

# Lodge Facilities Feasibility Evaluation

October 2021

# Lodge Facilities Feasibility Evaluation - Summary

## • Introduction

- The LRPC thanks the committee and over 150 people participated in the feasibility study.
- The group studied the Lake Waynoka community growth and its impact on the future. The cost of the improvements and the method for funding is the responsibility of the WPOA board.
- The evaluation is backed up by hundreds of documents are accessible to anyone who would like to know more about the process we used, the research that was done and the comments, documents and Frequently Answered Questions (FAQ) that the membership focus, and work groups used to reach the summary recommendations included in this report.
- This report will be submitted to the WPOA board and published in the Lake Waynoka website and other forms of media. It contains summary and detail slides.
- The vision of the report is to evaluate the to remodel, rebuild or some combination of the two. Locations were evaluated and the strengths, concerns and issues related to the locations were evaluated.

# Lodge Facilities Feasibility Evaluation - Summary

## **Lodge, Lounge, Restaurant Today**

- Lodge, lounge at times are at capacity due to community growth.
- Inefficiencies in the lodge, lounge layout.
- Past Restaurant operations have been cyclical

## **Lodge, Lounge, Restaurant Future**

- Lodge, lounge will need more seating capacity and storage.
- Lodge will need more meeting rooms and community kitchen.
- Lodge needs a more efficient layout.
- As restaurant usage grows, more seating capacity is required.

# Lodge Facilities Feasibility Evaluation-Summary

## Focus/ Work Group Recommendations

- Lodge –
  - Rebuild the lodge to better meet future needs
  - First choice of location is the current campus.
- Lounge –
  - Rebuild the lounge to better meet the future needs
  - Lounge and restaurant could be combined
  - First choice of location is the marina location
- Restaurant –
  - Rebuilding the restaurant to better meet the future needs
  - Lounge and restaurant could be combined
  - First choice of location is the marina location

# Lodge Facilities Feasibility Evaluation-Summary

## **Next and future steps needed by the WPOA board**

- **Provide the WPOA membership with the evaluation status**
- **Determine a timeframe for moving forward in the process**
- **Planning / Architectural / engineering / services to determine conceptual engineering and cost budget.**
- **Cost budget to include site development, demolition, construction and other cost (inflation) considerations.**

**Note: Refer to the last 3 slides for issues related strengths, issues and concerns about locations that might be considered**

# Lodge Facilities Feasibility Evaluation-Detail

## Lake Waynoka Today

- **Community Growth Now**
  - Past Growth – Homes
  - In 1988, the number of homes numbered about 208. Today, 2020, the number of homes now total 850, about a 99% increase over 30 years, 3.3% per year, or an average of 21 homes per year. Historically projected growth may not repeat itself. Better to be cautious than overoptimistic.
  - The number of homeowners were less than the lot owners. Today the number of homes verses lot owners is changing, about 51-49%.
  - The ratio of estimated weekenders (60%) to permanent (40%) homeowners has changed.
  - As more homes are built on empty lots adjacent to the lake, more homes are being built on offshore lots. 2020 to 2021 home permits indicate of the 34 issued, 11 on the lake and 23 off the lake. The population is expanding as availability of lots on the lake diminish.
  - The mean value of the homes has increased to \$294,000 over the last 6 years compared to \$181,000 over the last 12 years.
  - All these indicators show that Lake Waynoka community is growing.
  - What caused this? The community has the Water and Sewer infrastructure to support the building of homes.
  - The Lake Waynoka community has amenities that many of the OLCA lakes do not.
  - The Dues and fees are less than some communities outside Lake Waynoka.
  - The lake is a high-quality recreation attraction over the last 40 years.

## Lake Waynoka Tomorrow Lodge Facilities Feasibility

- **Community Growth Future**
  - Future Growth
  - In the last 4 years, Building permits have accelerated from 19 per Year to 34 per year in 2020.
  - The number of home and lot owners continue to increase causing more use of roads, the lake facilities and the amenities.
  - The economy is in a positive trend.
  - The dues and fee costs are trending up, but at a slower rate than other communities.
  - Other communities are experiencing some industry growth closer to the Lake Waynoka.
  - Lake Waynoka has developed some revenue streams such as initiation fees, Rumpke garage fees, Building Fees for roads.
- **The future is currently on a positive trend. The community may require higher use of the facilities.**
- **If we project the future growth, the community will continue to grow, but at what rate? We know there will be a 3% growth rate per year based on history of the last 3 decades.**
- **The population increase will cause a greater use of the lake, roads and amenities including the lodge, rec center, restaurant, lounge, pool and campground.**
- **Are the existing facilities functional to handle the increased need for capacity, technology and situated in the best location? No.**

# Lodge Facilities Feasibility Evaluation-Detail

## Existing Structures

- **Capacity**
  - Lodge – Existing Capacity 100 (tables/ chairs)
    - Large meeting and events to move to Rec Center
    - 100 people at 25 square feet (sf) is 100 people in the main room of the of the lodge
    - Existing Fire requirements allow 160 people (auditorium) configuration.
  - Lounge – Existing capacity 40+ Bar stools
    - Large events create crowded conditions
    - Food service areas too small for people
  - Restaurant – Existing capacity increased to 55 seats from 35.
    - Kitchen remodeled to gas equipment
    - Booths added to increase capacity

## Future Structures

- **Capacity**
  - Lodge –
    - As the community grows, need 225 seats (tables/ chairs)
    - Increased growth may require an additional 3100 sf to accommodate the added 125 people more than the existing capacity at 25 sf per person (table & chairs) .
    - Add a community food service area to the lodge
  - Lounge –
    - As the community grows, need seating for 80 inside the building
  - Restaurant -
    - As the community grows, need 100 seats

# Lodge Facilities Feasibility Evaluation-Detail

## Existing Structures

- **Layout** Page 1 of 2
  - **Lodge –**
    - Restrooms conflict with functional meeting spaces
    - Need for more smaller meeting rooms, smaller spaces can be created by enclosing the open porch and placing divider cloth partitions on the sides of the main room
    - Fireplace barely used – not functional, fireplace pit could be raised to the level of the main floor to increase the capacity of the existing building
    - Kitchen and Restaurant doors conflict with large meeting room .... No serving facilities for food
    - Storage room limited – Clubs & organizations storing supply needs at home
    - Porch, foyer considered wasted space
    - Very large events are moved to other buildings
    - High HVAC bills , insulation of walls and roofing maybe a factor due to the age of the building
    - Improve exterior facade of building, existing façade doesn't fit the surrounding architecture

## Future Structures

- **Layout** Page 1 of 2
  - **Lodge –**
    - Underground Plumbing 40+ years old. More stalls if increased growth to continue, better location for restrooms
    - Electrical service limited – modernize – more economical lighting, HVAC controls to increase the efficiency of services
    - Stage to be enlarged – space is tight for 9 people at WPOA meetings
    - Wasted space – convert wasted space to meeting rooms
    - Increase the rentability of space and reduce the operations interference with other buildings operations
    - Match the exterior Rec Center Architectural features to a new lodge creating a more professional appearance for the future
    - Increase the storage space for clubs, organizations and general growth.



# Lodge Facilities Feasibility Evaluation-Detail

## Existing Structures

- **Layout** Page 2 of 2
  - **Lounge** –
    - Room is limited – must use overflow area outside
    - Added food services, but no expansion of building size, need for additional storage
    - Entertainment area limit's ability to encourage growth
  - **Restaurant**
    - In 2020, the restaurant was remodeled, the kitchen was converted to gas appliances, booths we added, the appearance was improved, the electrical problems have been diminished
    - The Walk-in cooler continues to be located on the wrong side of the restaurant.

## Future Structures

- **Layout** Page 2 of 2
  - **Lounge**
    - Duplication of restaurant and lounge food services could be eliminated.
    - More entertainment area increases the enjoyment of the lounge
    - Connect or merge the lounge and restaurant structure to increase the functionality of the liquor service
  - **Restaurant**
    - In order to improve the restaurant service to the community, more seats need to be added, thus increasing the restaurant kitchen and seating areas to 2500 sf to increase the seating capacity total of 100 for the summer season.
    - The restaurant need to support the summer patrons of the pool area.

# Lodge Facilities Feasibility Evaluation-Detail

- **Recommendations**

- **Remodel** – Option available starting in 2022 – 1<sup>st</sup> Phase ending in 2025

- Lodge exterior in dire need of upgrade, but who makes the decision of what material and what the exterior style of the building should be. 2024/2025 also bring about the need to remodeling the interior. The existing structure is not large enough to meet the needs of this growing community. Within the next 10 years, the WPOA will be looking for more space or using the rec center to supplement community events needing more space and reducing the activities in the rec center. The rec center is not suitable for meeting rooms, but the lodge is.

- **Remodel & Rebuild** – Phased approach – Use this option when money is tight and modest increases in assessment more is desired. Members will see results for what they are paying for. Progress can be changed if future doesn't meet the projections into the future. Current membership (lake & Organizations) can benefit.

- Community approach (Focus & Work Group) chose to expand the facilities to meet future growth for all three buildings.
- 1<sup>st</sup> Phase - Using the lodge as - Build a new restaurant building/ lounge at the marina location after solving the parking lot & marina needs at the marina. Marina must be operational, but building must be demolished and incorporated into the new building. Two of the three work groups (Restaurant and Lounge) favored this option.
- 2<sup>nd</sup> Phase - When restaurant/ lounge is operational - Remove the existing restaurant in the lodge building and expand the size of the lodge (leaving a space for a community kitchen) to serve the lodge and the pool snack functions. The lounge building can be converted into an administration building or more meeting rooms or storage areas.
- 3<sup>rd</sup> Phase - The lodge interior would be remodeled - to eliminate the firepit, facilitate more meeting rooms, better media equipment, better lighting, additional temperature controls and improved insulation in walls and ceiling to improve the power bills, more storage and a better layout of restrooms while maintaining and using the original interior style of the building. The wasted space of the porch, entrance and storage areas could be expanded to meet the need for smaller portable walls for meeting rooms, larger storage. Large rooms have been successfully partitioned and reopened using movable partitions to allow the building to be utilized in a flexible manner to accommodate expanding needs and multi-users .

# Lodge Facilities Feasibility Evaluation-Detail

- **Recommendations**

- **Rebuild - Alternative involves:**

- Installation of site development features in an alternative location. 6 locations were considered, but 3 of those locations (Mohican, Franklin Arnheim, Jackson Arnheim) involved land purchase and or Zoning changes and were considered as less favorable for reasons of budget and lengthy execution time. Other locations are owned by the WPOA.
    - Implementation of site development (Existing, Turtle Cove, Marina) features like sewer, water, parking(new sites), tree removal, demolition, etc., (details available).
    - Only locations considered for the 3 buildings are the Existing and Turtle Cove locations. Lodge will not fit on Marina location due to congestion of functions) and the existing Lodge location would have to maintained. The Turtle Cove location is very tight. Construction of a new building using cranes of any kind near a high voltage transmission line is not recommended.
    - A rebuild would involve downtime for lounge, restaurant and lodge activities. The lodge activities could take place in the Rec Center. Rec Center activities maybe shutdown and restaurant and lounge activities will be curtailed. An area for storage of construction materials will be required. Events surrounding a new build will be curtailed including the parking lot.
    - A new build would satisfy the need to accommodate community growth, but the size of the growth is a function of what the budget could become. New membership would bring added revenue stream to lessen the impact of the cost.
    - **Actions Needed: Architectural services to determine conceptual engineering and cost budget. Cost budget to include site development, demolition, construction and other cost (inflation) considerations. Financial considerations to be considered are loans (if allowed), taxes, insurance considerations.**
    - **The community has made location choices for review by the board. The LRPC has reviewed those choices and provided an alternative consideration “remodeling and expansion”**

# Lodge Facilities Feasibility Evaluation-Detail

## Location - Lot 170 - Current Campus

- **Physical Attributes**
  - Shared Parking Lot with Rec Center, Restaurant, Lounge, Pool – presently 150 cars + ( xxx SF )
  - **Building size** - 6,500 square feet (sf) Lodge, 1,700sf restaurant, 2,500 sf Lounge inside, 5000+ sf outside
  - **Land Size** - 70,000 SF
- **Community Recommendation –**
  - **The Lodge Work Group recommended this location as a first choice.**
  - The second choice was the Turtle Creek location.
  - The LRPC did consider the existing campus for the three buildings to remodel and expand.
  - Further action to be considered is for a WPOA Board member(s) to visit other community leaders and facilities of similar size to see and listen to how their facilities are working for them.

## Location Attributes

- **Strengths –**
  - Plenty of room to expand the size of existing building for a new build.
  - The concept of supporting the pool snack area must remain
  - Minimal noise and traffic conflicts
  - A cohesive campus appearance of buildings can be maintained
  - Many of the site development needs are already in place, no land cost
- **Issues**
  - Desire to connect the lounge and restaurant so liquor could be served in all buildings
  - Need for community kitchen, need for more storage for club and civic events
  - Increased SF needed for growing population
- **Concerns**
  - Add one day pass to Restaurant / lounge access
  - No dedicated / separate access to allow the promotion of restaurant/ lounge business from the outside.

# Lodge Facilities Feasibility Evaluation-Detail

## Location -Marina

- **Physical Attributes –**
  - Existing boat ramp and trailer parking
  - Marina store, food service & Gas Station
  - 9 docks for service and public use
  - Recently remodeled Beach House, Pavilion
- **Size –**
  - 15,000 sf of new building needed (without lodge)
  - 96,000 sf of space available.
  - 28,000 sf parking needed
- **Community Recommendation –**
  - **The Lounge Work Group and the Restaurant Work Group recommended this location as a first choice.**
  - The second choice was the existing campus. The LRPC did consider the existing campus for the three buildings to remodel and remodel.

## Marina Location Attributes

- **Strengths –**
  - Magnificent Lake View
  - No land purchases, some site development needed
- **Issues –**
  - Boat ramp traffic , beach, marina compete for parking lot needs (potential to move the boat ramp to a different location)
  - Lodge cannot be built on this location ... to much parking needed. A marina facility must be incorporated into the restaurant/ lounge buildings layout.
  - Winter operation limited due to lower lake levels
- **Concerns**
  - Remove existing Marina building , Maintain Pavilion and Beach House and Marina services
  - Limited ability to add new dock spaces
  - Noise travels over the water to homes late at night
  - Add one day pass to Restaurant / lounge access at this location. Guests are limited to "By invite only as defined by Page 5 of Code of Regulations

# Lodge Facilities Feasibility Evaluation-Detail

## Location – Turtle Creek

- **Physical Attributes**
  - Existing Parking Lot
  - Existing Pavilion
  - About 24,000 square feet of building space
- **Size-**
  - 24,000 square feet (sf)
  - Currently ... Lodge 5400sf , 1800sf restaurant, 2500 sf Lounge inside, 5000+ sf outside
- **Community Recommendation –**
  - The Lodge Work Group first choice was the existing campus. The LRPC did consider the existing campus for the three buildings to remodel and remodel.
  - **The Lodge Work Group recommended this location as a second choice.**

## Turtle Creek Location Attributes

- **Strengths –**
  - A cohesive campus appearance of buildings is maintained
  - Most site development needs are already in place, no land cost (WPOA property)
  - Existing new dock in place, existing parking lot in place
- **Issues**
  - Desire to connect the lounge and restaurant so liquor could be served in all buildings - possible
  - Site bounded by transmission line, shoreline and narrow end lot and Destination Park Destination Park & playground partial elimination No sewer line, tree removal
  - No room to expand the size of existing building for a new build if expansion needed. Ability to support pool snack service Residences across the cove would be impacted by noise
  - 3,600sf Restaurant , 10,800 sf Lodge and Lounge (inside) 5,000sf totaling 18,400 sf if the population doubled.
- **Concerns**
  - Partial lake creek view
  - No public access to promote restaurant and lounge business