-	EA	6500.00	-		
Division 5	05000		Metals:					\$ 598,511	
			Structural steel and Joist	77	Tns	7500.00	574,205.63		
			Structural Truss Roof		SF	18.50	-		
			metal Deck Floor		SF	3.50	-		
			Exterior structural studs		SF	8.50	-		
			Pre-Engineered Metal Building	9,722	SF	25.00			
			Misc Metals Allowance	9,722	SF	2.50	24,305.00		Hangers clips and fittings
Division 6	06000		Wood & Plastics					\$ 40,420	
			Rough Carpentry	6,754	SF	5.00	33,770.00		
			Finish Carpentry and Mill Work	665	SF	10.00	6,650.00		
			Wall Studs	-	SF	5.50	-		
			Glue Lam Beams and Deck	-	SF	15.00	-		
Division 7	07000	31	Thermal & Moisture Protection:					\$ 175,360	
			Joint Sealant Allowance	1	LS	25000.00	25,000.00		around door and windows

			Standing Seam Metal Roof	8,592	SF	17.50	150,360.00		
Division 8	08000	8	Doors, Frames & Hardware					\$	34,200
			Aluminum Curtain wall	-	SF	110.00	-		
			Alum entrance Drs pr overhead door	5	EA	2500.00	12,500.00		
			3070 HM Door & Frame	8	EA	1200.00	9,600.00		
			6070 HM Door & Frame	2	EA	1800.00	3,600.00		
			Door Hardware	10	EA	850.00	8,500.00		
Division 9	09000	09A	Finishes					\$	92,705
			SHOP	2,029	SF	15.00	30,435.00		
			Standard office 10x12	240	SF	30.00	7,200.00		
			Restrooms	162	SF	35.00	5,670.00		
			Employee Break RM	263	SF	40.00	10,520.00		
			Equipment	2,484	SF	15.00	37,260.00		
							-		
			Electrical	54	SF	15.00	810.00		
			Mechanical	54	SF	15.00	810.00		
							-		
Division 10	10000		Specialties					\$	33,770
			Specialities	6,754	SF	5.00	33,770.00		Allowance. Does not include FF&E
Division 11	11000	11	Equipment					\$	-
			Shop Equipment by others						
Division 12	12000	12	Furnishings					\$	-
			FF & E by others						
Division 13	13000		Conveying Equipment					\$	-
Division 21	21000		Fire Protection Systems					\$	-
			Fire Protection Systems (dry pipe in outdoor storage)	9,722	SF	6.50			removed not required
Division 22	22000		Plumbing					\$	101,310
			Plumbing						
			New plumbing incl grit/oil interceptor	6,754	SF	15.00	101,310.00		Allowance
							-		
Division 23	23000		HVAC					\$	202,620
			New HVAC	6,754	SF	30.00	202,620.00		Allowance
Division 26	26000		Electrical:					\$	202,620
			New Electrical	6,754	SF	30.00	202,620.00		Allowance does not included speciality lighting
Division 27	27000		Communications					\$	16,885
			Communications System	6,754	SF	2.50	16,885.00		
							-		
							-		

Division 28	28000	Security				-	\$ 43,901	
		Security System	6,754	SF	2.50	16,885.00		
		Fire Alarm	6,754	SF	4.00	27,016.00		
						-		
Division 31	31000	Earthwork				-	\$ 5,000	
		Earth work Allowance	1	LS	5000.00	5,000.00		fine grading
						-		
						-		
Division 32	32000	32 Exterior Improvements				-	\$ 6,912	
		Approach Slab	576	SF	12.00	6,912.00		
						-		

Subtotal Cost of Work =	1,944,944.46	1,944,944.46
Design Development Contingency - 25% =	486,236.11	
General Requirements -9%	175,045.00	Incl. Above
Escalation - 10% =	194,494.45	
SubTotal Cost of Work =	2,800,720.02	
CM Fee	100,000.00	
Construction Contingency - 10% =	280,072.00	
Owner Contingency - 1.5% =	42,010.80	
Subtotal =	3,222,802.82	
Insurance, Liability & Bond - 1.9% =	61,233.25	
Total Estimated Cost =	3,284,036.07	



Project Name:
Brief Project Description:
Stage of Estimate:
SF Area

City of Greensboro Gillespie Golf Course.
 Construction of New Clubhouse and Proshop
concept
 12,170.75 SF

BASE BID Lab Space Conversion

CSI Division	Spec Section	Bid Pkg	Item Description	Quantity	Unit	Unit \$	Total \$	CSI Division Total	Comments
Division 1	01000	1	General Requirements					\$ -	Included in below the line cost
Division 2	02000	2	Existing Conditions					\$ 24,560	
			Demo Existing Facility	12,000	SF	1.63	19,560.00		
			Site Demolition	5,000	SF	1.00	5,000.00		
Division 3	03000	3	Concrete Foundations & Slab on Grade					\$ 357,693	
			Wall Footing	57.22	CY	750.00	42,916.67		
			Walls	152.57	CY	950.00	144,941.22		
			Slab on Grade	124.29	CY	750.00	93,217.58		
			Slab on metal deck	4,773	SF	12.50	59,657.88		
			outdoor covered seating	1,180	SF	12.50	14,750.00		
			Insulated slab	340	SF	6.50	2,210.00		
Division 4		4	Masonry:					\$ 431,366	
			Planter w/building sign	469	SF	200.00	93,808.00		
			interior CMU Walls	1,659	SF	22.00	36,498.00		
			Face Brick Exterior Wall	8,416	SF	35.00	294,560.00		
			Fireplace	1	EA	6500.00	6,500.00		
Division 5	05000	5	Metals:					\$ 418,112	
			Structural steel and Joist	23	Tns	7500.00	173,967.19		
			Structural Truss Roof	8,578	SF	18.50	158,695.31		
			metal Deck Floor	4,773	SF	3.50	16,704.19		
			Exterior structural studs	4,508	SF	8.50	38,318.00		
			Misc Metals Allowance	12,171	SF	2.50	30,426.88		Hangers clips and fittings
Division 6	06000	6	Wood & Plastics					\$ 134,713	
			Rough Carpentry	12,171	SF	5.00	60,853.75		
			Finish Carpentry and Mill Work				-		
			Wall Studs	4,508	SF	5.50	24,794.00		
			Glue Lam Beams and Deck	3,271	SF	15.00	49,065.00		
Division 7	07000	7	Thermal & Moisture Protection:					\$ 175,360	
			Joint Sealant Allowance	1	LS	25000.00	25,000.00		around door and windows
		31	Standing Seam Metal Roof	8,592	SF	17.50	150,360.00		
Division 8	08000	8	Doors, Frames & Hardware					\$ 196,000	
			Aluminum Curtain wall	1,470	SF	110.00	161,700.00		

			Alum entrance Drs pr	2	EA	1850.00	3,700.00		
			overhead door	5	EA	2500.00	12,500.00		
			3'x7' HM Door & Frame	8	EA	1200.00	9,600.00		
							-		
			Door Hardware	10	EA	850.00	8,500.00		
Division 9	09000	09A	Finishes					\$	839,375
			Pro-shop & Admin						
			Pro-shop	934	SF	40.00	37,360.00		
			Flex Space	172	SF	25.00	4,300.00		
			Senior Management Office	172	SF	30.00	5,160.00		
			Secure File Storage	62	SF	15.00	930.00		
			General storage (supplies, etc.)	128	SF	15.00	1,920.00		
							-		
			Public Spaces				-		
			Entry Foyer	66	SF	15.00	990.00		
			Historical Gallery	771	SF	100.00	77,100.00		
			Restroom Men's	205	SF	35.00	7,175.00		
			Restroom Women's	205	SF	35.00	7,175.00		
			Informal dining room	1,500	SF	75.00	112,500.00		
							-		
			Kitchen /Back of House				-		
			Kitchen	675	SF	300.00	202,500.00		
			Bar	303	SF	325.00	98,475.00		
			Back of House Office	100	SF	50.00	5,000.00		
			Back of House (Prep and Scullery)	307	SF	250.00	76,750.00		
			Kitchen Pantry	217	SF	250.00	54,250.00		
			Secure Alcohol Storage	48	SF	25.00	1,200.00		
							-		
			Utility & Support for Kitchen/BOH				-		
			IT Server room	53	SF	45.00	2,385.00		
			Janitor	38	SF	25.00	950.00		
							-		
			Clubhouse Spaces (Below Grade)				-		
			Cart Storage	2575	SF	15.00	38,625.00		
			Mechanical/Electrical	180	SF	15.00	2,700.00		
			General Storage	99	SF	15.00	1,485.00		
			Cold Storage	338	SF	35.00	11,830.00		
			Un assigned	1,581	SF	15.00	23,715.00		
							-		
			Covered deck Outdoor Dining Area	1180	SF	55.00	64,900.00		
Division 10	10000		Specialties					\$	66,754
			Specialties	13,351	SF	5.00	66,753.75		Allowance. Does not include FF &E
Division 11	11000	11	Equipment					\$	-
			kitchen and dining incl in sf cost						
Division 12	12000	12	Furnishings					\$	-
			FF & E by others						
Division 13	13000		Conveying Equipment					\$	200,000
			2 stop Hyd elevator (service)	1	EA	200000.00	200,000.00		
Division 21	21000		Fire Protection Systems					\$	86,780
			Fire Protection Systems (dry pipe in outdoor area)	13,351	SF	6.50	86,779.88		
Division 22	22000		Plumbing					\$	182,561
			Plumbing						
			New plumbing	12,171	SF	15.00	182,561.25		Allowance
			Incl grease Trap						

								-	
Division 23	23000		HVAC						\$ 365,123
			New HVAC	12,171	SF	30.00	365,122.50		Allowance
Division 26	26000		Electrical:						\$ 400,523
			New Electrical	13,351	SF	30.00	400,522.50		Allowance does not included specialty lighting
Division 27	27000		Communications						\$ 33,377
			Communications System	13,351	SF	2.50	33,376.88		
Division 28	28000		Security						\$ 86,780
			Security System	13,351	SF	2.50	33,376.88		
			Fire Alarm	13,351	SF	4.00	53,403.00		
Division 31	31000		Earthwork						\$ 7,700
			Excavate ground floor	2,200	CY	3.50	7,700.00		
Division 32	32000	32	Exterior Improvements						\$ 35,568
			Exterior slab on grade cart storage apron	1,502	SF	6.50	9,759.75		
			Approach to Club House	1,784	SF	12.00	21,408.00		
			HC Ramp	220	SF	20.00	4,400.00		

Subtotal Cost of Work =	4,042,343.02	4,042,343.02
Design Development Contingency - 25% =	1,010,585.76	
General Requirements - 9% =	363,810.87	Incl. Above
Escalation - 10% =	404,234.30	
Subtotal Cost of Work =	5,820,973.95	
CM Fee	100,000.00	
Construction Contingency - 10% =	582,097.40	
Owner Contingency - 1.5% =	87,314.61	
Subtotal =	6,590,385.96	
Insurance, Liability & Bond - 1.9% =	125,217.33	
Total Estimated Cost =	6,715,603.29	



Project Name:
Brief Project Description:
Stage of Estimate:
SF Area

City of Greensboro Gillespie Golf Course.
 Renovated First Tee facility
 concept
 7,056.00 SF

BASE BID Lab Space Conversion

CSI Division	Spec Section	Bid Pkg	Item Description	Quantity	Unit	Unit \$	Total \$	CSI Division Total	Comments
Division 1	01000		General Requirements					\$ -	Included in below the line cost
							-		
Division 2	02000		Existing Conditions					\$ 16,501	
			Interior Demolition Existing Facility	7,056	SF	1.63	11,501.28		
			Site Demolition	5,000	SF	1.00	5,000.00		
Division 3	03000		Concrete Foundations & Slab on Grade					\$ -	
			Wall Footing	-	CY	750.00	-		
			Walls	-	CY	950.00	-		
			Slab on Grade	-	CY	750.00	-		
			Slab on metal deck	-	SF	12.50	-		
			outdoor covered seating	-	SF	12.50	-		
			Insulated slab	-	SF	6.50	-		
Division 4			Masonry:					\$ -	
			Planter w/building sign	-	SF	200.00	-		
			interior CMU Walls	-	SF	22.00	-		
			Face Brick Exterior Wall	-	SF	35.00	-		
			Fireplace	-	EA	6500.00	-		
Division 5	05000		Metals:					\$ 17,640	
			Structural steel and Joist		Tns	7500.00	-		
			Structural Truss Roof		SF	18.50	-		
			metal Deck Floor		SF	3.50	-		
			Exterior structural studs		SF	8.50	-		
			Misc Metals Allowance	7,056	SF	2.50	17,640.00		Hangers clips and fittings
Division 6	06000		Wood & Plastics					\$ 94,808	
			Rough Carpentry	7,056	SF	5.00	35,280.00		
			Finish Carpentry and Mill Work	7,056	SF	2.50	17,640.00		
			Wall Studs	7,616	SF	5.50	41,888.00		
			Glue Lam Beams and Deck	-	SF	15.00	-		
Division 7	07000	7	Thermal & Moisture Protection:					\$ -	

			Joint Sealant Allowance	-	LS	25000.00	-		around door and windows
		31							
			Standing Seam Metal Roof	-	SF	17.50	-		
Division 8	08000	8	Doors, Frames & Hardware					\$ 151,450	
			Aluminum Curtain wall	270	SF	110.00	29,700.00		
			Alum interior Glass	800	SF	85.00	68,000.00		
			Alum entrance Drs pr	1	EA	1850.00	1,850.00		
			overhead door	6	EA	2500.00	15,000.00		
			3'x7' HM Door & Frame	18	EA	1200.00	21,600.00		
							-		
			Door Hardware	18	EA	850.00	15,300.00		
Division 9	09000	09A	Finishes					\$ 197,200	
			Golf Simulation	1,248	SF	25.00	31,200.00		
			First Tee Class Room	1,463	SF	40.00	58,520.00		
			Conderence Room	381	SF	55.00	20,955.00		
			Office	458	SF	15.00	6,870.00		
			Restroom Mens	185	SF	35.00	6,475.00		
			Restroom Womens	185	SF	35.00	6,475.00		
			Open Area	1,290	SF	35.00	45,150.00		
			Break Rm	180	SF	35.00	6,300.00		
			Storage	656	SF	15.00	9,840.00		
			Corridor	240	SF	15.00	3,600.00		
			Mechanical/Electrical	121	SF	15.00	1,815.00		
							-		
Division 10	10000		Specialties					\$ 35,280	
			Specialities	7,056	SF	5.00	35,280.00		
Division 11	11000	11	Equipment					\$ 90,000	
			Golf Simulators	3	EA	30000.00	90,000.00		
Division 12	120000	12	Furnishings					\$ -	
			FF & E by others						
Division 13	140000		Conveying Equipment					\$ 200,000	
			2 stop Hyd elevator (service)	1	EA	200000.00	200,000.00		
Division 21	21000		Fire Protection Systems					\$ 55,991	
			Fire Protection Systems	8,614	SF	6.50	55,991.00		
			(dry pipe in outdoor area)						
Division 22	22000		Plumbing					\$ 105,840	
			Plumbing						
			New plumbing	7,056	SF	15.00	105,840.00		Allowance
							-		
Division 23	23000		HVAC					\$ 211,680	

			New HVAC	7,056	SF	30.00	211,680.00		Allowance
Division 26	26000		Electrical:					\$ 211,680	
			New Electrical	7,056	SF	30.00	211,680.00		Allowance does not included speciality lighting
							-		
Division 27	27000		Communications					\$ 21,535	
			Communications System	8,614	SF	2.50	21,535.00		
							-		
Division 28	28000		Security					\$ 55,991	
			Security System	8,614	SF	2.50	21,535.00		
			Fire Alarm	8,614	SF	4.00	34,456.00		
							-		
Division 31	31000		Earthwork					\$ 5,000	
			Regrade building exterior	1	LS	5000.00	5,000.00		
							-		
Division 32	32000	32	Exterior Improvements					\$ 18,696	
			Approach to Club House	1,558	SF	12.00	18,696.00		
							-		

Subtotal Cost of Work =	1,489,292.28	1,489,292.28
Design Development Contingency - 25% =	372,323.07	
General Requirements -9%	134,036.31	Incl. Above
Escalation - 10% =	148,929.23	
SubTotal Cost of Work =	2,144,580.88	
CM Fee	100,000.00	
Construction Contingency - 10% =	214,458.09	
Owner Contingency - 1.5% =	32,168.71	
Subtotal =	2,491,207.68	
Insurance, Liability & Bond - 1.9% =	47,332.95	
Total Estimated Cost =	2,538,540.63	



Project Name: City of Greensboro Gillespie Golf Course.
Brief Project Description: Site Improvements
Stage of Estimate: concept
SF Area SF

CSI Division	Spec Section	Bid Pkg	Item Description	Quantity	Unit	Unit \$	Total \$	CSI Division Total	Comments
Division 32	32000	32	Exterior Improvements					\$ 2,709,750	
			Pond						
			Excavation/ Grading	9500	CY	\$ 3.50	\$ 33,250.00		
			Pond liner	40000	SF	\$ 2.25	\$ 90,000.00		
			Perimeter planting	14700	SF	\$ 2.50	\$ 36,750.00		
			Stream						
			Excavation/ Grading	500	CY	\$ 3.50	\$ 1,750.00		
			Concrete liner	110	CY	\$ 300.00	\$ 33,000.00		
			Edge planting	15000	SF	\$ 3.50	\$ 52,500.00		
			Stormwater Management	105	Acre	\$ 3,500.00	\$ 367,500.00		
			Golf Course Improvements & Repairs						Price by others
			Clearing/trim - Golf Course	1	LS	\$ 35,000.00	\$ 35,000.00		
			Greens (10)	10	EA	\$ 60,000.00	\$ 600,000.00		
			Tees	1	LS	\$ 110,000.00	\$ 110,000.00		
			Bunkers	1	LS	\$ 90,000.00	\$ 90,000.00		
			Fairway shaping	1	LS	\$ 20,000.00	\$ 20,000.00		
			Cart paths	1	LS	\$ 25,000.00	\$ 25,000.00		
			Bridges - repair/add	1	LS	\$ 20,000.00	\$ 20,000.00		
			Finishing/prep	1	LS	\$ 25,000.00	\$ 25,000.00		
			Grassing/sod	1	LS	\$ 40,000.00	\$ 40,000.00		
			Turf Grow-in	1	LS	\$ 50,000.00	\$ 50,000.00		
			New Amenities						Price by others
			Driving range renovation	1	LS	\$ 20,000.00	\$ 20,000.00		
			Short-game area renovation	1	LS	\$ 60,000.00	\$ 60,000.00		
			6-Hole short course	1	LS	\$ 400,000.00	\$ 400,000.00		
			Target golf game	1	LS	\$ 125,000.00	\$ 125,000.00		
			Putting course	1	LS	\$ 250,000.00	\$ 240,000.00		
			Multi-purpose playfield	1	LS	\$ 14,000.00	\$ 10,000.00		
			Event venue	1	LS	\$ 225,000.00	\$ 225,000.00		

Subtotal Cost of Work =	2,709,750.00
Design Development Contingency - 25% =	677,437.50
General Requirements -9%	243,877.50
Escalation - 10% =	270,975.00
SubTotal Cost of Work =	3,902,040.00
CM Fee	100,000.00
Construction Contingency - 10% =	390,204.00
Owner Contingency - 1.5% =	58,530.60
Subtotal =	4,450,774.60
Insurance, Liability & Bond - 1.9% =	84,564.72
Total Estimated Cost =	4,535,339.32