
ELLSWORTH MEADOWS GOLF CLUB

NEW CLUBHOUSE UPDATES

Presented:
November 7, 2023

PERSPECTUS

TODAY'S AGENDA



1

SITE PLAN

2

FLOOR PLAN

3

ELEVATIONS

4

IMAGE

5

BUDGET &
SCHEDULE

1

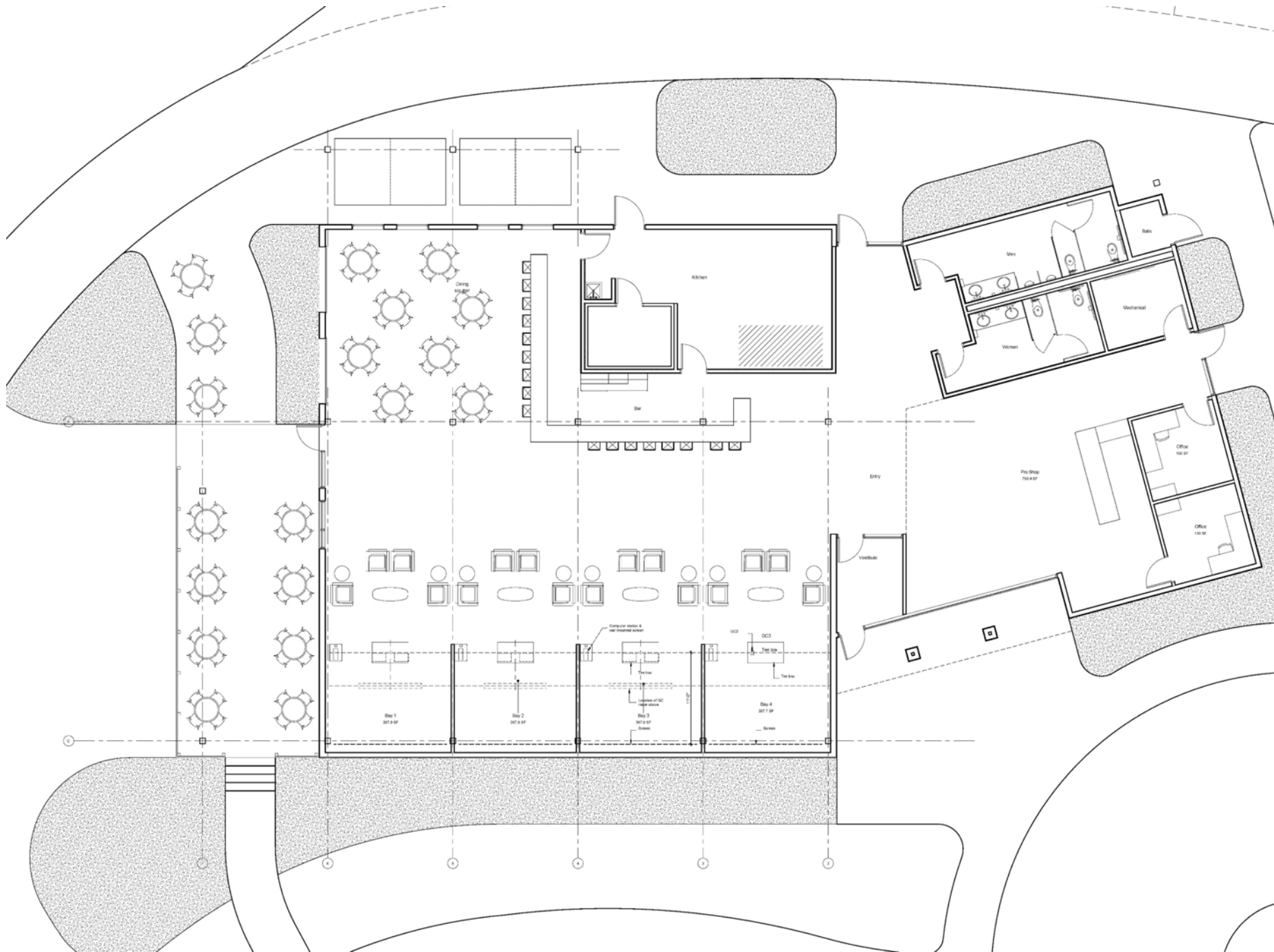
SITE PLAN

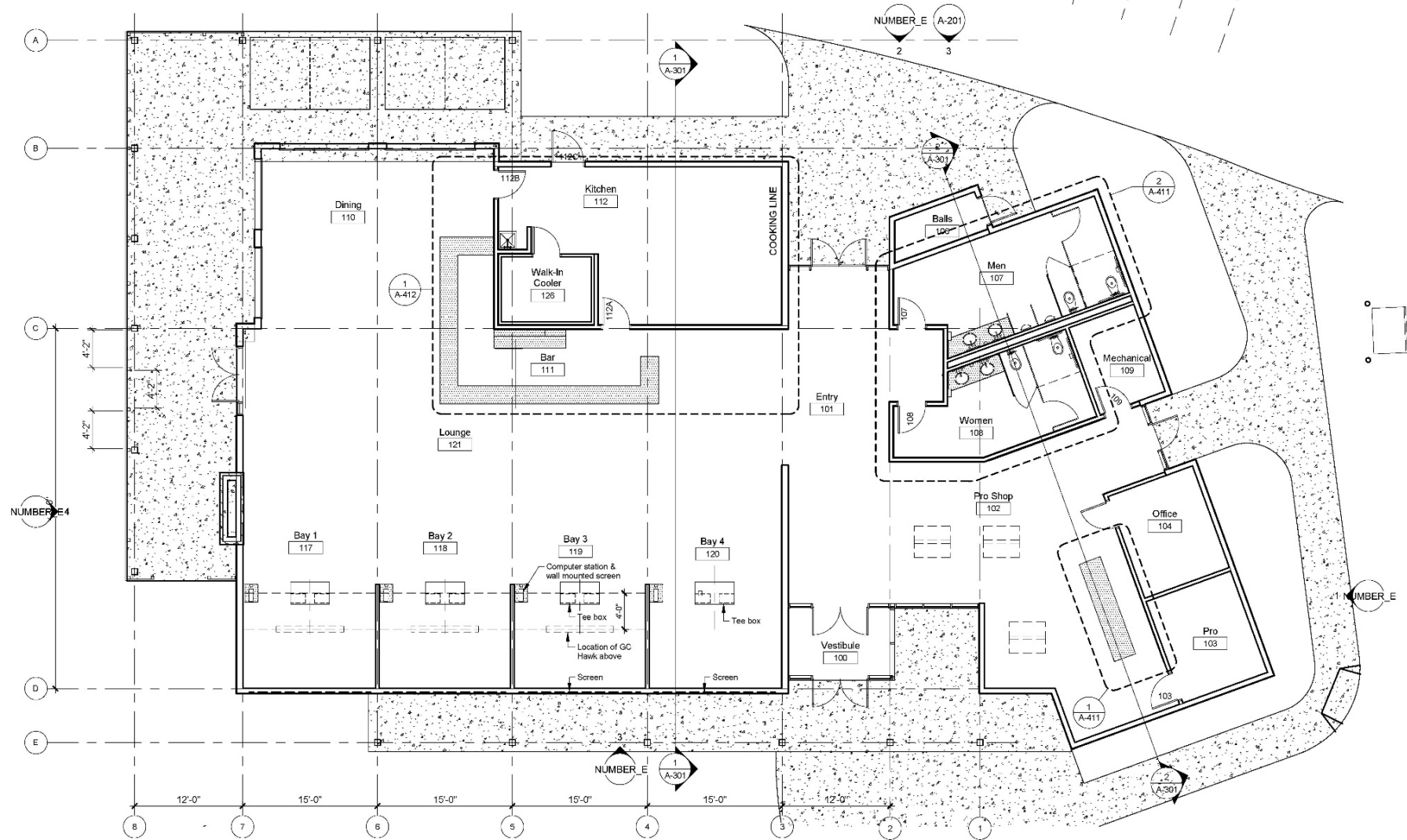




2

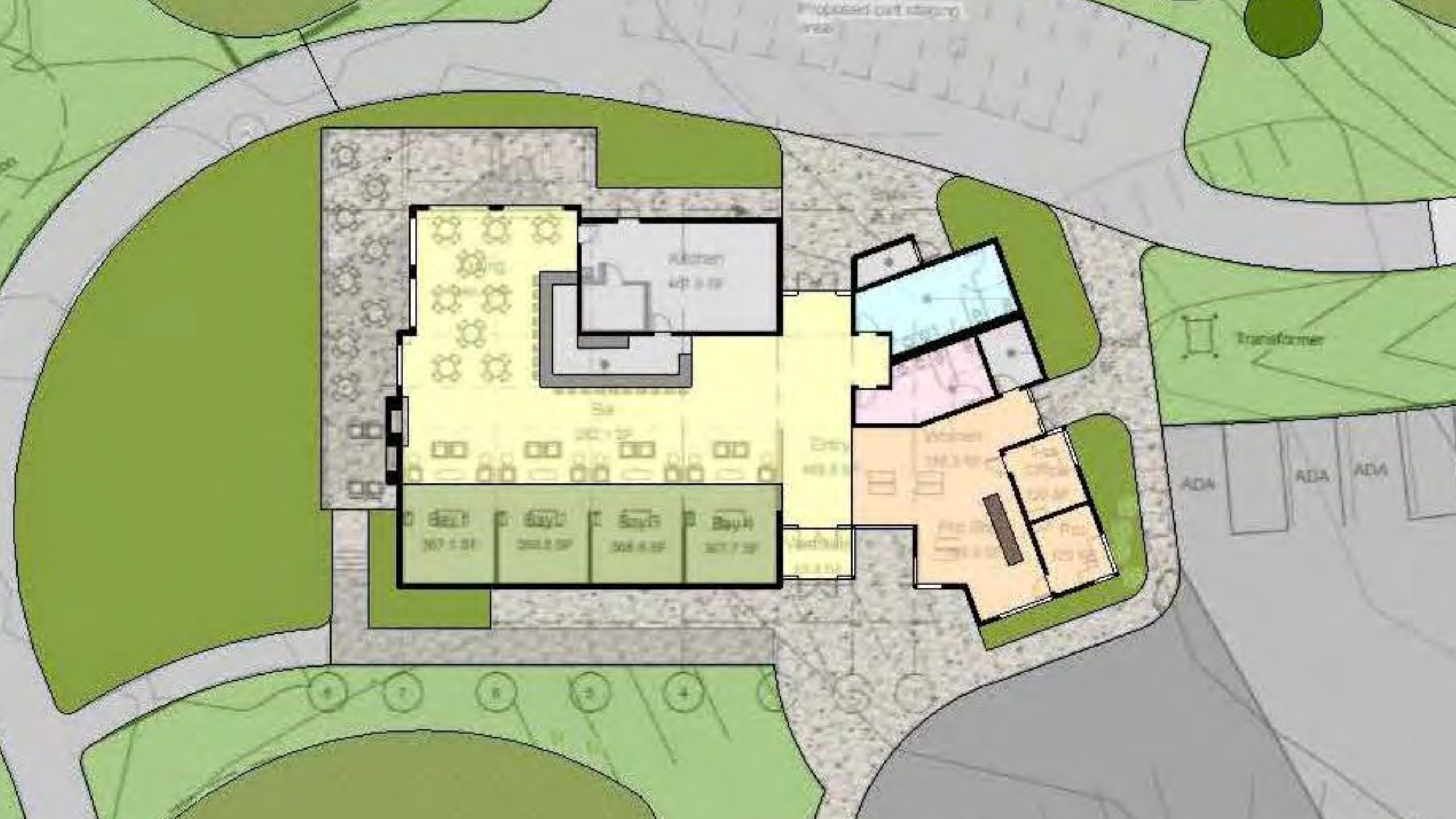
FLOOR PLAN





1 LEVEL 1 FLOOR PLAN
A-111 / Scale: 1/8" = 1'-0"





METAL ROOF
PORCH

ROOF HEIGHT
22'-0"

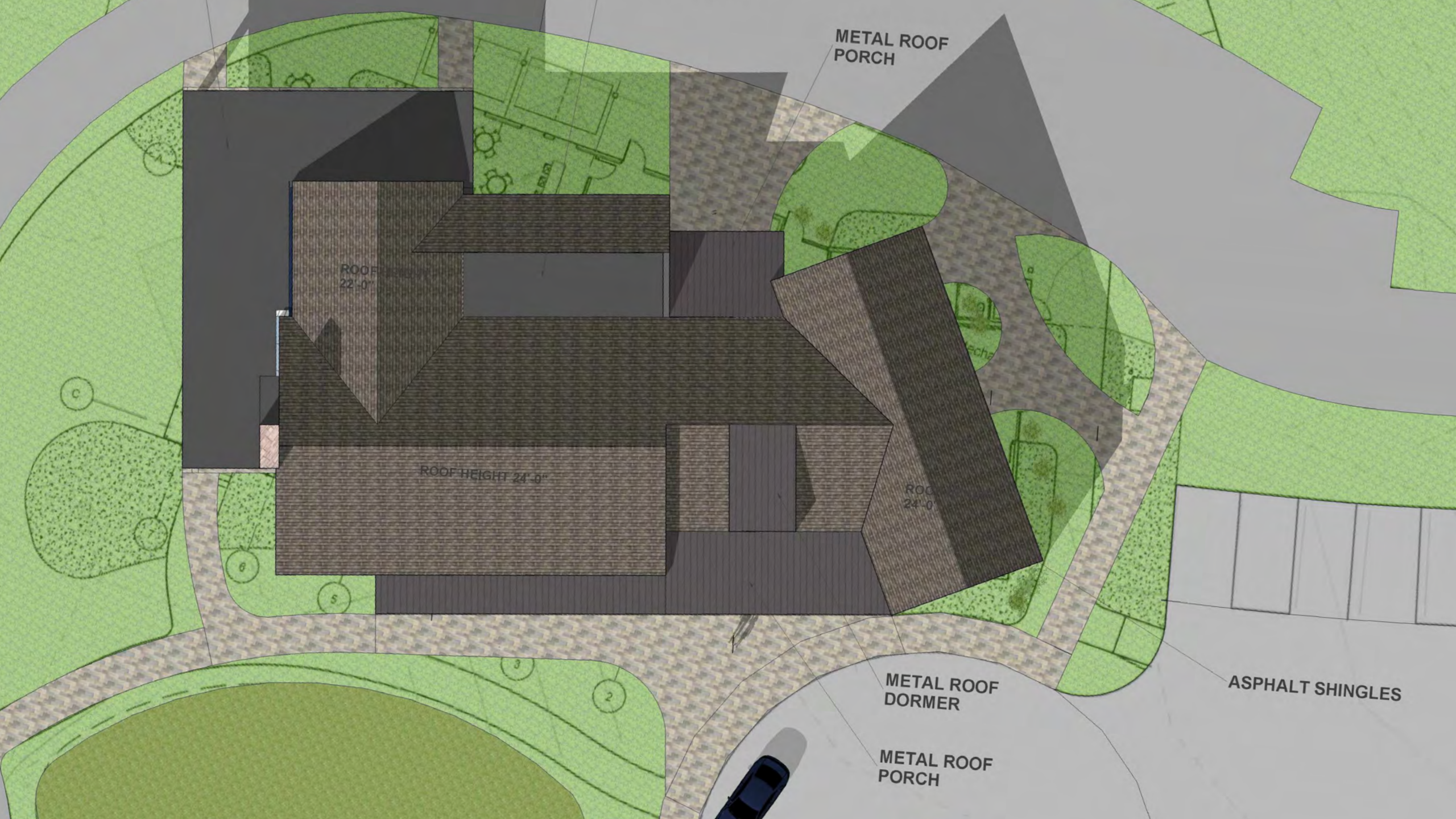
ROOF HEIGHT 24'-0"

ROOF
24'-0"

METAL ROOF
DORMER

METAL ROOF
PORCH

ASPHALT SHINGLES



3

ELEVATION



South Elevation



Northwest Elevation



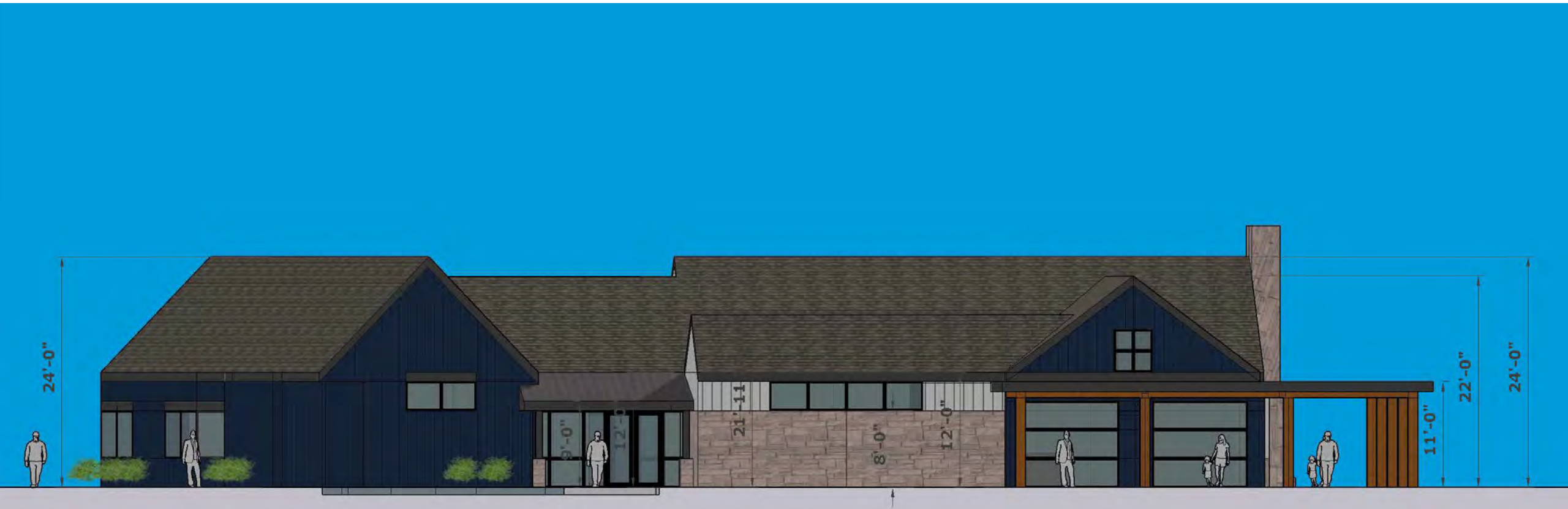
East Elevation



Northeast Elevation



FRONT ELEVATION (SOUTH)



REAR ELEVATION (NORTH)



RIGHT SIDE ELEVATION (EAST)



LEFT SIDE ELEVATION (WEST)

4

IMAGES



















5

BUDGET & SCHEDULE

ELLSWORTH MEADOWS CLUBHOUSE
CITY OF HUDSON
10/20/2023
SCHEMATIC DESIGN COST ESTIMATE

CONSTRUCTION COST SUMMARY	SF	COST/SF	COST
NEW BUILDING			\$1,438,599.00
			\$1,438,599.00
GENERAL CONDITIONS	6%		\$86,315.94
OVERHEAD & PROFIT	5%		\$71,929.95
SUBTOTAL CONSTRUCTION COST			\$1,596,844.89
ESTIMATING CONTINGENCY	0%		\$0.00
TOTAL CONSTRUCTION COST			\$1,596,844.89
SOFTCOSTS			
ARCHITECTURAL & ENGINEERING			\$217,000.00
REIMBURSABLE EXPENSES			INCLUDED
SURVEY			INCLUDED
GETECHNICAL/ CIVIL			INCLUDED
FF&E			\$247,800.00
SEE BELOW			
SUBTOTAL SOFT COSTS			\$464,800.00
TOTAL PROJECT COST			\$2,061,644.89

FF&E

BAR & DINING	QTY	COST	TOTAL
TABLES	6	600	\$3,600.00
CHAIRS	24	600	\$14,400.00
BAR STOOLS	8	600	\$4,800.00
TV'S	4	300	\$1,200.00
SOUND SYSTEM	0	15000	\$0.00
SUBTOTAL			\$24,000.00
GOLF SIMULATOR			
SIMULATOR	4	35000	\$140,000.00
TABLES	4	800	\$3,200.00
CHAIRS	16	600	\$9,600.00
COMPUTER & TV'S	4	1500	\$6,000.00
SUBTOTAL			\$158,800.00
PRO-SHOP			
SALES FURNITURE	0	30000	\$0.00
DESK	0	600	\$0.00
WORK CHAIRS	0	600	\$0.00
SUBTOTAL			\$0.00
PATIO			
TABLES	0	600	\$0.00
CHAIRS	0	600	\$0.00
TELEVISIONS	0	300	\$0.00
SUBTOTAL			\$0.00
KITCHEN EQUIPMENT			
KITCHEN	1		\$40,000.00
WALK-IN-COOLER	0		\$0.00
BAR	1		\$25,000.00
SUBTOTAL			\$65,000.00
TOTAL FF & E			\$247,800.00

SCHEDULE

1. PLANNING COMMISSION

A. SUBMITTAL 11-13-23

B. MEETING 12-11-23

2. ABR

A. PRELIMINARY SUBMITTAL 10-31-23

B. PRELIMINARY MEETING 11-8-23

C. FINAL SUBMITTAL 12-5-23

D. FINAL MEETING 12-13-23

3. BIDDING AND PERMIT – FIRST WEEK JANUARY