

ELLSWORTH MEADOWS CLUBHOUSE SITE SELECTION CHART
REVISED 7-26-23

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	NONE REQUIRED	NONE REQUIRED	NONE REQUIRED
	PUTTING GREEN IMPACT	NONE REQUIRED	NONE REQUIRED	NONE REQUIRED
	CART TRAFFIC IMPACT	MINOR	MINOR	MINOR
	CART STAGING IMPACT	NONE	MINOR	MAJOR
	OUTDOOR PAVILION IMPACT	NO	NO	NO
	FOOD/ BEVERAGE/ GOLF REVENUE IMPACT	NONE	MINOR	MAJOR
DISRUPTION OF GOLF COURSE				
DURING CONSTRUCTION	REQUIRED	MINOR	MAJOR	MAJOR
RE-ROUTING GOLF COURSE				
AFTER CONSTRUCTION	REQUIRED	NO	NO	NO
GOLFER SAFETY				
DURING CONSTRUCTION	SITE SAFETY	MINOR	MAJOR	MAJOR
TEMPORARY FACILITIES				
	TRAILER/ PRO-SHOP	NO	NO	YES
EXISTING PARKING IMPACT				
	PARKING IMPACT DURING CONSTRUCTION	MAJOR	MAJOR	MAJOR
	PARKING LOST AFTER CONSTRUCTION	NONE	MAJOR	NONE
	EXPANSION REQUIRED	NONE	YES	NONE
OTHER CONSIDERATIONS				
	VISIBILITY TO ENTRY	BEST	CURRENT	CURRENT
	VIEWS TO THE GOLF COURSE FROM CLUBHOUSE	BEST	CURRENT	CURRENT
	RE-USE EXISTING CLUBHOUSE	YES	YES	NO
	REALLOCATE NEW PROGRAM INTO EXISTING	YES	YES	NO
POSITIVE SCORES	POSITIVE IMPACT TO SITE	14	8	7
NEGATIVE SCORES	NEGATIVE IMPACT TO SITE	4	10	11
PROJECT COST DIFFERENCES				
	LOSS REVENUE OPERATIONS	\$ -	\$ 40,000.00	\$ 400,000.00
	DEMOLITION BUILDINGS	NONE	NONE	\$ 40,000.00
	EXPANDED PARKING POST CONSTRUCTION	NONE	\$ 45,900.00	NONE
	TEMPORARY TRAILER FACILITIES	NONE	NONE	\$ 30,000.00
	EARTHWORK	INCLUDED IN CC	INCLUDED IN CC	INCLUDED IN CC
	CART PATH , STAGING AND PARKING PAVING	INCLUDED IN CC	INCLUDED IN CC	INCLUDED IN CC
	UTILITIES COST TO SITE	INCLUDED IN CC	INCLUDED IN CC	INCLUDED IN CC
	SITE STAIRS AND RAMPS	NONE	INCLUDED IN CC	NONE
	PROJECT LOCATION COST IMPACTS	\$ -	\$ 85,900.00	\$ 470,000.00
TOTAL CONSTRUCTION COST (BUILDING & SITEWORK)		\$ 1,451,636.70	\$ 1,442,130.07	\$ 1,400,076.18
TOTAL SOFT COSTS (FEES, FFE, KITCHEN, SIMULATORS)		\$ 557,000.00	\$ 557,000.00	\$ 557,000.00
PROJECT LOCATION COST IMPACT ABOVE NOT IN CONSTRUCTION COST		\$ -	\$ 85,900.00	\$ 470,000.00
TOTAL PROJECT COST		\$ 2,008,636.70	\$ 2,085,030.07	\$ 2,427,076.18