



OPTION FOUR

Presented at 9/30/09 Subcommittee Meeting

**ASSUMPTION: TENNIS FACILITY SPACE INCORPORATED INTO WEB BUILDINGB
(NOT COURTS)**

1) Locate the Tennis Facility at the WEB Site

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

a. Sitework.....	\$1,300,000
b. Pre-Engineered Steel Building with Enhanced Aesthetics	\$3,000,000
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.....	\$70,000

TOTAL COST – MINIMUM FACILITY..... \$6,540,000

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	\$45,000
e. Renovation and Connection to Existing WEB Building.....	\$500,000
f. Connection and Modification of Utilities	\$250,000
	<u>\$1,160,000</u>

TOTAL COST – COMPLETE FACILITY \$7,700,000

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	\$180,000

TOTAL COST \$880,000

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

a. Short Game/Learning Center	\$150,000
-------------------------------------	-----------

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.....	\$450,000

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

INDIRECT COST – underground services, traffic studies, traffic patterns

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