



OPTION SEVEN

GOLF

Presented at 9/30/09 Subcommittee Meeting

1) Sell approximately 3-4 acres of property at the Golf Course (equivalent to holes 1, 2 and 3) (\$2,000,000)

2) Relocate 3 holes to the Luscher Site

- a. Reconfigure the Golf Course \$200,000
- b. Irrigation Upgrades \$250,000

TOTAL COST \$450,000

3) 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

4) Construct a Warm-Up Area at the existing Golf Course \$80,000

5) Modifications to the Front Entrance for More Visibility \$80,000

6) 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

Advantages:

- Full size driving range.
- Potential increase in revenue.

Disadvantages:

- Cost of access tunnel increases overall cost of scheme.