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SITE ANALYSIS



PROGRAM & BUDGET

PARTNERS & *SIRNY architects*

Glencoe Golf Club Space Program

2-May-12

SOCIAL FUNCTIONS Budget

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
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Total Circulation	700	800
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Total Banquet Facility SF	7,361	9,261
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Proposed

Bar/Grill w/ Banquet Addition

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

Lobby	800
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Outside Terrace -50 seats	2,000 (outside space not in total SF)
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Total Interior Social Functions SF	2,900
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Total Social Functions SF	2,900
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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
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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
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	200
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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
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Total Social Functions w/o Banquet	2,900
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Total Golf Functions	7,445
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Total Program SF	13,594
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Circulation 10%	1,500
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Total Area Base Building SF-No Banquet	15,094
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Adding 150 seat banquet	7,361	23,115
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Adding 250 seat banquet	9,261	24,355
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Existing Clubhouse	6,800
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Existing Pro Shop	1,500
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Total SF	8,700
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Project Construction Estimate

Budget \$200/SF (add 15% for Chicago Market) \$230/SF

Base Clubhouse-No Banquet	15,094	\$3,471,000
150 Seat Option	23,115	\$5,316,450
250 Seat Option	24,335	\$5,597,050

Increased Site Cost (Green Bay Road)		\$700,000
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Owners Items Budget Estimate

Soil Testing	\$50,000
Entry Sign	\$30,000
Kitchen Equipment	\$150-300,000
Phone,AV,TV,POS	\$150,000
F.F.E.	\$200-300,000
A/E Fee Range (9% of const, FFE and Kitchen budget)	\$375-575,000
Reimbursable	\$30,000
Total	\$985-1,435,000

Total Project Estimate

Base Clubhouse	\$4,456,000
150 Seat Option	\$6,751,450
250 Seat Option	\$7,032,050
Plus Green Bay Rd Site Cost Increase	

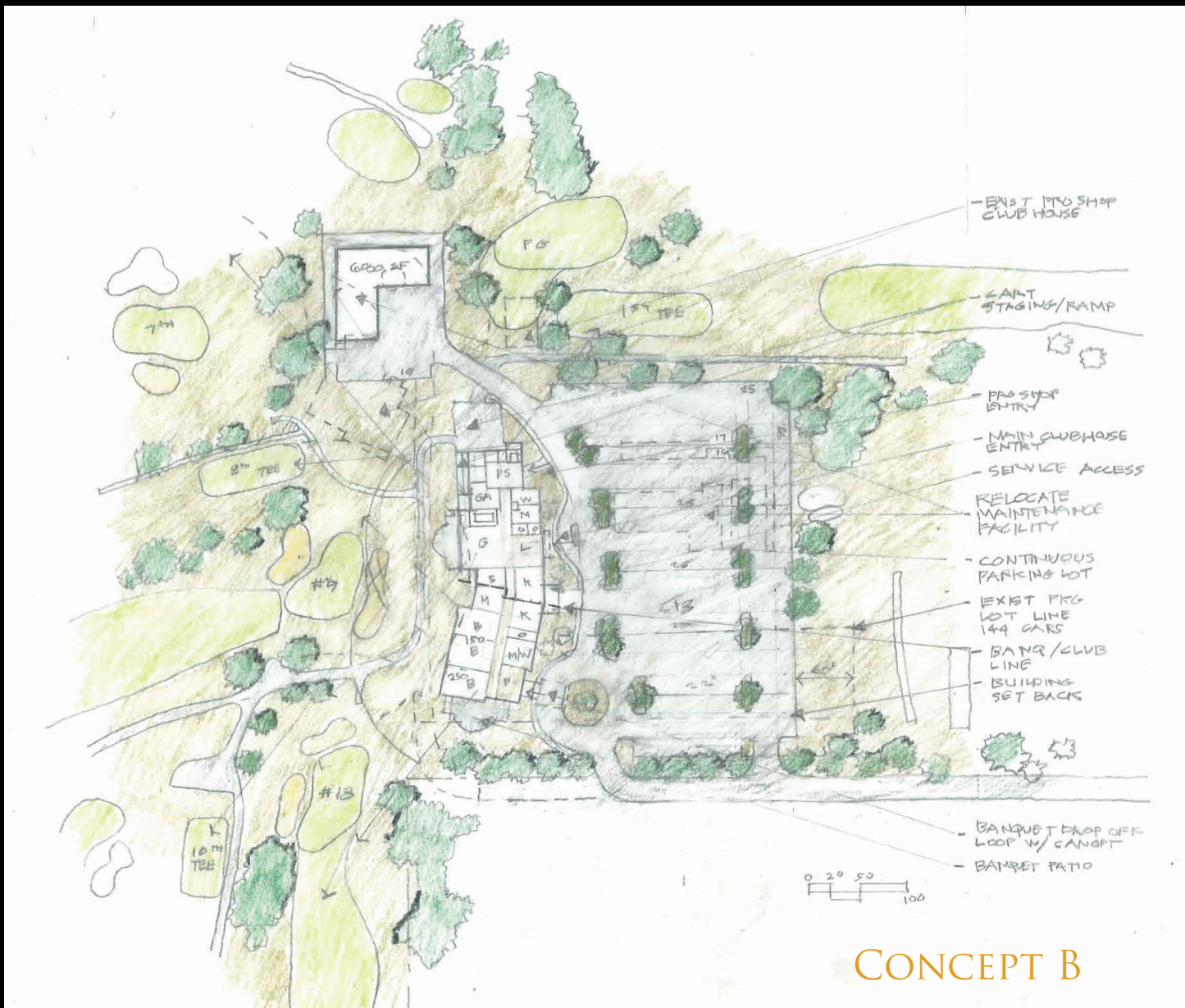
SITE COMPARISON STUDY

PARTNERS & **SIRNY** *architects*
Glencoe Golf Club
Site Evaluation and Comparison

Category	Concept A	Concept B	Concept C
1. Parking total (existing 144)	234 stalls	213 stalls	168 stalls (could be 200 w/adjustments)
2. Clubhouse open during construction	Yes	Yes	Yes
3. Pro shop control of tee & green	Yes	Yes	Yes (no control view of range)
4. Service impact to clubhouse	Main level behind kitchen	Main level behind kitchen	Main level behind kitchen
5. Parking impact to clubhouse	Maintenance building location interrupts the site layout, splitting the parking lot	Parking best of 3 schemes	Parking is small on golf side, adequate on banquet side
6. Parking impact to golf course	North parking lot is unattractive set in middle of course	Best of 3 schemes	Minimal impact
7. Clubhouse impact to golf course	Building edge 20' east of current entry drive	Building edge 20' east of current entry drive	Requires moving #1 green and tee 150' west
8. Unique features	1 story walkout with terraces. Feels like the northwoods on the golf course side. Better outside break out space with pond feature.	Moving maintenance building maximizes site efficiency	Good exposure on Green Bay Road
9. Site sustainable design	Reuses existing parking grade & flow. Does require fill at new entry	Same as concept A	Most site work of 3 schemes
10. Clubhouse views	Panoramic view west of #9 green, #18 green and #8 fairway	Panoramic view west of #9 green, #18 green and #8 fairway	View west of #18 green and #1 fairway
11. Food access to golfer	Between 9 & 10	Between 9 & 10	Will require a snack bar on course
12. Sun exposure	West	West	West
13. Clubhouse access after golf	Finishing on #9 west	Same as concept A	Finishing on #9 north and #9 east

Hand-drawn site plan for Concept A, showing a clubhouse, parking lot, and surrounding landscape. The plan includes labels for various areas: 7TH, 8TH TEE, 9TH, 10TH TEE, 11TH, 12TH, 13TH, 14TH, 15TH, 16TH, 17TH, 18TH, 19TH, 20TH, 21ST, 22ND, 23RD, 24TH, 25TH, 26TH, 27TH, 28TH, 29TH, 30TH, 31ST, 32ND, 33RD, 34TH, 35TH, 36TH, 37TH, 38TH, 39TH, 40TH, 41ST, 42ND, 43RD, 44TH, 45TH, 46TH, 47TH, 48TH, 49TH, 50TH, 51ST, 52ND, 53RD, 54TH, 55TH, 56TH, 57TH, 58TH, 59TH, 60TH, 61ST, 62ND, 63RD, 64TH, 65TH, 66TH, 67TH, 68TH, 69TH, 70TH, 71ST, 72ND, 73RD, 74TH, 75TH, 76TH, 77TH, 78TH, 79TH, 80TH, 81ST, 82ND, 83RD, 84TH, 85TH, 86TH, 87TH, 88TH, 89TH, 90TH, 91ST, 92ND, 93RD, 94TH, 95TH, 96TH, 97TH, 98TH, 99TH, 100TH. Other labels include: NEW 103 CAR PARKING LOT, EXIST. P.S. C/H, CART STAGING/ RAMP, CLUBHOUSE ENTRY, MAINTENANCE BUILDING TO REMAIN, SERVICE ACCESS, RECONFIGURE EXIST. PARKING LOT, EXIST. DRIVE, EXIST. PRG, BANQUET 150 SEATS, BANQUET 250 SEATS, BANQUET DROP OFF LOOP W/ CANOPY, WESTLEY RD., MAINT., PSK, GA, L, W, M, K, B, P, H, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VV, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF

DESIGN ALTERNATIVES



DESIGN ALTERNATIVES



PROJECT EXAMPLES

OTTER CREEK CLUBHOUSE & COMMUNITY CENTER

ANKENY, IOWA

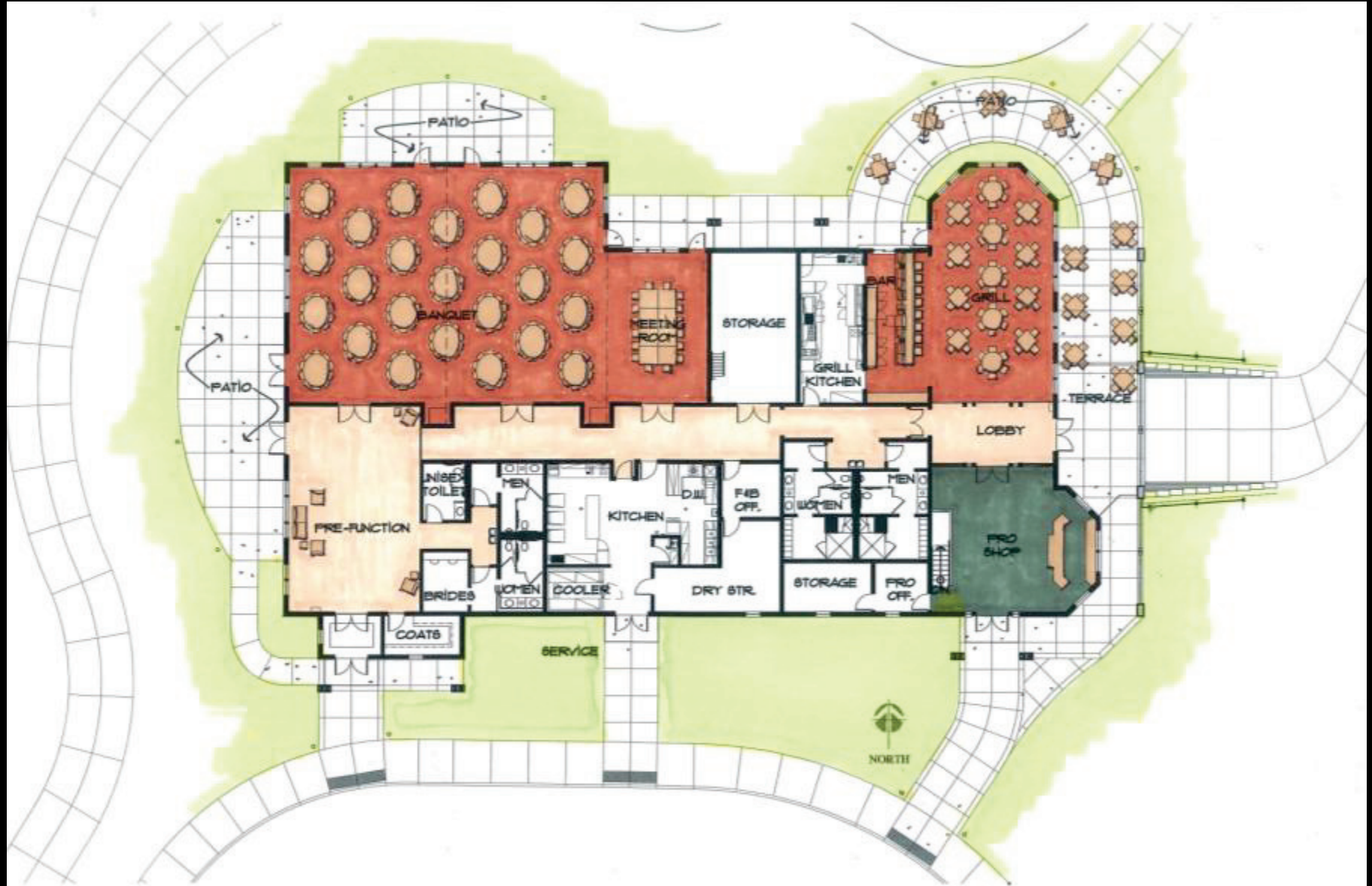
BUNKER HILLS GOLF CLUB

COON RAPIDS, MINNESOTA

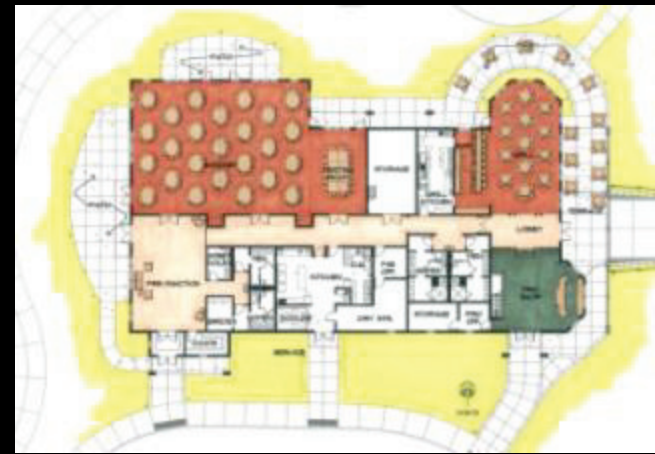
KELLER GOLF COURSE

MAPLEWOOD, MINNESOTA

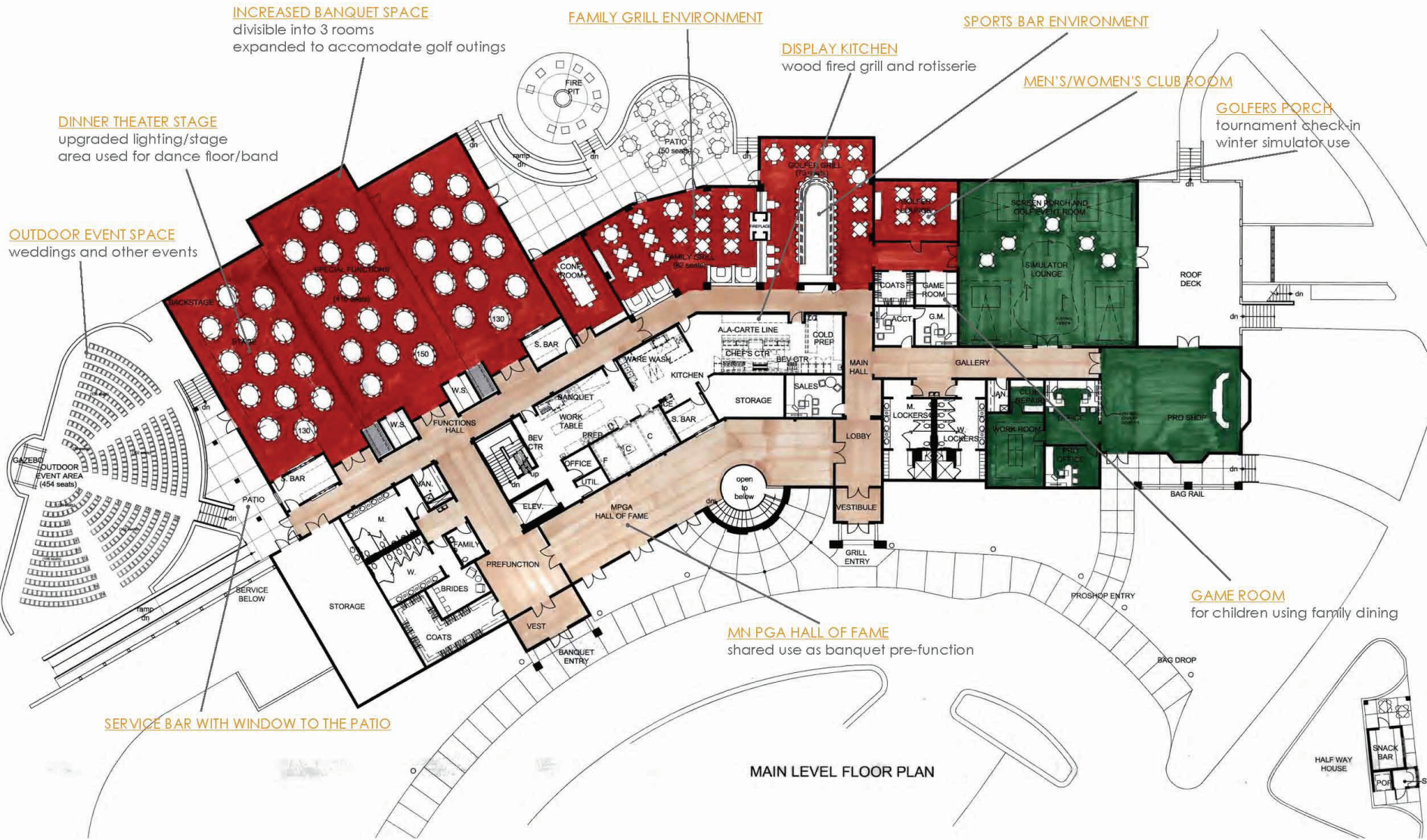
OTTER CREEK CLUBHOUSE & COMMUNITY CENTER



OTTER CREEK CLUBHOUSE & COMMUNITY CENTER



BUNKER HILLS GOLF CLUB



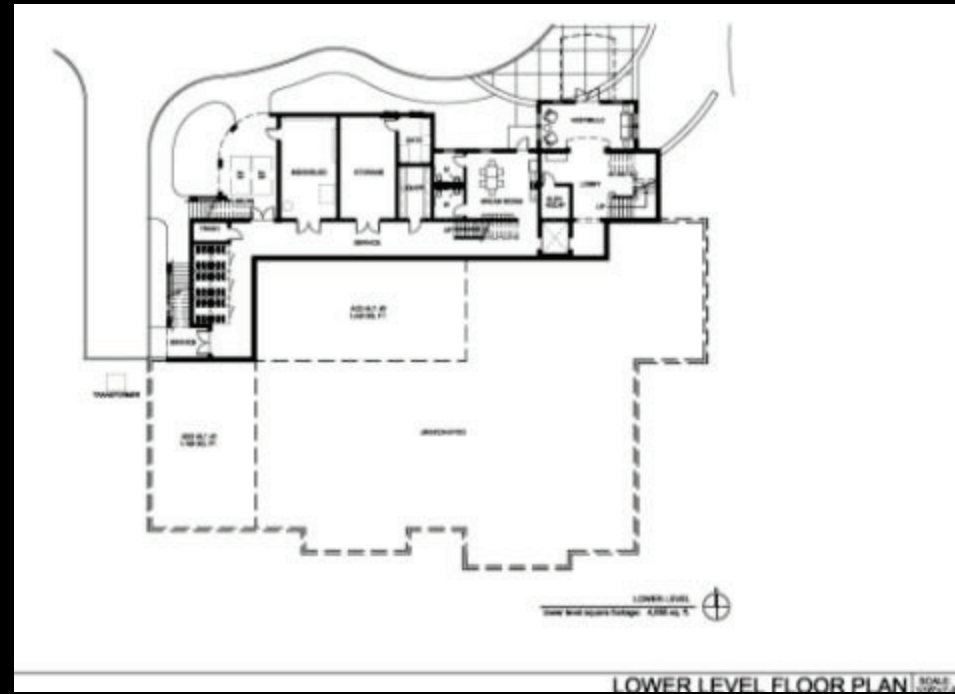
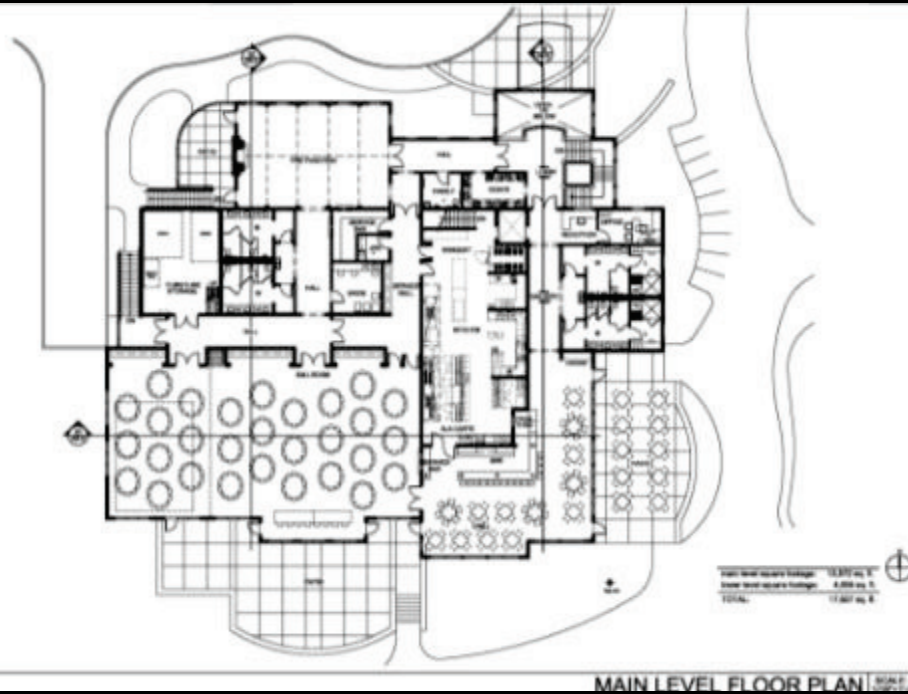
Bunker Hills Golf Course Clubhouse

PARTNERS & SIRNY
architects

BUNKER HILLS GOLF CLUB



KELLER GOLF COURSE



KELLER GOLF COURSE



QUESTIONS

NEXT STEPS