

EXHIBIT A**GLENCOE GOLF CLUB
CLUBHOUSE FEASIBILITY STUDY**

May 4, 2011

Revised July 13, 2011

SCOPE OF WORK

The feasibility study will include a food and beverage market analysis and estimate of operating costs, followed by a clubhouse site/space program, site analysis of 3 potential sites, construction budgets, meetings and associated materials to complete the study. The following is a break down of each area of work.

OUTLINE OF SERVICES**PRELIMINARY PREPARATIONS:**

- The club will provide Partners & Sirny (P&S) copies of site plans and any other documents of the existing conditions on the site.
- P&S will photo document the clubhouse and site.

MEETING ONE-FOOD/ BEVERAGE STUDY:

- Market Analysis
- Statement of estimated operating costs
- Final Report
(Please review the enclosed detailed proposal by Private Club Associates.)

FEE	\$5,600
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INTERIM

- P&S will have discussions with Private Club Associates as they prepare and finalize their report.
- P&S will create an initial space program based on the food/beverage study in preparation for a programming meeting with the club staff.
- P&S will prepare a site analysis diagram evaluating the strengths and weaknesses of the site.

FEE	\$1,000
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MEETING TWO-PROGRAMMING:

- P&S will present the site analysis diagram and a discussion will follow on the initial thoughts about alternative clubhouse sites.
- P&S will present the initial site/space program for discussion and further development.
- P&S will walk the site and photo document the facility.
- A schedule will be set for the subsequent meetings.

FEE	\$1,000
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INTERIM

- P&S will prepare meeting notes and copy the project team.
- P&S will revise and update the site/clubhouse space program and copy the project designated representative.
- The project team will approve the site/space program.
- P&S will develop the three site alternatives incorporating the site/space program. The graphics will be similar to those done for the Bunker Hills project (included with this proposal).
- P&S will prepare a site alternatives evaluation chart.
- P&S will prepare an initial development/construction budget analysis based on the site/space program and initial site alternatives. The budget will be based on past square foot costs for recent clubhouse projects and the RSMeans Square Foot Costs 2011 Edition.

FEE \$6,000

MEETING THREE-SITE ALTERNATIVES

- P&S will present the site alternatives diagrams, evaluation chart and the initial development/construction cost.
- The project team will discuss the alternatives and select one for further design and budget development.

FEE \$1,200

INTERIM

- P&S will prepare meeting notes and copy the project designated representative.
- P&S will develop the selected alternative and development/construction budget further in preparation for completing the study.
- P&S will make copies of the study and circulate them to the project designated representative.

MEETING FOUR-PRESENTATION

- P&S will present the results of the study to the village board.

FEE \$3,000
TOTAL FEE \$17,800

PROJECT DELIVERABLES

- Food/Beverage Study as proposed by Private Club Associates attached to this scope of work
- Site/Space Program
- Site Analysis diagram
- Site photos
- 3-alternative site plans
- Site alternatives comparison chart
- Development/construction budget

- Meeting notes and memos

REIMBURSABLE EXPENSES

Reimbursable expenses are billed in addition to the base fee listed above and include, but are not limited to the following: Printing and Reproduction, Delivery, and travel expenses. The amount of not to exceed \$2,200 has been reserved for these expenses. The travel will consist of a four day trip for Private Club Associates and two, one day trips for P&S.

OPTIONAL ADDITIONAL SERVICES

The following services are considered additional services and will require a written proposal, authorized by the project designated representative prior to commencement of work.

- Additional design iterations and concepts
- More detailed development if requested by the project team
- Additional meetings with the project team or committee
- In-depth Mechanical Systems, Structural, Asbestos, Survey and/or Civil Engineering Analysis
- Artists Renderings/Models
- Kitchen Planning
- Community Survey
- Production and mailing of Membership brochures

If the terms of this proposal are acceptable, we will prepare a formal contract to proceed with the Clubhouse Feasibility Study.