



Introduction
Site Analysis
Program & Budget
Design Alternatives

SITE ANALYSIS



PROGRAM

PARTNERS & **SIRNY** *architects*

Glencoe Golf Club Space Program

2-May-12

SOCIAL FUNCTIONS

Banquet Facility

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
Stage (portable within room)		
Restroom / Lounge/Unisex	850	850
Service Bars /Wait Stations	(1) 150	(1) 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

Total Banquet Facility	6,661	8,461
Total Circulation	700	800
Total Banquet Facility SF	7,361	9,261

Proposed

Bar/Grill w/ Banquet Addition

70 seats @20 SF/person	1,700
Bar seats 20 @stools	400

Lobby	800
-------	-----

Outside Terrace -50 seats	2,000
---------------------------	-------

(outside space not in total SF)

Total Interior Social Functions SF	2,900
---	-------

Total Social Functions SF	2,900
----------------------------------	-------

GOLF FUNCTIONS

Pro Shop

Retail Space	750
Changing Room	
Pro Office (2 work stations)	200
Merchandise Storage	200
Cart Storage 68 carts	3,600
	4,750

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
	1,295

Total Golf Functions SF	7,445
--------------------------------	-------

PROGRAM cont'd

SUPPORT FUNCTIONS	
Kitchen	
Ala-Carte Line	
Cold Prep	
Pick-up	
Dishwashing	
Coolers/Freezers	
Dry Storage	700
Employee Locker/Restroom	519
	1,219
Rest Rooms	
See Social/Golf Functions	
General Managers Office	
	200
	200
Receiving Area	
Trash/Recycling	280
Receiving	200
Coolers/Freezers	350
Mechanical	400
Electrical	incl.
Data Room	100
Liquor Storage	100
Building Storage	400
	1,830
Total Support Functions SF	3,249

Total Social Functions w/o Banquet		2,900
Total Golf Functions		7,445
Total Program SF		13,594
Circulation 10%		1,500
Total Area Base Building SF-No Banquet		15,094
Adding 150 seat banquet	7,361	23,115
Adding 250 seat banquet	9,261	24,355
Existing Clubhouse		6,800
Existing Pro Shop		1,500
Total SF		8,700

PARTNERS & **SIRNY** *a r c h i t e c t s*

Glencoe Golf Club Budget

16-Jul-12

Project Construction Estimate
Clubhouse Budget

Budget \$230/SF	Square Feet	
Base Clubhouse-No Banquet	15,094	\$3,471,620
150 Seat Option	23,115	\$5,316,450
250 Seat Option	24,335	\$5,597,050

Owners Items Budget Estimate

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

Total Budget

Base Clubhouse	\$4,426,000
150 Seat Option	\$6,721,450
250 Seat Option	\$7,002,050

SITE COSTS

<u>Site Costs</u>		
Green Complex	\$	60,000
Tee Complex	\$	35,000
Relocate Maintenance building	\$	640,000
Land bridge	\$	75,000
Parking lot	\$	200,000
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

(per 100 stalls)

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

Concept A	\$	180,900
Concept B	\$	23,040
Concept C	\$	81,270
Concept D	\$	30,870
Range	\$	10,800

Estimated Site Budget

Concept A (Green Bay Road)	\$	2,010,000
Concept B (Existing Site)	\$	256,000
Concept C (Existing Site relocate maintenance)	\$	903,000
Concept D (18th hole Site)	\$	343,000
Range Improvements A-D	\$	120,000

Total Estimated Clubhouse expense including site costs

Concept A (Green Bay Road)

	Clubhouse construction	Clubhouse construction plus site costs
Base Clubhouse	\$ 4,426,620	\$ 6,617,520
150 Seat Option	\$ 6,721,450	\$ 8,912,350
250 Seat Option	\$ 7,002,050	\$ 9,192,950

Concept B (Existing Site)

Base Clubhouse	\$ 4,426,620	\$ 4,705,660
150 Seat Option	\$ 6,721,450	\$ 7,000,490
250 Seat Option	\$ 7,002,050	\$ 7,281,090

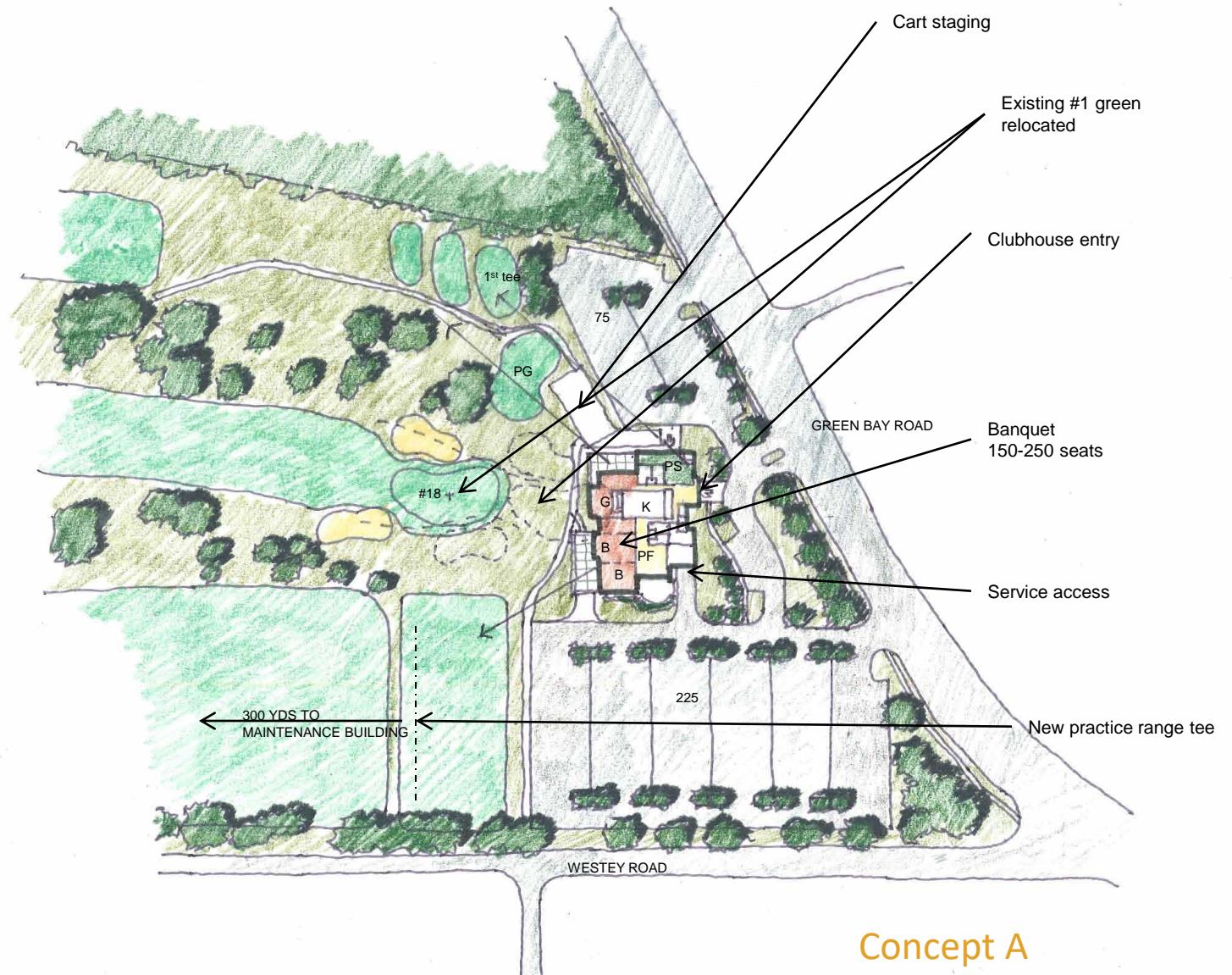
Concept C (Existing Site relocate maintenance)

Base Clubhouse	\$ 4,426,620	\$ 5,410,890
150 Seat Option	\$ 6,721,450	\$ 7,705,720
250 Seat Option	\$ 7,002,050	\$ 7,986,320

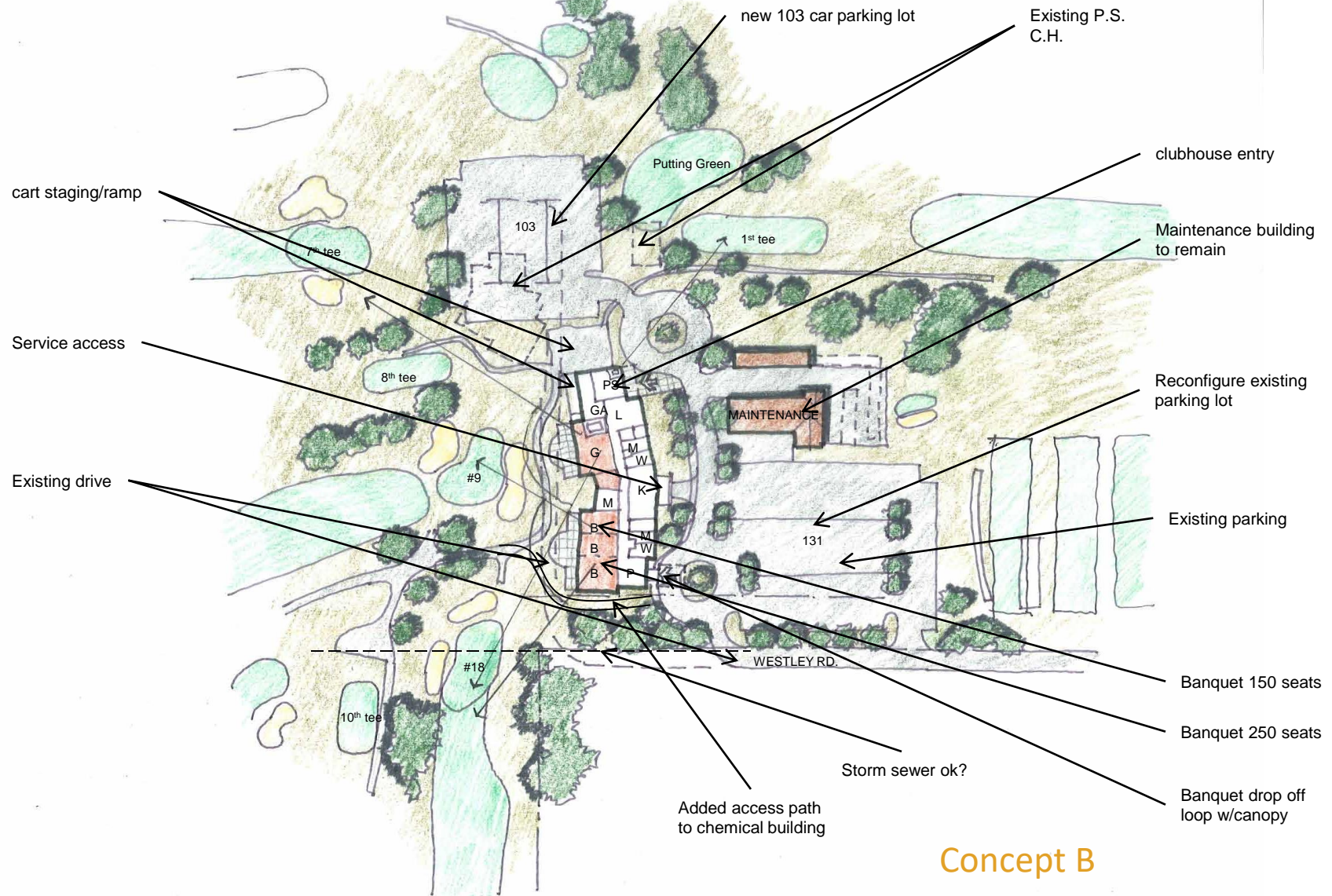
Concept D (18th hole Site)

Base Clubhouse	\$ 4,426,620	\$ 4,800,490
150 Seat Option	\$ 6,721,450	\$ 7,095,320
250 Seat Option	\$ 7,002,050	\$ 7,375,920

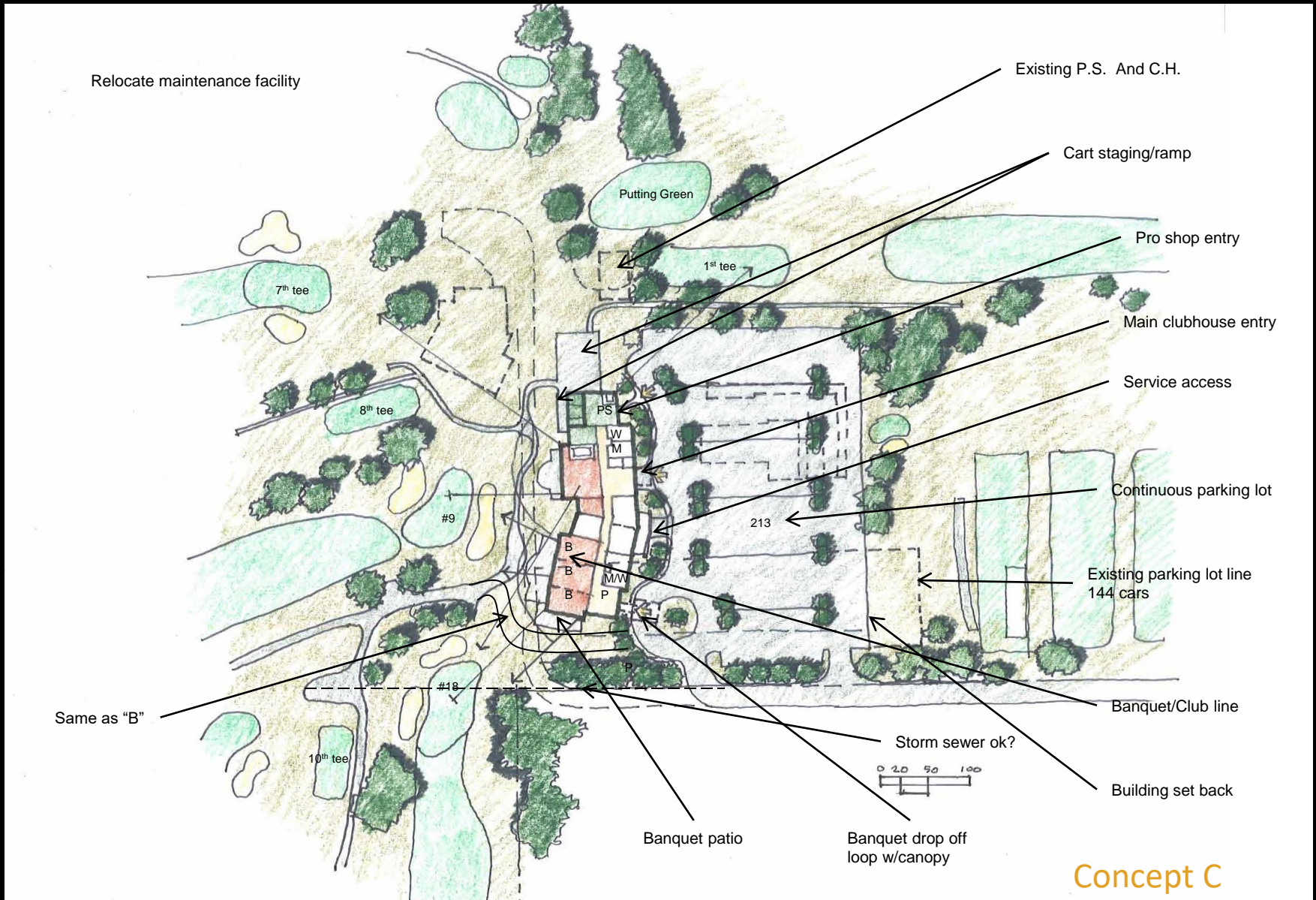
DESIGN ALTERNATIVES



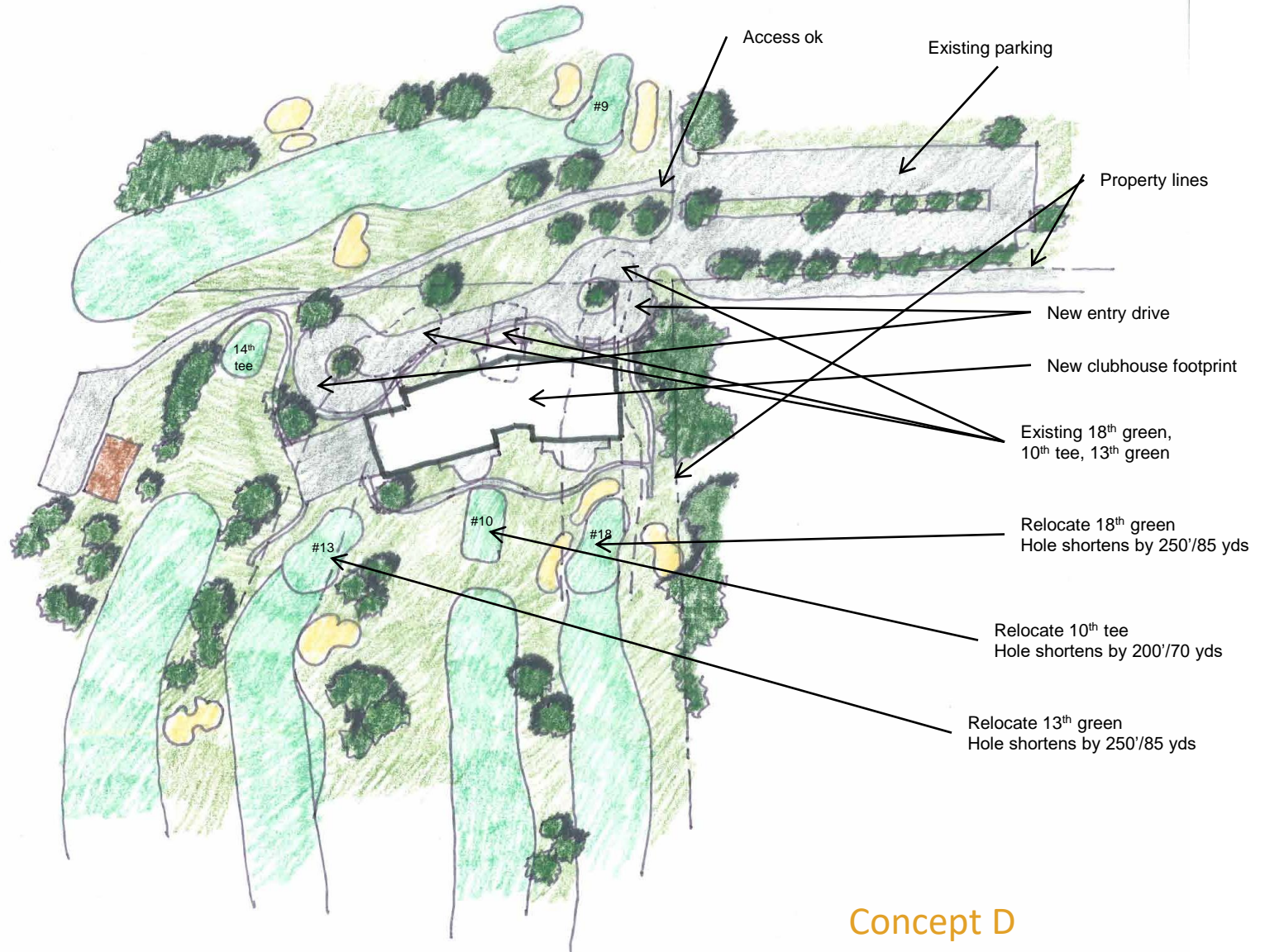
DESIGN ALTERNATIVES



DESIGN ALTERNATIVES



DESIGN ALTERNATIVES



Concept A – Green Bay Road

Pros

- Highly visible location
- High traffic location
- Restaurant opportunity
- Clubhouse view of sunset
- Great finishing hole views
- Range adjacent to the clubhouse
- Adequate parking

Cons

- No returning 9's
- Parking lot adjacent to residential area
- Disrupt daily golf operation during construction
- Additional expense of half-way house
- Driving range smaller; fewer hitting stations
- Necessitates a cart path from #9 green back to clubhouse
- Short par 5 #1 hole
- Distraction of traffic noise from Green Bay
- May need to reconfigure golf holes
- Tree removal
- Site not built on Village land
- Eliminates short game practice area
- Need to run all new utilities
- Most expensive option

Concept B – Current Location with Maintenance building

Pros

- Least expensive option
- Returning 9's to clubhouse
- No golf course layout changes needed
- Separate banquet entrance, restaurant entrance, turnarounds
- No need for halfway house
- One level structure

Cons

- Less dramatic views from clubhouse
- No maintenance building improvements
- Maintenance building across from main entrance
- Driving range not visible from clubhouse
- Site not built on Village land
- Separate parking lot
- Lack of visibility/traffic
- Need temporary parking lot during construction

Concept C – Current Location with Relocation of Maintenance Building

Pros

- Returning 9's to clubhouse
- No golf course layout changes needed
- Separate banquet entrance, restaurant entrance, turnarounds
- One level
- No need for halfway house
- Parking lot easily accessible
- **Opportunity for future expansion of golf holes**

Cons

- Less dramatic views from clubhouse
- **Additional expense of moving maintenance building**
- Driving range not visible from clubhouse
- Site not built on Village land
- Lack of visibility/traffic
- Need temporary parking lot during construction
- **Challenging access to maintenance building**
- **Tree removal**
- Need temporary cart barn

Concept D – Glencoe Property

Pros

- **Built on Village land**
- Returning 9's
- No need to relocate existing parking lot
- **No need to move maintenance building**
- **Minimal loss of trees**

Cons

- **Reconfigure three holes**
- Disrupt daily golf operation during construction
- Flat, unimpressive finishing holes and views
- Three holes shortened in length
- Minimal visibility to the public
- No handicap parking spaces
- Driving range not visible from clubhouse
- Parking lot not easily accessible
- Storm sewer currently under 18th green
- Putting, short game area disconnected
- Finishing hole leads right to parking lot by flipping starting holes
- **May negatively impact neighboring residential properties**

Incremental Revenue	Events	Food/Beverage	Golf	Gross Revenue	75%	50%
<u>Concepts B, C, D</u>						
Golf Outings (Shotgun)	6	\$ 30,000	\$ 45,000	\$ 75,000		
Golf Outings (tee times)	15	\$ 9,000	\$ 27,000	\$ 36,000		
Parties 30-50 guests	15	\$ 30,000		\$ 30,000		
Banquet 150-250 guests	6	\$ 90,000		\$ 90,000		
Restaurant		\$ 50,000		\$ 50,000		
Golf rounds	1,650		\$ 52,800	\$ 52,800		
Driving range (no restrictions)			\$ 41,000	\$ 41,000		
Pro shop revenue			\$ 5,000	\$ 5,000		
Golf Academy			\$ 7,500	\$ 7,500		
TOTAL		\$ 209,000	\$ 178,300	\$ 387,300	290,475	193,650
<u>Green Bay Road location</u>						
Golf Outings (Shotgun)	6	\$ 30,000	\$ 45,000	\$ 75,000		
Golf Outings (tee times)	15	\$ 9,000	\$ 27,000	\$ 36,000		
Parties 30-50 guests	17	\$ 34,000		\$ 34,000		
Banquet 150-250 guests	10	\$ 150,000		\$ 150,000		
Restaurant		\$ 200,000		\$ 200,000		
Golf rounds	3,300		\$ 105,600			
Driving range (no restrictions)			\$ 100,000	\$ 100,000		
Pro shop revenue			\$ 10,000	\$ 10,000		
Golf Academy			\$ 15,000	\$ 15,000		
TOTAL		\$ 423,000	\$ 302,600	\$ 620,000	465,000	310,000



Hole #9
138 yd Par 3

Glencoe
Golf Club

Westley Rd

Westley Rd

554

Fairfield Rd



Maintenance
Building

CBG Access