

# PARTNERS & **SIRNY** architects

## Glencoe Golf Club Space Program

### SOCIAL FUNCTIONS

#### Banquet Facility

	150 Seats	250 Seats
Round 10 top 16 SF/Person Seating Space		
150 Seats-16 SF/P	2,400	
250 Seats-16 SF/P		4,000
Meeting Room/Dance Floor	560	560
Restroom / Lounge/Unisex	850	850
Service Bars /Wait Stations	150	150
Pre Function Lobby	1,000	1,200
Kitchen (addition to grill SF needs)	887	887
Coats	150	150
Storage	500	700
Catering Coordination Office	160	160

<b>Total Banquet Facility</b>	<b>6,657</b>	<b>8,657</b>
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<b>Total Circulation</b>	<b>700</b>	<b>800</b>
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<b>Total Banquet Facility SF</b>	<b>7,357</b>	<b>9,457</b>
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Proposed

#### Bar/Grill w/ Banquet Addition

70 seats	1,700
Bar seats 20 @stools	400
Lobby	800
Outside Terrace -50 seats	2,000

(outside space not in total SF)

<b>Total Interior Social Functions SF</b>	<b>2,900</b>
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<b>Total Social Functions SF</b>	<b>10,257</b>	<b>12,357</b>
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### GOLF FUNCTIONS

#### Pro Shop

Retail Space/changing room	750
Pro Office (2 work stations)	200
Merchandise Storage	200
Cart Storage 68 carts	3,600
	<b>4,750</b>

#### Locker Rooms/Restrooms

##### Men's Lockers 20-15"x 42"

Shower (3)

Restroom: 2 WC, 2 U, 3 L

700

##### Women's Lockers 20-15" X 42"

Shower (2)

Restroom: 4 WC, 3 L

700

**1,400**

**Golf Academy**

Admin Office (plus walk up counter)	350
Golf Training Bay 20 x 28	560
Simulator Bay 16 x 24	385

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1,295

**Total Golf Functions SF** **7,445**

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**SUPPORT FUNCTIONS****Kitchen**

Ala-Carte Line	
Cold Prep/Dishwashing	
Coolers/Freezers	
Dry Storage	700
Employee Locker/Restroom	519

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**1,219**

**General Managers Office** 200

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**200**

**Receiving Area**

Trash/Recycling	280
Receiving	200
Coolers/Freezers	350
Mechanical/Electrical	400
Data Room	100
Liquor Storage	100
Building Storage	400

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**1,830**

**Total Support Functions SF** **3,249**

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**Total Social Functions w/o Banquet** **2,900**

**Total Golf Functions** **7,445**

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**Total Program SF** 13,594

**Circulation 10%** 1,500

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**Total Area Base Building SF-No Banquet seating** **15,094**

**Includes seating for 70 and bar seating for 20.**

Adding 150 seat banquet	7,357	<b>22,451</b>
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Adding 250 seat banquet	9,457	<b>24,551</b>
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Existing Clubhouse	6,800
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Existing Pro Shop	1,500
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Existing Outside Cart Storage	8,000
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**Total SF Existing Facilities** **16,300**

**FOOTNOTES**

\*The space program is based on the preliminary requests as defined by staff and has not been fine tuned.

\*The base clubhouse provides seating for 70 guests. Total available seating for the 150 seat option is 220 seats.

Total available seating for the 250 seat option is 320 seats.

\* The current outside cart storage area is poorly designed and is significantly larger than the proposed interior cart storage.

# PARTNERS & **SIRNY** architects

## Glencoe Golf Club Construction Costs

### Project Construction Estimate

#### Clubhouse Budget

Budget \$230/Square Foot	\$ 230.00		
		<u>SF</u>	
	<b>Total Area Base Building SF-</b>		
Base Clubhouse-No Banquet Facility	No Banquet	15,094	\$3,471,620
150 Seat Option	Adding 150 seat banquet	22,451	\$5,163,730
250 Seat Option	Adding 250 seat banquet	24,551	\$5,646,730

### Owners Items Budget Estimate

Soil Testing		\$50,000
Kitchen Equipment		\$150,000-\$300,000
Phone,AV,TV,POS		\$150,000
F.F.E-Furniture, Fixtures, Equipment		\$200,000-\$300,000
Architectural/Engineering Fee Range (9% of construction, FFE and Kitchen budget)		\$375,000-\$575,000
Reimbursable		\$30,000
Total		\$955,000-\$1,405,000

**AVERAGE COST OF OWNERS ITEMS \$ 1,180,000.00**

### Clubhouse Construction Budget

Base Clubhouse	\$	4,651,620
150 Seat Option	\$	6,343,730
250 Seat Option	\$	6,826,730

### FOOTNOTES

\*The construction costs are all estimates provided through the feasibility study.

\*The fee ranges under Owners Items Budget Estimate are based on the 70 seat option on the low end and the 250 seat option on the high end.

\*The average of the Owners Items Budget Estimate range of numbers was used to determine the Clubhouse Construction Budget.

# Glencoe Golf Club Site Costs (Phase 1)

## General Site Costs

Green Complex	\$	60,000
Tee Complex	\$	35,000
Relocate Maintenance building	\$	640,000
Land bridge	\$	75,000
Parking lot	\$	200,000 (per 100 stalls)
Landscape allowance	\$	50,000
Reconfigure course routing	\$	300,000
Driving range, new tee/expansion	\$	120,000
Halfway house/bathrooms	\$	70,000
Practice green/chipping	\$	60,000

## 9 % A/E Fees (Architectural, civil engineering, mechanical, structural, electrical)

Concept A	\$	170,100
Concept B	\$	23,040
Concept C	\$	87,390
Concept D	\$	30,870
Range	\$	10,800

## Estimated Site Budget

Concept A (Green Bay Road)	\$	1,890,000
Concept B (Existing Site)	\$	256,000
Concept C (Existing Site relocate maintenance)	\$	971,000
Concept D (18th hole Site, Glencoe property)	\$	343,000
Range Improvements A-D	\$	120,000

# Glencoe Golf Club Site Costs (Phase 1)

Continued

## Total Estimated Clubhouse expense including site costs

	<b>Clubhouse construction</b>		<b>Clubhouse construction plus site costs</b>
<b><u>Concept A (Green Bay Road)</u></b>			
Base Clubhouse	\$ 4,651,620	\$	6,842,520
150 Seat Option	\$ 6,343,730	\$	8,534,630
250 Seat Option	\$ 6,826,730	\$	9,017,630
<b><u>Concept B (Existing Site)</u></b>			
Base Clubhouse	\$ 4,651,620	\$	5,061,460
150 Seat Option	\$ 6,343,730	\$	6,753,570
250 Seat Option	\$ 6,826,730	\$	7,236,570
<b><u>Concept C (Existing Site relocate maintenance)</u></b>			
Base Clubhouse	\$ 4,651,620	\$	5,840,810
150 Seat Option	\$ 6,343,730	\$	7,532,920
250 Seat Option	\$ 6,826,730	\$	8,015,920
<b><u>Concept D (18th hole Site-Glencoe Property)</u></b>			
Base Clubhouse	\$ 4,651,620	\$	5,156,290
150 Seat Option	\$ 6,343,730	\$	6,848,400
250 Seat Option	\$ 6,826,730	\$	7,331,400

## **FOOTNOTES**

\*The site costs are additional costs associated with building the new clubhouse.

\*All of the site costs are estimates that have been provided by staff and outside sources.

\*The necessary site costs vary with each of the location options.

\* The range improvement costs are included in each concept.

**TOTAL COSTS COMPARISION-INCLUDES CLUBHOUSE CONSTRUCTION AND SITE COSTS  
(Phase 1)**

	<b>Concept A Green Bay Road</b>	<b>Concept B Existing location</b>	<b>Concept C Relocate maintenance building</b>	<b>Concept D 18th Green Glencoe Property</b>	<b>Concept C Maintenance Building relocation in Phase 2</b>
Base Clubhouse					
70 seat option	\$ 6,842,520	\$ 5,061,460	\$ 5,840,810	\$ 5,156,290	\$ 5,061,460
150 Seat Option	\$ 8,534,630	\$ 6,753,570	\$ 7,532,920	\$ 6,848,400	\$ 6,753,570
250 Seat Option	\$ 9,017,630	\$ 7,236,570	\$ 8,015,920	\$ 7,331,400	\$ 7,236,570

Concept A (Green Bay Road)

Concept B (Existing Site)

Concept C (Existing Site relocate maintenance)

Concept D (18th hole Site, Glencoe property)

**FOOTNOTES**

**\*The cost increase for the different seat options is the same for each concept.**

**\*The site costs differ greatly between the four potential locations and is evident when comparing total concept costs.**

**Phase 1**

<b>Incremental Revenue</b>	<b>Events</b>	<b>Food/Beverage</b>	<b>Golf</b>	<b>Gross Revenue</b>	<b>75%</b>	<b>50%</b>
<b>Concepts B, C, D</b>						
<b>Golf Outings (Shotgun)</b>	6	\$ 30,000	\$ 45,000	\$ 75,000		
<b>Golf Outings (tee times)</b>	15	\$ 9,000	\$ 27,000	\$ 36,000		
<b>Parties 30-50 guests</b>	15	\$ 30,000		\$ 30,000		
<b>Banquet 150-250 guests</b>	6	\$ 90,000		\$ 90,000		
<b>Restaurant</b>		\$ 50,000		\$ 50,000		
<b>Golf rounds</b>	1,650		\$ 52,800	\$ 52,800		
<b>Driving range (no restrictions)</b>			\$ 41,000	\$ 41,000		
<b>Pro shop revenue</b>			\$ 5,000	\$ 5,000		
<b>Golf Academy</b>			\$ 7,500	\$ 7,500		
<b>TOTAL</b>		<b>\$ 209,000</b>	<b>\$ 178,300</b>	<b>\$ 387,300</b>	<b>290,475</b>	<b>193,650</b>
<b>Estimated net</b>		<b>\$ 52,250</b>	<b>\$ 17,830</b>	<b>\$ 70,080</b>	<b>52,560</b>	<b>35,040</b>

**Green Bay Road location**

<b>Golf Outings (Shotgun)</b>	6	\$ 30,000	\$ 45,000	\$ 75,000		
<b>Golf Outings (tee times)</b>	15	\$ 9,000	\$ 27,000	\$ 36,000		
<b>Parties 30-50 guests</b>	17	\$ 34,000		\$ 34,000		
<b>Banquet 150-250 guests</b>	10	\$ 150,000		\$ 150,000		
<b>Restaurant</b>		\$ 200,000		\$ 200,000		
<b>Greens fees</b>	3,300		\$ 105,600			
<b>Driving range (no restrictions)</b>			\$ 100,000	\$ 100,000		
<b>Pro shop revenue</b>			\$ 10,000	\$ 10,000		
<b>Golf Academy</b>			\$ 15,000	\$ 15,000		
<b>TOTAL</b>		<b>\$ 423,000</b>	<b>\$ 302,600</b>	<b>\$ 620,000</b>	<b>465,000</b>	<b>310,000</b>
<b>Estimated net</b>		<b>\$ 105,750</b>	<b>\$ 30,260</b>	<b>\$ 136,010</b>	<b>\$102,008</b>	<b>\$ 68,005</b>

**FOOTNOTES**

- \* The incremental revenue is in addition to our existing business.
- \* The estimated number of events is based on current demand and estimates of the local industry.
- \* The estimated net on food and beverage is based on 25% of gross sales.
- \* The estimated net on golf revenue is based on 10% of gross sales.
- \* The 75% and 50% columns represent the potential revenue if gross estimates are not met.