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<https://www.bizjournals.com/houston/news/2022/02/18/houston-country-club-renovations.html>

Houston Country Club readies for \$8.7M update of clubhouse

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Houston Country Club, one of the city's oldest and most exclusive private clubs, appears to be ramping up for the latest round of updates to its facilities.

Building permits issued by the city of Houston say that HCC is planning an \$8.7 million remodel of the clubhouse at 1 Potomac Drive, which will include a building addition.

The permits say that HCC has tapped Houston-based Harvey Builders to serve as general contractor.

HCC General Manager Mark Bado declined to comment on the construction work underway at the club.

While the permits provide few details about what the remodel will involve, records filed with the Texas Department of Licensing and Regulation say that work planned for HCC will focus on a 16,849-square-foot kitchen and employee work area, as well as interior



JAMES MILBRANDT/HBJ

Houston Country Club is at 1 Potomac Drive near the Tanglewood neighborhood and was founded in 1908.

remodeling. The building addition will add about 2,446 square feet to the clubhouse, according to the TDLR records.

HCC said in the filings that the project is scheduled to be completed this summer.

To oversee the remodel's design, HCC has tapped Houston-based EDI International, a firm known for its work on hospitality projects.

EDI's website says it is the architect of record for HCC on a project it described as a "two-story renovation and new construction of this 150,000-square-foot private country club." EDI said the project was currently in the construction phase.

But the clubhouse updates are not the only construction work underway at HCC.

TDLR filings say that the club is in the process of adding eight self-service water and ice stations next to its tennis courts. Five of the stations will be covered by canopies, while three will go uncovered.

That project is expected to cost \$350,000 and is scheduled to be completed in October, according to the TDLR filings. EDI is also the architect of record for the water station project.

As part of the construction work underway at HCC, two temporary, prefabricated trailers will be installed on-site to serve as offices while permanent structures are being built. TDLR filings say those temporary structures will cost about \$200,000.

The latest round of construction at HCC comes about three years after the city of Houston issued the country club permits for a new \$4.6 million fitness center. Those building permits said the facility would encompass 15,323 square feet.

In 2018, HCC's membership approved an \$80 million construction budget for various renovations to the club. As the Houston Business Journal reported at the time, the budget was approved with a 65% majority.

Bill Schulz, who was the country club's general manager for more than 20 years, told the HBJ in 2018 that the planned renovations spoke to the way the club is catering to its younger members and

prospective members. Schulz retired from the club in 2013 after having been general manager for 23 years.

HCC is regarded as one of the nation's wealthiest private golf clubs and, like most clubs, operates as a nonprofit organization.

According to Internal Revenue Service records, HCC brought in \$44 million in gross revenue in 2018, the most recent year for which data were available. That was about double what its top-line revenue was in 2017.

Additionally, HCC reported total assets of \$64.2 million in 2018.

For comparison, River Oaks Country Club reported \$33.7 million in gross revenue and total assets of \$63.6 million in 2018.

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