

August 15, 2023

CITY OF HUDSON

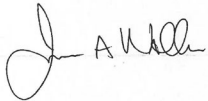
ELLSWORTH MEADOWS GOLF COURSE CLUBHOUSE

SITE SELECTION RECOMMENDATION

The Design Team recommends Site A as the optimal location for the new clubhouse. The recommendation is based on the following:

1. Site A will be the least disruptive to current golf course operations during construction.
2. Site A will minimize any cost impact to the city for loss revenue due to Clubhouse Construction.
 - a. According to past indicators, the city is anticipated to lose \$400,000.00 in food and beverage operations for a season if the Clubhouse is demolished or access is compromised.
3. Site A is the most visible building location for the new Clubhouse from Barlow Road.
4. Site A provides the best Golf course views from the new Clubhouse's Indoor and Outdoor spaces, creating the best opportunity for project success and increasing cash flow for the city.
5. Cost is equivalent or less than Option B and C when potential loss of revenue is considered.
6. Site access and grading is less expensive than other options due to the relatively flat site.
7. By reorganizing and stripping the existing parking surface, parking counts will be maintained.
8. By separating the new clubhouse and the existing Golf cart Barn, it allows back of house activities such as washing and cleaning of carts out of site of patrons to the Clubhouse.
9. The existing Clubhouse structure may be repurposed in the future and create additional revenue opportunities for the city.

Sincerely,



James A. Wallis AIA NCARB EDAC
Principal

Club & Hospitality Studio Leader