



OPTION TWO

Presented at 9/30/09 Subcommittee Meeting

1) Locate the Tennis Facility at the Rassekh Site

Construction Costs for 10 Court Indoor Facility with Minimal Support Space:

a. Sitework	\$900,000
b. Pre-Engineered Steel Building with Enhanced Aesthetics	\$2,500,000
c. Tennis Courts	\$450,000
d. Thermal / Moisture Protection	\$300,000
e. Indirect Lighting System.....	\$200,000
f. Drop Curtains, Court Dividers, Buffer Padding.....	\$120,000
g. Electrical	\$250,000
h. Plumbing / Restrooms.....	\$100,000
i. Paving and Storm Drainage	\$600,000
j. One Pro Office / Assistant Pro Area / One Meeting Room (1,000 sf)	\$150,000
k. Mechanical Rooms.....	<u>\$70,000</u>

TOTAL COST – MINIMUM FACILITY..... \$5,640,000

Additional Support Space

a. Tennis Pro Shop of 1,000 sf @ \$150/sf	\$150,000
b. Wellness / Fitness / Warm-Up Area of 500 sf @ \$150/sf.....	\$75,000
c. Snack / Smoothie Bar of 700 sf @ \$200/sf.....	\$140,000
d. Equipment Storeroom of 300 sf @ \$150/sf	<u>\$45,000</u>

TOTAL COST – COMPLETE FACILITY..... \$6,050,000

2) Relocate the Driving Range to the Luscher Site (enlarge to 300 yards)

a. Shaping, Grading, Irrigation and Grassing	\$200,000
b. Range Equipment / Materials / Lighting / Netting.....	\$150,000
c. Kiosk / Restrooms.....	\$350,000
d. Parking for 40 Cars	<u>\$180,000</u>

TOTAL COST..... \$880,000

3) Develop a Learning/Practice Center beside the existing 18-hole Golf Course

a. Short Game / Learning Center	<u>\$150,000</u>
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TOTAL COST..... \$150,000

4) Construct a cart access tunnel under Stafford Road (plus the addition of approximately 700 L.F. of cart path)

a. Concrete Cart Path (700 L.F. x 9' Wide).....	\$63,000
b. Single-lane Cart Access Tunnel with Appropriate Drainage, Road Repair and Headwall Construction.....	\$400,000
c. (Optional) Double-lane Cart Access Tunnel with Appropriate Drainage, Road Repair and Headwall Construction.....	<u>\$450,000</u>

TOTAL DIRECT COST..... \$463,000

INDIRECT COST – underground services, traffic studies, traffic patterns

widen to 4 lanes **\$500,000 – \$1,000,000**