

ELLSWORTH MEADOWS CLUBHOUSE SITE SELECTION CHART
REVISED 7-5-23

CRITERA	DESCRIPTION	OPTION-A EXISTING PAVILION	OPTION-B UPPER PARKING LOT	OPTION-C EXISTING CLUBHOUSE
GOLF COURSE OPERATIONS DURING CONSTRUCTION	GOLF COURSE RE-WORK	NONE REQUIRED	NONE REQUIRED	NONE REQUIRED
	MAIN DRIVING RANGE IMPACT	NO	NO	NO
	PUTTING GREEN IMPACT	NO	NO/ SUGGESTED	NO
	CART TRAFFIC IMPACT	SUGGESTED	MINOR	MINOR
	CART STAGING IMPACT	NO	MINOR	MAJOR
	OUTDOOR PAVILION IMPACT	YES	NO	NO
	FOOD/ BEVERAGE/ GOLF REVENUE IMPACT	MINIMAL	MINIMAL	MAJOR
DISRUPTION OF GOLF COURSE DURING CONSTRUCTION	REQUIRED	LEAST	MAJOR	MOST
RE-ROUTING GOLF COURSE AFTER CONSTRUCTION	REQUIRED	MAYBE FUTURE	NO	NO
GOLFER SAFETY DURING CONSTRUCTION	SITE SAFETY	LEAST	MINOR	MAJOR
TEMPORARY FACILITIES				
	TRAILER/ PRO-SHOP	NO	NO	YES
	EXISTING CART STAGING IMPACT	NO	MINOR	MAJOR
	CART STAGING IMPROVEMENTS AFTER	REQUIRED	REQUIRED	REQUIRED
EXISTING PARKING IMPACT				
	PARKING IMPACT DURING CONSTRUCTION	LEAST	MOST	MAJOR
	PARKING IMPACT AFTER CONSTRUCTION	LEAST	MOST	MINOR
	EXPANSION REQUIRED	YES	YES	FUTURE
OTHER CONSIDERATIONS				
	VISIBILITY AT ENTRY	BEST	BETTER	CURRENT
	VIEWS TO THE GOLF COURSE	BEST	BETTER	CURRENT
	DRIVING RANGE/ SIMULATOR ACCESS	POSSIBLE	NO	NO
	RE-USE EXISTING CLUBHOUSE	YES	YES	NO
	SAVE PROGRAM NEW BUILDING IN EXISTING	NO	YES	NO
	ELECTRICAL SERVICE SIZE IF KEEP EXISTING	VERIFY	VERIFY	VERIFY
	ONGOING MAINTENANCE IF KEEP EXISTING	YES	YES	NONE
	STORMWATER DRAINAGE CONCERNS	YES	NO	NO
	SOIL REMEDIATION CONCERNS	NO	NO	NO
POSITIVE SCORES	POSITIVE IMPACT TO SITE	17	12	9
NEGATIVE SCORES	NEGATIVE IMPACT TO SITE	8	13	16
COST DIFFERENCES				
	TEMPORARY TRAILER COST	\$ -	\$ -	\$ 30,000.00
	CART STAGING IMPROVEMENT COST	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00
	RE-WORK CART PATH COST	\$ 5,000.00	\$ 10,000.00	\$ -
	REVENUE LOSS DURING CONSTRUCTION	\$ -	\$ 40,000.00	\$ 400,000.00
	NEW PAVILION COST	FUTURE	\$ -	\$ -
	RE-WORK DRIVING RANGE COST	\$ -	\$ 10,000.00	\$ -
	RE-WORK PUTTING GREEN COST	\$ -	\$ 10,000.00	\$ -
	COST FOR DRIVING RANGE ACCESS	OPTION	\$ -	\$ -
	NEW PARKING COST	\$ 20,000.00	\$ 40,000.00	\$ 10,000.00
	TEMPORARY PARKING DURING CONSTRUCTION	\$ -	\$ 20,000.00	\$ 20,000.00
	DEMOLITION COST BUILDINGS ON SITE	\$ 10,000.00	\$ -	\$ 40,000.00
	SOIL REMEDIATION COST (INVESTIGATE)	NOT REQUIRED	\$ -	\$ -
	SEWER LINE UTILITY CONNECTION	\$ 20,000.00	\$ -	\$ -
	UTILITIES COST LF TO NEW SITE	\$ 35,000.00	\$ 10,000.00	\$ -
	POTENTIAL LOCATION COST IMPACT	\$ 100,000.00	\$ 150,000.00	\$ 510,000.00
PROJECT BUDGET		\$ 2,000,000.00	\$ 2,000,000.00	\$ 2,000,000.00
SOFT COST FEES		\$ 217,000.00	\$ 217,000.00	\$ 217,000.00
FURNITURE, FIXTURE & EQUIPMENT		\$ 250,000.00	\$ 250,000.00	\$ 250,000.00
POTENTIAL LOCATION COST IMPACT ABOVE		\$ 70,000.00	\$ 150,000.00	\$ 500,000.00
CONSTRUCTION COST AVAILABLE FOR NEW CLUBHOUSE		\$ 1,463,000.00	\$ 1,383,000.00	\$ 1,033,000.00
COST/ SF AVAILABLE FOR 6,800 SF BUILDING		\$ 215.15	\$ 203.38	\$ 151.91