



Forest Preserve District of DuPage County
Maple Meadows Golf Preserve Master Plan

DRAFT



Forest Preserve District of DuPage County



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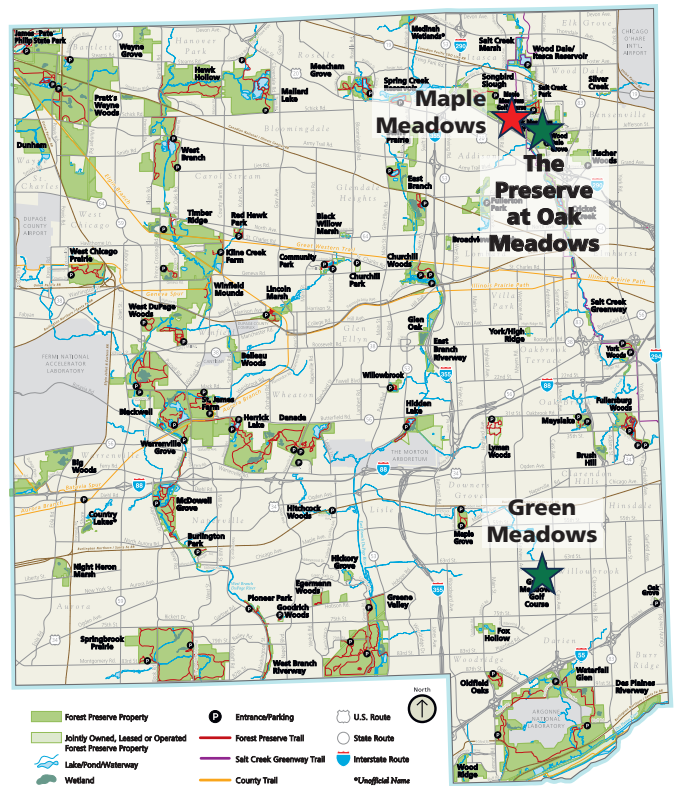
Introduction

The Forest Preserve District of DuPage County golf preserves benefit the public and connect people to nature in several important ways by providing stormwater and flooding relief to the surrounding areas, by providing visual relief through scenic viewsheds, and through opportunities for recreation and education in a golf setting. The District operates golf properties as a business enterprise meaning that taxes do not support their operation. Revenues generated from the golf courses pay for golf operation expenses.

The Forest Preserve District owns and operates three golf properties throughout the county that appeal to the interests of golfers at various levels. Specifically, Maple Meadows in Wood Dale is positioned within the DuPage golf community as a middle-end 18-hole course intended to provide a broad audience of public golfers with quality conditions and a fun experience at a moderate price point.

Course Context

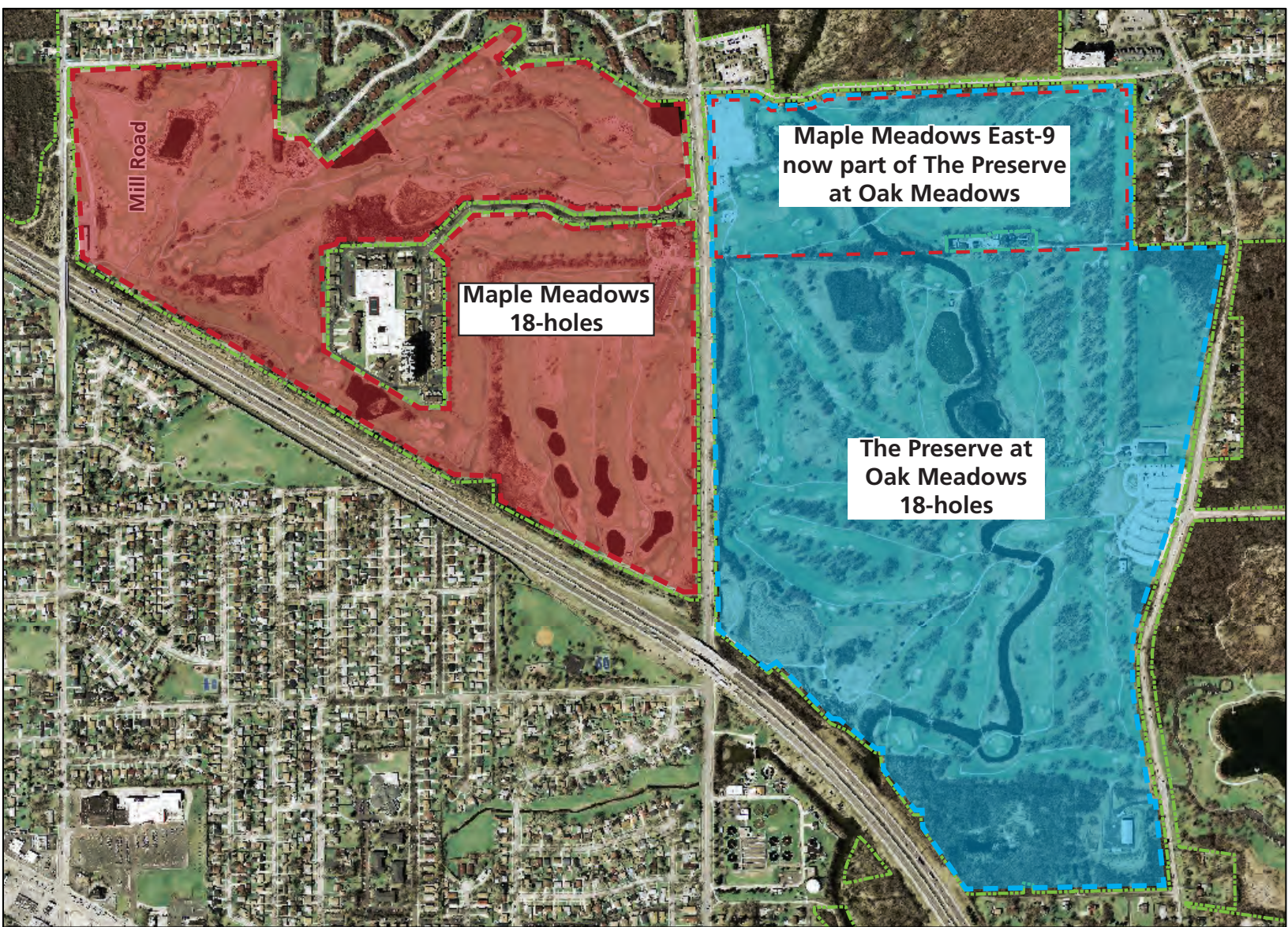
Maple Meadows is a 179-acre property located in Wood Dale, Illinois. It is bounded by Addison Road on the east, Mill Road on the west, Interstate 290 on the south, and residential developments to the north. Additionally, there is a large inholding within Maple Meadows which contains a high-rise residential building and townhomes in the center of the golf preserve. Dominion Drive, which serves the residential area, bisects the eastern half of the property. The property is part of the Salt Creek Watershed and hosts 16.5 acres of constructed ponds and wetlands. It is primarily vegetated with managed turf areas that make up the golf surfaces and hosts stands of planted trees of moderate to marginal value.



Course Background and History

Maple Meadows (formerly the private Brookwood Country Club) was acquired by the FPDDC over a series of years starting in 1987. At the time of the initial acquisition, the course consisted of 18 holes, with nine of those holes west of Wood Dale Road, and nine holes east of Wood Dale Road. Then in 1995, the District purchased a 53-acre parcel at the southeast end of the course. At that time, the District and DuPage County were cooperatively constructing the Wood Dale – Itasca Reservoir. Both agencies agreed to take spoils from the reservoir construction to the new 53-acre parcel at Maple Meadows. This allowed for more stormwater volume to be gained in the reservoir, and the Forest Preserve District reconstructed the golf course in a combination of the links and prairie style to include the new parcel and create 18 holes of golf west of Wood Dale Road.

In 2015, the District-owned Preserve at Oak Meadows golf preserve, adjacent to Maple Meadows, was completely reconfigured to mitigate flooding issues. During the course of this project, the 9 holes of Maple Meadows golf that were located on the east side of Wood Dale Road and directly north of the Preserve at Oak Meadows, were eliminated and incorporated into the new course layout at The Preserve at Oak Meadows, thereby reducing the number of golf holes at Maple Meadows to 18. In its current configuration, Maple Meadows is entirely situated west of Addison Road.



Existing Conditions

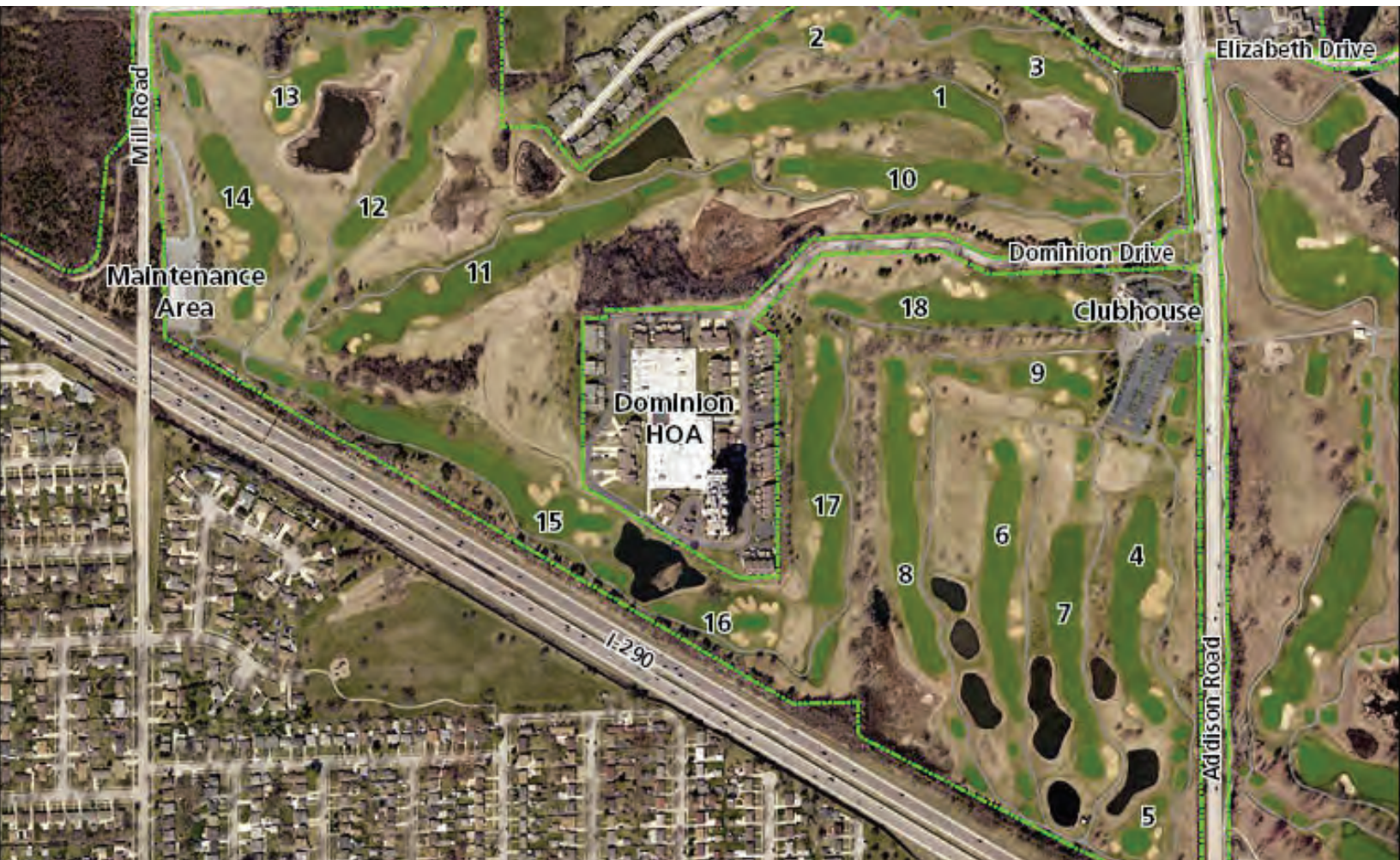
The course currently features a 156-space parking lot and 6,200 square foot clubhouse with below grade cart storage was constructed in the late 1990's. The clubhouse features a pro shop, locker rooms, a dividable multipurpose gathering room, bar, kitchen and offices. There are two irrigation ponds on the course, and a metal maintenance barn and yard at the southwest corner of the course. Additionally, a system of non-functional cart tunnels passes under Dominion Drive that previously facilitated north-south movements of carts on the course. However, with the advent of taller carts featuring cart tops, the tunnels are no longer usable and are abandoned.

After almost 30 years of operation, major infrastructure repairs and upgrades are now needed to address failing cart paths, bunkers, irrigation, subsurface drainage and legacy infrastructure. Given the magnitude of needed repairs and renewal, the District is also considered opportunities to better align the course to the District's mission, similar to the approach at The Preserve at Oak Meadows, by increasing blocks of space that can be restored to high quality natural areas. Additionally, the project provides the opportunity to improve the design and efficiency of golf features and to offer amenities that fit with current expectations of public golfers.

Project Purpose

The purpose of the project is to update and improve the Maple Meadows property in order to:

- Continue to serve the course's existing audience and attract new audiences.
- Renovate golf infrastructure to allow the course to operate efficiently into the decades ahead.
- Modify golf hole designs to enhance the golf experience, speed-up the pace of play, and improve the spacing and buffer between golf areas and adjacent residential communities.
- Better align the course with the District's mission to provide native habitat, natural areas, and enhanced environmental results by reducing impervious surfaces and decreasing fragmented natural areas by increasing large blocks of native areas
- Reduce mowed areas, increase wetland acreage and improve the floristic quality of natural areas.
- Update visitor amenities in and around the clubhouse site.





Challenges and Opportunities

Existing Property Challenges

As with any property, renewal and major maintenance items become a major concern in the long term. As the current iteration of Maple Meadows is approaching thirty years old, its infrastructure needs major renewal, its design is outdated, and golf amenities need to be modernized to be responsive to current golfer expectations. Following is a summary of major challenges with the existing property.

- Aging infrastructure. Large rambling bunkers require significant investment in daily labor and materials to maintain good conditions. They need major reconstruction to address failing drainage – and are way past the expected life cycle of 5-10 years. Additionally, the irrigation system infrastructure is past its useful life, and is in need of major renewal.
- Cart paths and parking lot. Cart paths are failing and in need of reconstruction. The parking lot is more than 25 years old and due for renewal, and is situated on an angle that negatively impacts the course's layout and efficiency. Also, an unusable legacy tunnel system that previously allowed golf cart traffic to cross under Dominion Drive is abandoned and needs to be removed.
- Golf hole design issues. The putting greens average around 5,000 square feet in surface area and are undersized based on the volume of play. Fairways are not wide enough for the diverse skill-levels of golfers that play the course, and tees do not provide enough yardage variation for modern golf play.

- Bunker design issues. Design and placement of bunkers is outdated and too challenging for intended audience – the overabundance of bunkers extends pace of play (increases amount of time to complete a round resulting in less rounds played). While Maple Meadows maintains an overall 4-star rating online, repeated complaints occur regarding extended pace of play.
- Routing inefficiencies. The current layout requires several long and indirect journeys for a golfer to get from the green of a hole to the next tee, including a long journey



to the first tee that is impacted by the angled layout of the existing parking lot. The route crosses the private Dominion Drive three times during the span of 18-holes resulting in inherent conflicts, access between the pro shop and first tee is inefficient, and there is no line of sight between the pro shop and first tee.

- Limited practice facilities. There is no practice facility (range) or short-game practice area other than limited practice putting greens.
- Clubhouse. The existing clubhouse was designed in a previous era where the envisioned use of locker rooms and other interior spaces was different. Additionally, the common space in the clubhouse for gathering and food service is dated and the floor plan does not allow for a separation of uses when hosting golf outings and events. The patio area and exterior amenities are limited.
- Proximity between golf areas and residential community. There are several locations throughout the course where errant golf shots bring golfers in very close proximity to private residences and residential common areas.

Existing Property Opportunities

While the District's courses served a broad audience in the past, the true value of the District's courses became clear when it provided a valuable service to the public by providing outdoor recreational opportunities during the COVID-19 pandemic. Golf participation rates surged in 2020 when indoor activities were restricted – and participation in golf at District facilities has continued to increase each year since 2020. This presents an opportunity to serve a new audience that has discovered or rediscovered the benefits of being in nature. In addition, new golf participants are trending younger, which can in turn help to build a whole new generation of land stewards who see the value of nature and being outside.



Improvements to the facilities to sustain high demand and participation as well as to increase the number of rounds played through an improved experience and pace of play makes for a good investment in the long run. A high number of rounds played also generates more cart rentals and merchandise sales. Additionally, improved golf amenities like a more functional clubhouse and halfway house can encourage golfer lingering and increase food & beverage revenues, golf league activity, and event bookings.

The opportunity to better control and manage maintenance expenses is also important to the sustainability of the golf operation. Improvements to the infrastructure and golf hole designs can make maintaining quality conditions more efficient by reducing demands on maintenance labor hours and can also reduce the amount of materials (such as bunker sand, fuel, and turf products) needed to maintain the course. Additionally, opportunities for layout and drainage improvements will help keep the course open longer by

reducing “cart path only” days and allow the course to recover better thereby fostering a higher carrying capacity to support more rounds.

Also, course layout and hole design enhancements can ensure that Maple Meadows continues to attract a broad audience of public golfers into the decades ahead. Technology and updates to golf equipment have changed the distances that golfers can hit the golf ball, making it important to ensure that landing areas, bunkers, and other course features are designed in areas to appropriately challenge better-skilled golfers without being inadvertently punitive to less-skilled golfers. Expanded tee options and improved course architecture can allow a variety of skill levels to enjoy a golf experience that is both playable and engaging.

Finally, improvements to the facilities can also reduce the site’s environmental impact by increasing energy efficiency, generating renewable energy, and providing renewable energy infrastructure, such as electric vehicle chargers, to the public.





The master plan process initiated in 2022 and began with gathering background information, analyzing the property's strengths, weaknesses, opportunities and threats and meeting with internal stakeholders to gather information.

Public Opinion Survey

In March 2022, the project team also prepared an online survey, sent it to current and recent Maple Meadows golfers and posted it online at dupageforest.org.

807 people responded to the survey. 60% of those respondents lived in DuPage County, 35% of respondents were 65 or older, 26% were 55-64 years old, 15% were 35-44 years old, 14% were 45 to 54 years old and 10% were 25-34 years old. When asked their level of golf participation, the top three responses were "I am an avid golfer, playing almost every week each season", followed by "I am a regular golfer, playing several times per month", and "I compete in league play and/or tournaments".

Almost all respondents had golfed at Maple Meadows before (96%), and when those who hadn't golfed there before were asked why, most selected "other" (41%), followed by "it is not close enough to my home or work" (21%), and "it is too expensive" (21%). 14% responded "I don't have enough time and prefer shorter courses", 10% responded "it is not challenging enough", and "it is too challenging" received no responses. Where respondents chose to write in a response to "other", most indicated that they were not familiar with the course. Of those who had played at Maple Meadows before,

42% indicated that they play at Maple Meadows 1-3 times per year, followed by "more than 6" (28%), "4 to 6 times" (23%), and "less than one time" (7%).

Below is a summary of key questions and responses in the survey:

- What do you value about Maple Meadows? The most popular response was "convenient location", followed by "good value" and "good layout". Less popular responses were "availability of tee times", "pace of play", "none of the above", and "other".
- Why do you play golf at Maple Meadows? Respondents were asked to pick their top three reasons. The most popular response was "fun", followed by "social time with friends and family", "exercise and health benefits" and "to get outside in nature". Less popular responses were "competitive golf", "golf outings" and "business networking".
- What do you think of the existing course layout? The most popular response by far was "Many of the holes are good, but a few golf-hole redesigns or layout improvements are needed" (68%), followed by "fun and enjoyable" (24%) and "it needs a complete renovation" (6%). Just over 1% of respondents indicated that the course is "too easy", and less than 1% responded that it is "too hard".
- Check any and all improvements that would influence you to play more golf at Maple Meadows. The most popular response was "improved layout", followed by "better course conditions", "faster pace of play", and "a

more ecologically friendly course”.

- What would you like to see more of at Maple Meadows? The most popular response by far was “practice facilities”, followed by “more amenities”, “naturalized plantings”, “birds and wildlife”, “short course options”, “off-season recreational opportunities”, “golf education programs” and “nature education programs”.
- What improvements would you like to see in food and beverage offerings? The two top responses were “more on-course options” and “enhanced outdoor patio space”, followed by “I am happy with the current offerings”, “more quick service options”, “healthier menu items”, “upscale dining” and “expanded banquet facilities”.
- In addition to golf, what value does Maple Meadows provide? The top two responses were “open space protection” and “habitat for plants and animals”. This was followed by “clean air and water”, “off-season recreation like hiking, bird watching and cross-country skiing” and “a location to provide other forest preserve educational programming”.

Concept Development

After reviewing results of the survey, multiple concepts were developed for course improvements. The concepts were variations on four themes:

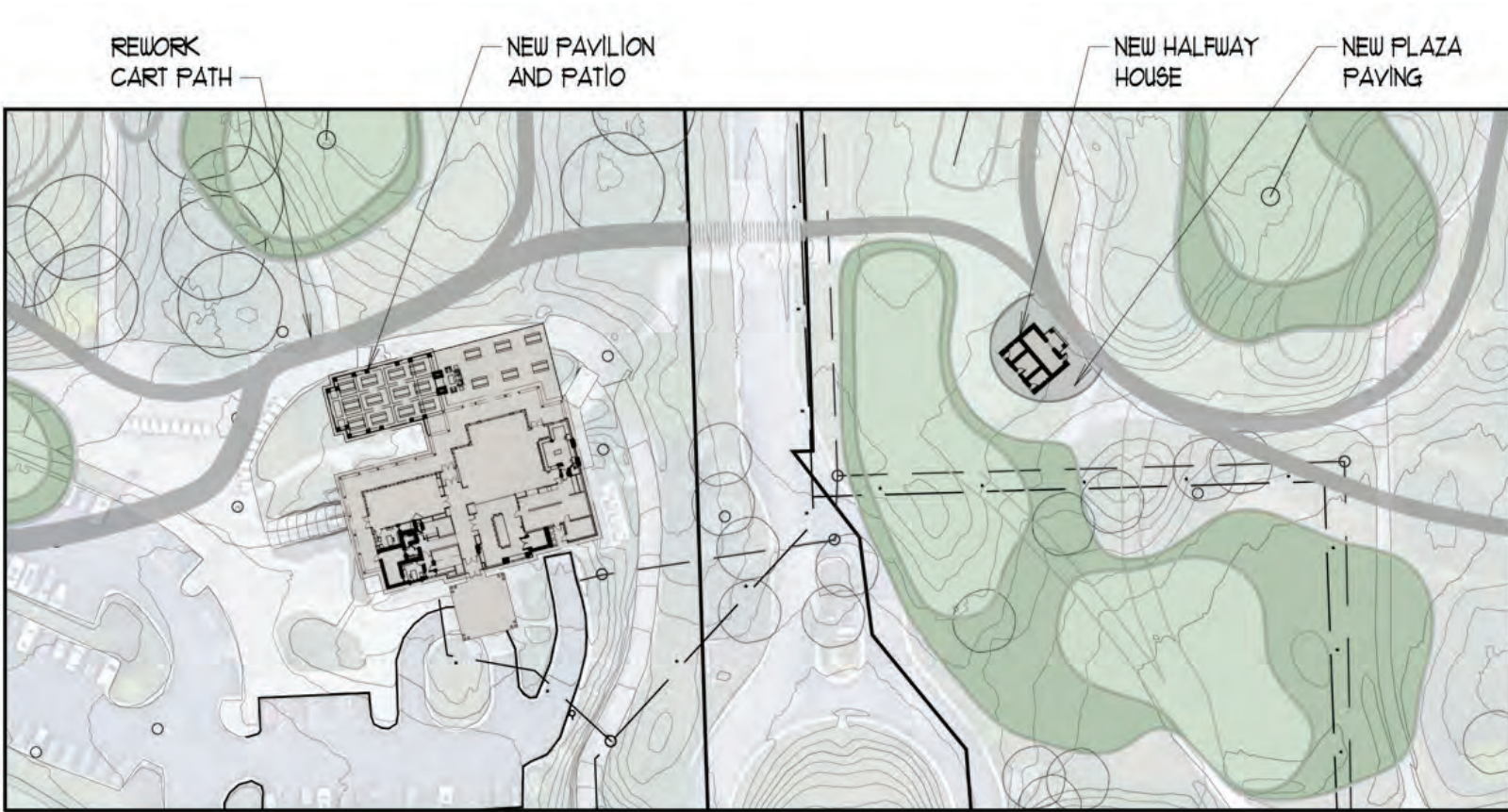
- Baseline Improvement.** These options keep the holes intact, but include full bunker renovations, minimal tee improvements, cart path reconstruction, minor shaping and restoration, and full irrigation improvements. No improvements are made to practice amenities or existing circulation issues.
- Enhanced baseline improvement.** These options reroute holes 1, 2 and 3 to accomplish a simpler starting sequence and include full bunker reconstruction, minimal tee improvements, full cart path reconstruction, full irrigation improvements and expansion, and minor shaping and restoration.
- Fully enhanced golf course.** These options include more significant changes to the course with some golf hole relocations, better clubhouse site planning, parking lot enhancements and reimagining of southern pond network in addition to baseline improvements.
- Full golf course re-invention.** This option includes full renovation of the facility, including re-routing of the course in addition to baseline improvements.

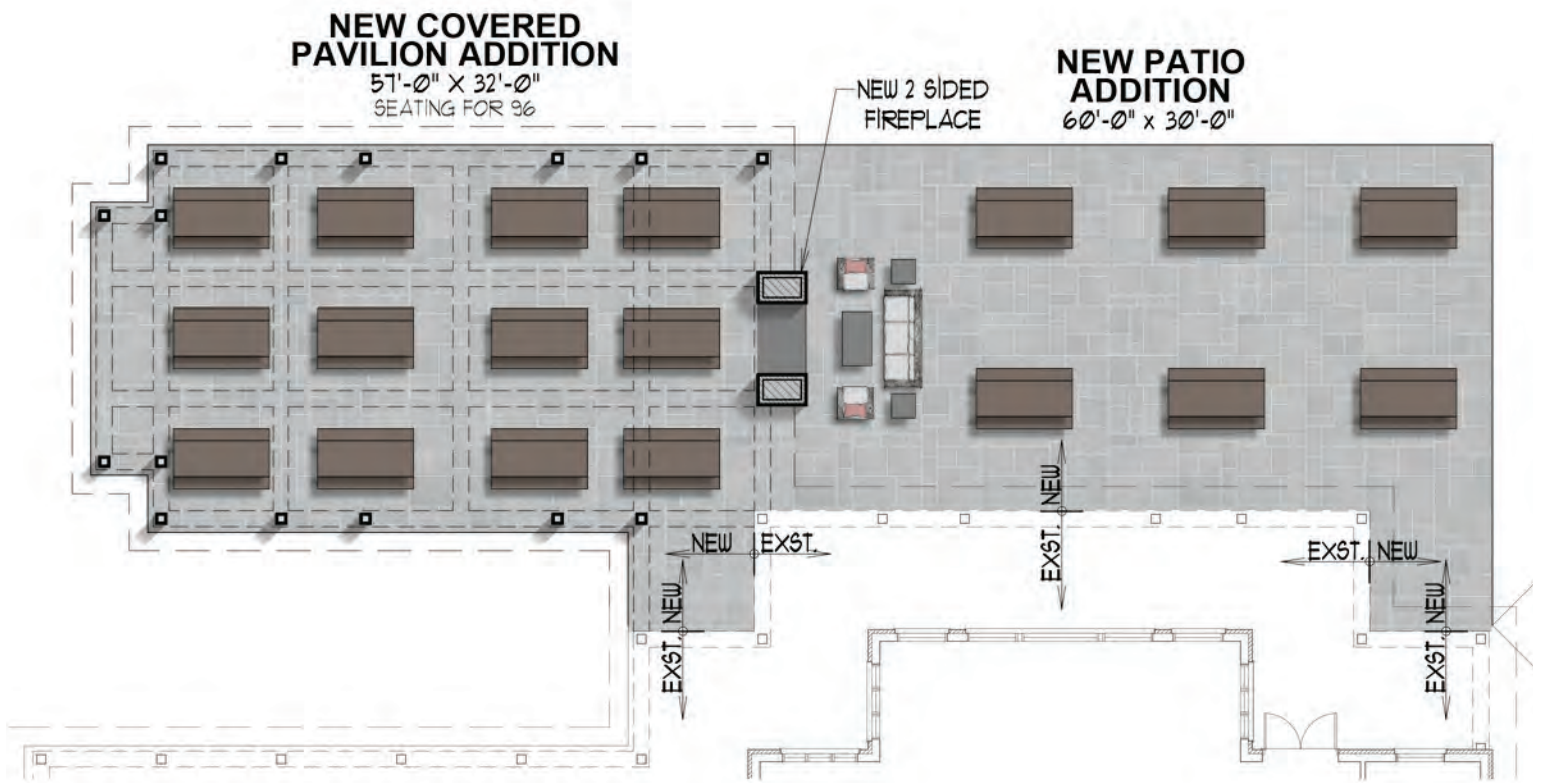


Clubhouse Improvements

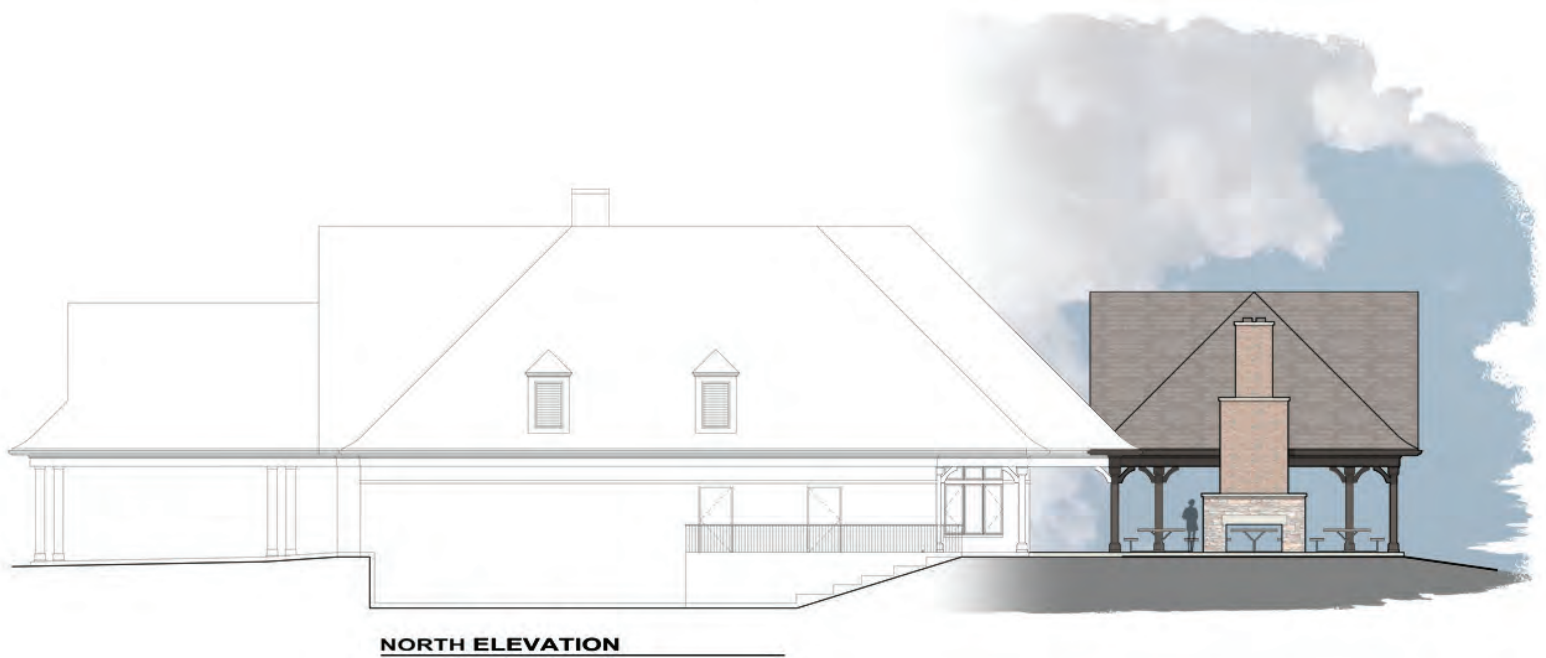
In addition to developing concepts for the course, the District also engaged an architect to look at modifications that could be made to the clubhouse to provide efficiencies and better flexibility in the clubhouse space, modernize its layout and provide additional covered patio space. The concept relocates the bar and office space to provide a larger flexible gathering space and better flow.

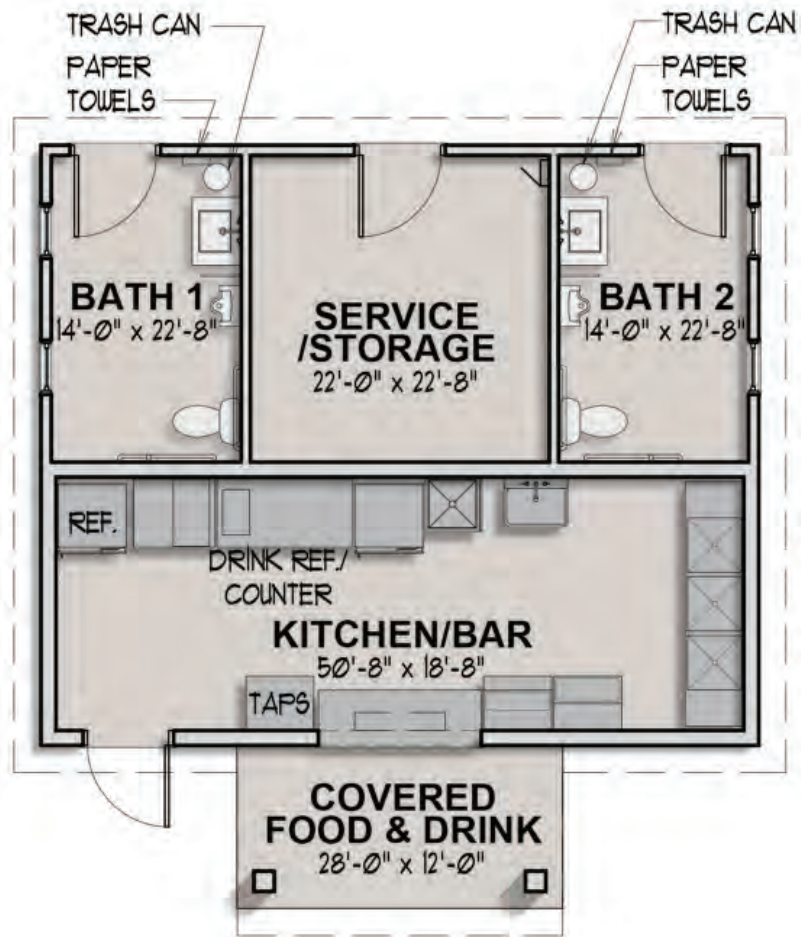
The architect also prepared a concept for a halfway house and concession building that would be near the practice area and holes 9 and 10, north of Dominion Drive. A halfway house in this location prevents the need for golfers to cross Dominion Drive back to the clubhouse halfway through their round and provides more food and beverage options and increases operational flexibility.



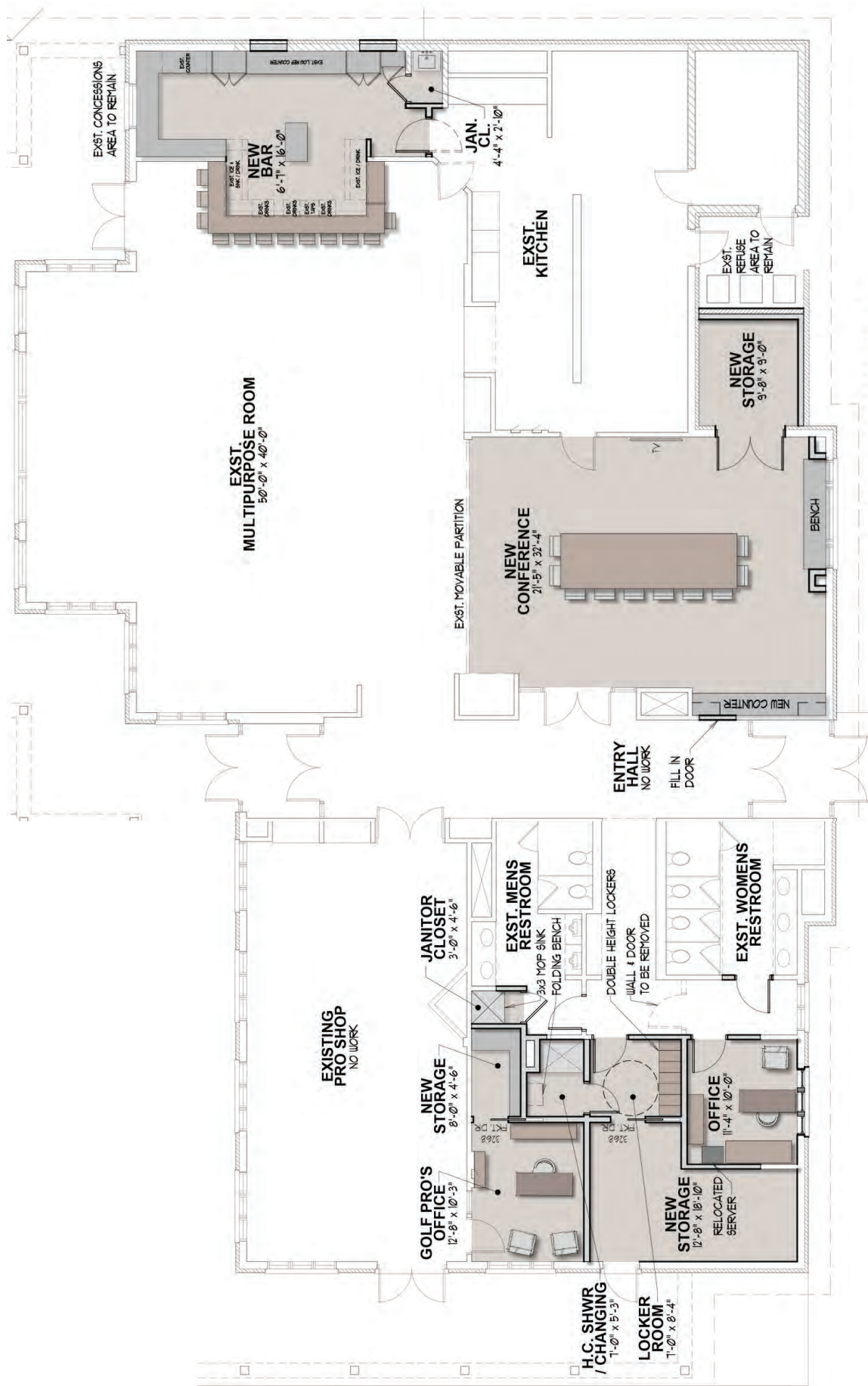


WEST ELEVATION





**HALFWAY HOUSE
FRONT ELEVATION**



Public Engagement

During concept development, staff met with internal and external stakeholders to discuss potential improvement options to gain a better understanding of the feasibility of the various ideas reflected in the concepts. This included meeting with DuPage County Stormwater Management staff to better understand the implications of modifications to wetland areas and with the Dominion Homeowners Association with responsibilities for the roadway to understand the impacts of routing on the private drive.

Finally, a public open house was held on October 25, 2023 at the Maple Meadows clubhouse from 6-8 pm. Approximately 50 people attended the meeting, which included a presentation by staff and the golf course architect, and question and answer period.





Plan Recommendations

After analyzing and evaluating the site's physical conditions, challenges and opportunities, as well as feedback from stakeholders, a final concept was developed that fully enhances the golf course but does not completely re-invent the course. It includes the following recommendations:

Course design and operational improvements:

- Modernize the golf infrastructure, including installing a more targeted and efficient irrigation system, new cart paths, and better drainage to improve course conditions and reduce water consumption.
- Modify hole designs to improve pace of play, strategy, and playability. Expand the surface area of greens to better accommodate options for hole locations and a high volume of play. Expand tee options to provide more yardage variance for golfers of different skill levels.
- Reduce the number and size of bunkers. Simplify features to reduce maintenance demands (reduced fuel, labor, turf supplies).
- Realign parking and rearrange the course routing to provide better access and visibility between the first tee and the pro shop.
- Expand short-game practice area amenities.
- Decrease the number of crossings of Dominion Drive.
- Simplify and shorten the routes from greens to the next tee to reduce the distance between holes, speed up pace of play, and improve walkability.
- Adjust target lines and landing areas in existing golf corridors and enhance the spacing and buffer areas between golf areas and the adjacent residential communities.

Amenities improvements:

- Modify clubhouse floor plan to provide additional flexibility in interior spaces and better options for gatherings of multiple sizes and meetings.
- Reconfigure the clubhouse bar area for better traffic flow and enhance restaurant amenities.
- Provide a covered outdoor patio space pavilion with outdoor fireplace and enlarged patio to expand options for outdoor dining and group gatherings.
- Install a halfway house with restrooms and concessions by the 10th tee and short-game practice area.
- Implement system and equipment improvements to increase energy efficiencies.
- Install a restroom on the west side of the property near 15th tee (future consideration).

Natural Area improvements:

- Reduce fragmented out of play areas and consolidate into larger blocks to increase habitat value.
- Improve floristic quality in wetland areas.
- Convert managed turf areas to native areas to reduce the amount of herbicide and fertilizer needed and increase acres of native habitat.

Renewable energy infrastructure improvements:

- Mount solar panels on the roof of the outdoor pavilion to generate renewable energy.
- Provide electric vehicle chargers in the parking lot.



Card of the Course	Out	In	
1	355	4	10 400 4
2	150	3	11 555 5
3	480	4	12 365 4
4	435	4	13 205 3
5	515	5	14 300 4
6	190	3	15 520 5
7	415	4	16 215 3
8	175	3	17 420 4
9	510	5	18 360 4
3225	35		3340 36
			6565 71

Maple Meadows Golf Course

Master Improvement Plan





Cost Estimates and Phasing

A phased approach to implementing the project is recommended including a first phase that would include golf, natural area and parking improvements. A second phase, that could be completed later, includes the improvements to the clubhouse, the outdoor pavilion and patio, halfway house, and renewable energy enhancements.

Cost estimates were developed for the recommended concept and include the following:

Item	Cost*
Golf/Natural Areas/Parking	
Irrigation system replacement	\$2,850,000
Cart path replacement	\$400,000
Earthwork, site preparation, golf features and natural areas	\$4,400,000
Parking lot replacement and renewal, and parking lot lighting	\$1,950,000
Tunnel removal and restoration	\$225,000
<i>Subtotal Golf/Natural Areas/Parking</i>	<i>\$9,850,000</i>
Clubhouse/Concession/Green Energy	
Clubhouse renovations, pavilion and halfway house	\$1,500,000
Renewable energy enhancements	\$1,100,000
<i>Subtotal Clubhouse/Natural Areas/Parking</i>	<i>\$2,600,000</i>
<i>Total Hard Costs</i>	<i>\$12,450,000</i>
<i>Soft Costs including fees, permits, bonds, contingency, etc. (25%)</i>	<i>\$3,110,000</i>
Grand Total	\$15,560,000



Appendix A

Maple Meadows Golf Course Master Improvement Plan

Maple Meadows Golf Course Master Improvement Plan



Prepared for:
Forest Preserve District
DuPage County



**Forest Preserve District
of DuPage County**

Prepared By:



**MARTIN
DESIGN
GOLF**

Date:
11/10/23



PREFACE

In 2021, District staff determined that Master Planning shall occur at all the Forest Preserve District properties. In February of 2022, the District Board approved a contract with Martin Design Golf to review Maple Meadows Golf Course - the existing course layout and conditions, analyze site opportunities and constraints, explore multiple routing options, prepare a base map, gather input from stakeholders and prepare improvement options for discussion and review.

That process has yielded a Master Improvement Plan that will enable Maple Meadows Golf Course to thrive and benefit golfers and the surrounding communities for years to come.

Introduction and Intent

The intent of this Master Improvement Plan is to thoroughly understand and analyze the issues, challenges, strengths, weakness, and opportunities that exist for the improvement of Maple Meadows Golf Preserve.

The first section of this Master Improvement Plan document will illustrate and highlight details of the final plan. The second section will discuss the Phase I process that has produced a logical and attainable improvement plan.

History

The history of Maple Meadows is quite robust.

Maple Meadows was originally part of Brookwood Country Club and was operated from the east side of Addison Road. A number of significant property disruptions and developments lead to the most recent version of Maple Meadows in 1994. They include: Dominion Development and Dominion Drive fractured this property; The Draper Group was close to developing the property; and Massive amounts of spoil from the excavation of the Wood Dale Itasca Reservoir were placed in the southeastern portion of the property.

In 1994 the most recent version of Maple Meadows was constructed and has been operated in that configuration since.



Current Conditions.



Golf Course Review and Analysis

Layout/Routing – is undeniably fascinating and there is much to like about Maple Meadows character and general ambiance. But a more detailed look the layout of holes leaves much to question. The starting holes reside on the north side of Dominion Drive, allowing very little control from the clubhouse and requiring walks or rides to start. This can certainly be addressed with more control at that point, but additional control is additional cost.

Holes are stretched and sometimes stuffed into positions with forced doglegs around trees, water features or bunkers. Many hazards lie in awkward positions on top of grades with little visibility or in flats with little definition. Holes are routed into or against features causing challenging circulation, walk-backs [after completing a hole the golfer must return to a place recently traversed] and access.

The routing provides for groupings and sequences of holes in various sections of the property. Holes 1-3, 10 reside together, then holes 4-9, 17 and 18 are in the southern section of the site. Holes 11-15 twist through open sections of the western portion of the property and holes 15 and 16 link back to the southern section. Holes are widespread and scattered.

However, there is wonderfully rolling topography that exists. Whether natural or contrived, this topography has interesting potential. Unfortunately, the existing routing plan does not take advantage of many of those features. For instance, hole 10 has a fairway that tilts significantly toward a wetland against the dogleg and the green is located away from a unique topographic feature without exposure to that feature. And water features on holes 4, 5, 6 are pockmarks with little strategic or aesthetic value.

Greens - are good, and well-conditioned, but are quite small considering the scale of the property and the usage of the golf course. Undersized, these greens average about 5,000 sf. but many have green surrounds [chipping areas and approaches] that increase the effective size of the green setting. Bunkers are not sited close to greens further expanding the green surround square footage. Contours are positive on the greens, many with long slopes and reasonable pin positions. But these small greens do not allow for those contours to be utilized fully.

Fairways – are not wide enough for the clientele [mid-range golfers with scattered shot patterns] or scale of the property. The slopes of fairways are well pitched, sometimes toward unplayable / out of play grasses are close to playable areas. The out of play/native areas have been moved back considerably.

Tees – are generous, but not substantial enough for the play that Maple Meadows receives. Tees are irregular shaped and do not provide sufficient yardage variation.



Bunkers – are massive and the dominant feature on the golf course. There are too many bunkers and they are often oversized. Big bunkers are necessary for a site with this scale and aspect, but rambling bunkers that cause undo challenge for less-able golfers does little for golfer enjoyment, increases pace of play and places a burden on maintenance.

Drainage – Overland is present, but more clarity and outlet precision is necessary. There is a lack of widespread underground drainage strategy. Holes 7, 15 and 17 have significant drainage issues post rain event.

Rough – is limited. When this golf course was developed, out of play areas bordered the fairways tightly, requiring little or no rough. Much of that out of play area has been pushed away from in-play positions. However, the extent of fairway and rough is still insufficient.

Trees – have an enormous impact on this golf course. There are few trees, and tree clusters, but the groves and groupings provide the feel and character of Maple Meadows. There have been tree plantings that are impacting play, like many golf courses of this vintage, and some of those plantings are non-native. That said, the overall theme and character is defined by the meadow/tree line interface.

Irrigation – system is a typical two-row system, but this system is now approaching 30 years old. There are two pump systems, one for the north – supplied by the pond in the northeast corner – and one in the south, supplied by the pond[s] on green 7.

Circulation – systems are fragmented and require clarity. There are disorienting paths and multiple routes for many locations, increasing golfer confusion. The paths are old in disrepair.

Practice Facilities – Practice Green resides on the north side of Dominion Drive. No range or short-range facilities exist.

Clubhouse Site, Surrounds & Parking – offer the bare minimum. Parking is sufficient for most daily play but overflowing when events or weekend traffic peaks. The parking is sited on an angle that is not an efficient use of space, requiring circuitous path systems to reach practice areas or tees, and limiting easy expansion of clubhouse site amenities.

The back of the clubhouse site is concealed / obscured behind golf course grades and does not offer any compelling views of the golf course. Furthermore, because of the locations of pro-shop, holes 1, 9, 10 and food services, the back of the clubhouse provides extensive traffic and circulation. These too, limit any clubhouse area programming or amenity expansion.



The carts are housed in the basement of the clubhouse requiring ramps that disrupt clubhouse area surrounds and traffic patterns. Additionally, the tunnels that existed for access under Dominion Drive require repair or elimination.

Strengths, Weaknesses, Opportunities and Threats

The following can be considered a summary of Facility Strengths, Weaknesses, Opportunities and Threats.

Strengths

- Accessibility/Location
- Visibility
- Big, wide, spacious
- Atmosphere, ambiance, character - Meadow
- Loyal customer base
- Strong golf course, Challenge
- Ease of entrance, parking
- Condition

Weaknesses

- Opening holes remote
- Crossover at 3 to 4 and 9 to 10
- Number and size of bunkers – too many bunkers
- Bunker Condition/infrastructure
- Spread out / holes seems distant and detached / unrhythmic
- Very challenging with small greens, large rambling bunkers and subject to wind.
- Routing is loose / wasted space – green to tee relationships are too far & retention / detention ponds are not consolidated.
- Limited clubhouse site capabilities
- Lack of practice
- Cart paths are deteriorating
- Pace of Play is slow due to proximity of native landscape near golf holes and because the routing plan calls for Dominion Drive to be crossed 3 times.
- Length [(6,400 yds+) – this could be an opportunity]

Opportunities

- Improve playability
- Add practice opportunities
- Improve circulation
- Define market appeal
- Maximize use
- Simplify circulation
- Maximize environmental benefit



- Restore green sizes – or make the greens compatible with the scale of the property.
- Closing/potential loss of nearby golf courses [White Pines] offers possible golfer migration.
- Clubhouse site improvements to encourage lingering
- Improve the Brand

Threats

- Pace of Play
- Aging infrastructure
- Lack of practice
- Lack of Clubhouse lingering
- Diminished customer satisfaction

Project Improvement Guiding Principles

Recognizing multiple needs and opportunities for improvement, District staff sought to develop a Maple Meadows Golf Course Improvement Project that would:

- Modernize the infrastructure of the golf course.
- Advance the efficacy of the operations, and
- Improve the efficiency of maintenance.
- Improve pace of play, strategic and aesthetic enjoyment for golfers.
- Provide opportunities for “greener,” environmentally friendly maintenance practices.
- Expand Environmental benefit.
- Identify opportunities for practice and golfer lingering.

Project Mission

This Master Plan is intended to Improve Maple Meadows Golf Course for generational appeal to a wider market segment with modernized infrastructure, effective operations, efficient maintenance and expanded environmental benefit while clarifying the existing character and aesthetic of Maple Meadows.



Initial Concepts & Review

We have prepared numerous concepts for review. Our intention was to illustrate a range of options, from minimal to more robust and significant. Our baseline improvements [Concept 1 (C1)] includes full bunker renovations, cart path improvements, drainage, green restorations and full irrigation improvements. Subsequent concepts [Concepts 2-15] illustrate adjustments to the routing plans, lake consolidations, better overland drainage, simplifying circulation and improvements to paths, as well as landscape management.

Maple Meadows Concept Review Meeting 4/5/22

Attendees: Ed Stevenson, Andrew Brown, Luke Strojny, Brock Lovelace, Jessica Ortega
Plan options were presented and included:

- Baseline improvements [no routing changes]
- Minor and more substantial Routing adjustments and hole realignments
- Plans that included improved practice short range/chipping and practice putting
- Plans that included a limited practice range
- Plans that included a substantial practice range, a nine-hole regulation course, 9 hole par 3, 3-hole practice and short range/putting area.
- Plans that had holes 9 and 18 finish more directly at the clubhouse.
- Plans that showed how revisions to the parking lot layout would improve the clubhouse surrounds.

Those plans were presented to the staff for initial review and determination of general reactions to concepts. The following are general conclusions:

- A baseline investment of \$4.5m is minimum for simple bunker & path improvements, full irrigation upgrades, improved drainage and some minor grading and reshaping. No greens, no re-grassing and can be considered a very minimal improvement plan. No changes to hole locations. No improvements to provide environmental benefit.
- Upgraded practice is necessary and Practice range desirable. It has not been determined to what degree of practice is practical considering the spatial requirements. A sufficient practice range [300 yds deep with large {25,000 sf min} grass surface and all weather tee] will not allow for 18 holes of regulation.
- A sizeable, large range will allow for a 9 hole regulation, 9 hole par 3, 3 hole practice course.
- It is beneficial if Hole 1 started on south side.
- Add a ½ way house at cross-over 6 to 7 and 9/10 – this creates only one cross of Dominion Drive [6 to 7].
- It is desirable having a practice green outside of clubhouse dining.
- Parking can be moved/re-oriented if gained space is utilized effectively.
- Hole 15 should be moved from current position [low area] and address drainage issues on 7 and 17.



Concept Refinements

Based on comments and discussions, additional concepts were developed. Those concepts illustrate how a second Dominion Drive crossing could benefit the finishing holes. Concepts 23 & 24 were delivered on April 13 for staff review. The staff met again on April 14 to review concepts and provide feedback. Notes are offered below:

- Golf Course Concept review:
 - All cart paths should be re-done, but if subbase can be salvaged and path re-milled and paved, that would be preferred.
 - Walk from current 3-4 is a top issue that needs to be remedied.
 - Cart path on the west side of hole 17 – neighbor conflicts.
 - Concept 2 – hole #16 layout is not preferred.
 - Starting at hole 1 on south side of clubhouse is desirable – sight line from the clubhouse is a benefit. Moving the parking lot to make this happen makes sense.
 - A concession building on the north side of Dominion Drive is a plus. Could allow for more gathering / lingering space, etc. when paired with practice area
 - Tee location and warm-up green for hole 1 as shown in Concept 23 is good. However, can the tee be moved back some and practice green shifted without endangering parked cars in the lot?
 - Hole 4 as shown on Concept 23 – boardwalk/bridge is not preferred – can the cart path be moved some north to eliminate a boardwalk/bridge? Tee for hole 5 could also be moved west?
 - Concept 23 – cul-de-sacs not ideal.
 - Gas pipeline on site – do not do any cuts over the pipeline – fill ok.
 - Removing tree line at edge of “Draper” property is a plus.
 - Enhanced short game on the north side and adding a concession building is a plus.
 - Like the idea of eliminating golf on the south side of the housing development.
 - Space created at northwest corner could be good for turf nursery, other operational “back of house” needs.
 - Will need space / location on west side of property for portable restrooms, other temporary beverage service.
 - Impacts within 50’ of wetlands will be considered a wetland buffer impact.



- Concept 22
 - Little ponds are not preferred
 - Double path not preferred
 - Space created by I-290 could be utilized for “back of house” needs
 - Walk from hole 1 to 2 is long
- Clubhouse
 - Need to increase capacity to better accommodate outings
 - Instead of a separate shelter, would rather add additional covered patio at the existing clubhouse, or a shelter on the west /southwest side directly adjacent to the clubhouse
 - Shift / nudge cart path behind clubhouse to the west to allow more lawn area / patio area covered patio area
 - Need to reorganize space in the clubhouse for better efficiency/utilization. Walkways into the back of the clubhouse need to be more direct and intuitive. Better pull-off parking aligns cart path to get to walkways.
 - Need to allow foot traffic to get from north end of parking lot to the Dominion crossing for customers parking and walking directly to short game area.
 - Need to address tunnels.
 - Eliminated wasted paved space near the clubhouse.

Preliminary Recommendations

We have reviewed a variety of improvement options and selected a few options from a variety of the concept development plan that best fit the Forest Preserve’s goals and objectives, and the detailed mission of this project. These options will be refined into one final plan that can be reviewed to determine if the Project Mission and Project Goals have been satisfied.

A concept plan [25] was developed to address the above issues. Additionally, it was considered that an option to remove the bottleneck at the south end of the property should be reviewed. This concept shows hole 15 playing to the Dominion Drive Condo area, but hole 16 turning north as a short par 3. Hole 17 would be a par 3 playing east across a native wooded area and then a second Dominion Drive crossing would be introduced to reach hole 18.

Also, holes 1-6 would be refined so that golf holes would not be sited alongside the Dominion Drive Condo Association properties. Hole 5 would dogleg away from those properties, over the drainage swale twice. Hole 6 would play from the existing 17 green to the current hole 9 green as a medium length, uphill par 4. Holes 7, 8, 9 and 10 would



be located to the north of Dominion Drive with a small food service shelter along with an expanded short game practice area.

This concept achieves a number of stated goals. It reduces the Dominion Drive Crossings; improves circulation efficiencies; improves practice areas and consolidates the golf holes for more effective maintenance. Mostly, it moves golf away from the interior property owners and allows buffer areas to be established.

It was concluded that Concept 1 and Concept 2 would be used as baselines to better understand other concept benefits. Concept 4 and Concept 25 have been selected for more refinement and comparison for costs, benefits and goal achievement.

Concept Comparisons

To fully understand the impacts of cost for any improvement option it is necessary to review what baseline costs are necessary to upgrade the existing facility. These baseline improvements are vital to upgrade the basic infrastructure and playability to a minimum standard for modern golf.

Concept 1

Baseline Improvement Costs

This plan illustrates minimal changes to the golf course and improvements necessary to update and upgrade those items that are failing.

- Golf Construction: Bunkers [full-no liner]; Tees [minimal]; Cart Paths [full]; Irrigation [full]; minor shaping and restoration.
- Holes remain in-tact.
- No improvement to practice or circulation issues.

Concept 2

Enhanced Baseline Improvement

This plan illustrates minor changes to the golf course as well as upgrades and updates to infrastructure.

- Golf Course Construction to Bunkers [full w liner], tees [minimal], cart paths [full], irrigation [full- moderately expanded], minor shaping and restoration.
- Holes 1, 2 & 3 are rerouted to accomplish a simpler starting sequence.

Concept 4

Fully Enhanced Golf Course

This plan illustrates more significant changes to the golf course with some relocations of golf holes, better clubhouse site planning, parking lot enhancements and a reimagination of pond network at the southern end of the property.



Concept 25

Full Golf Course Re-invention

This plan is a full renovation of the facility, including but not limited to a re-routing of the golf course and full renovation to as aspects of the facility to achieve long-term sustainability.

Both Concept 4 and Concept 25 provide the following:

- Golf Course Construction: Full renovation of Greens; Tees; Bunkers; Cut/Fill, Grading, Feature Shaping and Drainage; Irrigation [full – expanded]; Seeding, Sodding & Restoration; Tree Clearing & Debris Removal; paths and improved drainage.
- Environmental Impacts & Improvements
- Clubhouse area Improvements:
- Parking lot adjustments to accommodate easier starting holes and better circulation at the turn
- Routing adjustments away from the Dominion Drive Condo Association allowing buffer between golf and residences.

Concept Refinements

Based upon those meetings, C4 and C25 have been refined to better understand the turf and native area characteristics and impacts. To better understand the value provided for natural resources, Mdp calculated the preliminary areas for specific items to show the benefits of each plan. Results were provided to staff in January 2023.

	<u>Existing</u>	<u>C4</u>	<u>C25</u>
Maintained Turf	109.5 Ac.	92.9 Ac.	89.3 Ac.
Cart Paths	5.2 Ac.	4.6 Ac.	4.6 Ac.
Clubhouse Area	3.7 Ac.	3.7 Ac.	3.7 Ac.
Native/Out of Play areas	44.6 Ac.	62.4 Ac.	60.2 Ac.
Wetlands	8.2 Ac.	8.2 Ac.	13.6 Ac.
Open Water	8.0 Ac.	7.4 Ac.	7.8 Ac.
Total Site 179.2 Ac.			

As outlined, the maintained turf is reduced significantly [15-19%] and native/out-of-play areas increase by more than 30%. And Concept 4 increases the total native/OOP area on the site by approximately 18 Ac.



Additional Recommendations: Tunnel Abandonment at Dominion Drive

Two options have been reviewed for abandoning the Dominion Drive tunnels at Maple Meadows.

Option 1 - Maintain Grade over Watermain – This option maintains existing grade over the water main, preventing the need for replacement. The grades are very tight along the parking lot potentially requiring soil reinforcement or retaining wall rework.

Option 2 - Relocate Watermain – This option requires the addition of fill on the south side of Dominion to soften grades, but would trigger the need to replace the main due to it being in excess of 12' deep.

Option 1 is recommended. Just softening the grades between the parking lot and Dominion does not justify the cost of replacing the water main and taking ownership.

Recommendations

After assessment of the plans generated, The Team favored Concept 4 for additional refinement. Concept 4 addresses the guiding principles and Mission Statement in the most comprehensive and efficient manner possible.

Maple Meadows Golf Course Improvement Plan will:

- Modernize the infrastructure of the golf course.
- Advance the efficacy of the operations, and
- Improve the efficiency of maintenance.
- Improve pace of play, strategic and aesthetic enjoyment for golfers.
- Provide opportunities for “greener,” environmentally friendly maintenance practices.
- Expand Environmental benefit.
- Identify opportunities for practice and golfer lingering.

This proposed Master Plan will Improve Maple Meadows Golf Course for generational appeal to a wider market segment with modernized infrastructure, effective operations, efficient maintenance and expanded environmental benefit while clarifying the existing character and aesthetic of Maple Meadows. This plan offers an improved ‘better version’ of Maple Meadows.





Result

This proposed Master Plan fulfills specific goals including.

- Expands and consolidates golf and native areas - Compress golf into larger areas while simultaneously expanding native areas with more efficiency and benefit.
- Use higher, better draining ground for golf while incorporating natural drainage areas into the native/low-lying areas.
- Reduces overall managed turf areas.
- New, more targeted and efficient irrigation system.
- Provides better distance and native buffers between Dominion Condo Residences and golf.
- Simplifies circulation, including:
 - Reduces Distances between Greens and Tees and Simplifies golfer circulation throughout the property
 - Reduce Crossings at Dominion Drive from 3 to 1
 - Reduces golfer interface with Dominion Residences.
- Realigns parking and improves operational effectiveness of clubhouse site.
- Improves efficiency of the clubhouse site & wayfinding
- Expands practice Area [2] and simplifies clubhouse area circulation & access.
- Improves views across the site by systematically removing undesirable and non-native trees from the site, views will be enhanced. This will also lead to improved maintenance.
- The golf course is lengthened from the back tees and simultaneously provides more variation for golfers of all capabilities. Approximate yardages shown below.
 - Back Tees 6,600 yds
 - Middle forward Tees 6,100 yds.
 - Middle Tees 5,600 yds.
 - Middle Forward 5,100 yds.
 - Forward Tees 4,700 yds.



Next Steps

Upon approval of the Master Improvement Plans by the Forest Preserve District Board, Martin Design and will begin Design Development for the Golf Course Features and detailed site engineering. Upon completion and approval of the Design Development and Construction Plans, the team will submit appropriate permits and finalize documentation readying for the bid process and subsequent construction.

Project Completion

We have outlined a strategy to meet the goals of the Forest Preserve District of DuPage County for this unique project to generate a Golf Preserve that will function at a high level, both recreationally and environmentally. These improvements will create a more varied and efficient facility that will appeal to a broader golfing constituency and will intend to improve the efficiency of the golf operations while increasing recreational opportunities.

This Master Plan is a development strategy that will meet the specific goals outlined and, when implemented, result in a largely successful project. The long-term advantages of this project will be evidenced on a yearly basis as this project matures and provides multiple benefits to the environment and to many citizens of the area, DuPage County and golfers of Maple Meadows.

Thank You

Martin Design Partnership and our design team would like to thank those who aided in the preparation of this Master Improvement Plan. We look forward to working together to complete this noteworthy project.

It is hoped that the efforts of these individuals and the Martin Design Partnership has developed a comprehensive vision for the ultimate improvement of this improvement project.

Gregory E Martin, President
Martin Design Partnership, Ltd.



Appendix B

Design Studies for Maple Meadows Golf Clubhouse



Design Studies for
DuPage Forest Preserve
Maple Meadows
Golf Clubhouse

April 04, 2023



charles vincent george
ARCHITECTS

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1	Executive Summary & Existing Conditions
2	Clubhouse Additions and Remodeling Design Solutions
3	New Halfway House Design Solutions
4	Cost Estimates



1 Executive Summary & Existing Conditions



1 Executive Summary & Existing Conditions

In late 2022 Charles Vincent George was contracted to provide Design Studies and Cost Estimates for the Maple Meadows Golf Club in Wood Dale, IL. The study included both additions and remodeling of the existing Clubhouse and the design of a new free standing Golf Course Halfway house immediately North of the Clubhouse.

Clubhouse modifications included the following:

1. The addition of a roofed outdoor pavilion and adjacent patio to add an outdoor event area that could be used to expand event capacity of the club during the golf season.
2. Conversion of the existing bar and adjacent administrative offices into a more useful Conference center.
3. Relocating the Bar to the North end of the existing multi-purpose room to allow direct walk-up seating serving the multi-purpose room that would also connect to the walk-up concessions for golfers to allow combined staffing for both bar and golfer concession servicing.

4. Redesign and reduce the size of the existing Clubhouse Locker Room facility to create space for the following:

- a. Relocated Administrative Office
- b. Expansion of Pro's Office
- c. New Pro Shop Storage
- d. Expanded Unfinished Storage
- e. Reduced Locker Room.

New Halfway House

1. Provide new Halfway house similar to existing halfway house currently on the adjacent Oak Meadows course in conventional frame construction. The Halfway House to include the following:

- a. Concessions area similar to adjacent course halfway house.
- b. 2 full toilet rooms
- c. Misc. storage and mechanical space.

Existing Conditions

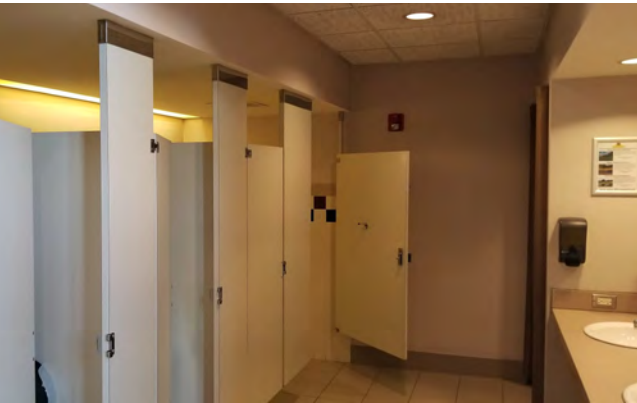
Clubhouse

Currently the existing clubhouse has no individual meeting space, not enough upper floor storage and too much space dedicated to locker rooms that go unused. The concepts attached to this report plan to reallocate the spaces to provide more usable space in the club.

1. **Locker Rooms** – Currently the locker rooms are very lightly used by golfers and when used, hardly ever for showering. The rooms are more often being used for storage.



2. **Existing Bathrooms** - Although dated are in good condition and more than sufficient to handle the club needs.



3. The Pro Shop & Offices

The Pro Shop is full of merchandise with no room for storage, the stock ends up cluttering the Pro Shop space and the Pro's office which is already too small to function efficiently.



4. Existing Bar

The existing bar is tight but, has all the necessary equipment to facilitate the needs of the club



5. Back Kitchen/Concessions

Currently the Golfer walk-up concession window is isolated down a back hall from the kitchen and therefore hard to staff adequately. Additionally, the doors on the right side of the adjacent photo are storage rooms that were originally designed as exterior toilet rooms that were never constructed. The storage room is used for chair and table storage for the multi-purpose room and therefore not ideally located.



6. **Administrative Offices** - Some administrative staff are intended to be relocated and only one administrative office is needed. The office can be significantly reduced in size.

7. **Covered Refuse Area**

The Club currently has a roofed covered refuse storage area on the front of the Clubhouse that is oversized for the function of hiding the Waste containers from public view. As a result, it currently is a catch-all for miscellaneous items that could be either discarded or stored elsewhere.



8. **Exterior Space**

Currently the rear patio of the club has a minimal colonnade that offers only small sitting and table areas for golfers to enjoy outdoor dining and cocktails. The exterior patio areas do not operate well for larger gatherings. There is a wide area of greenspace that is open that can be converted to a more event style space.



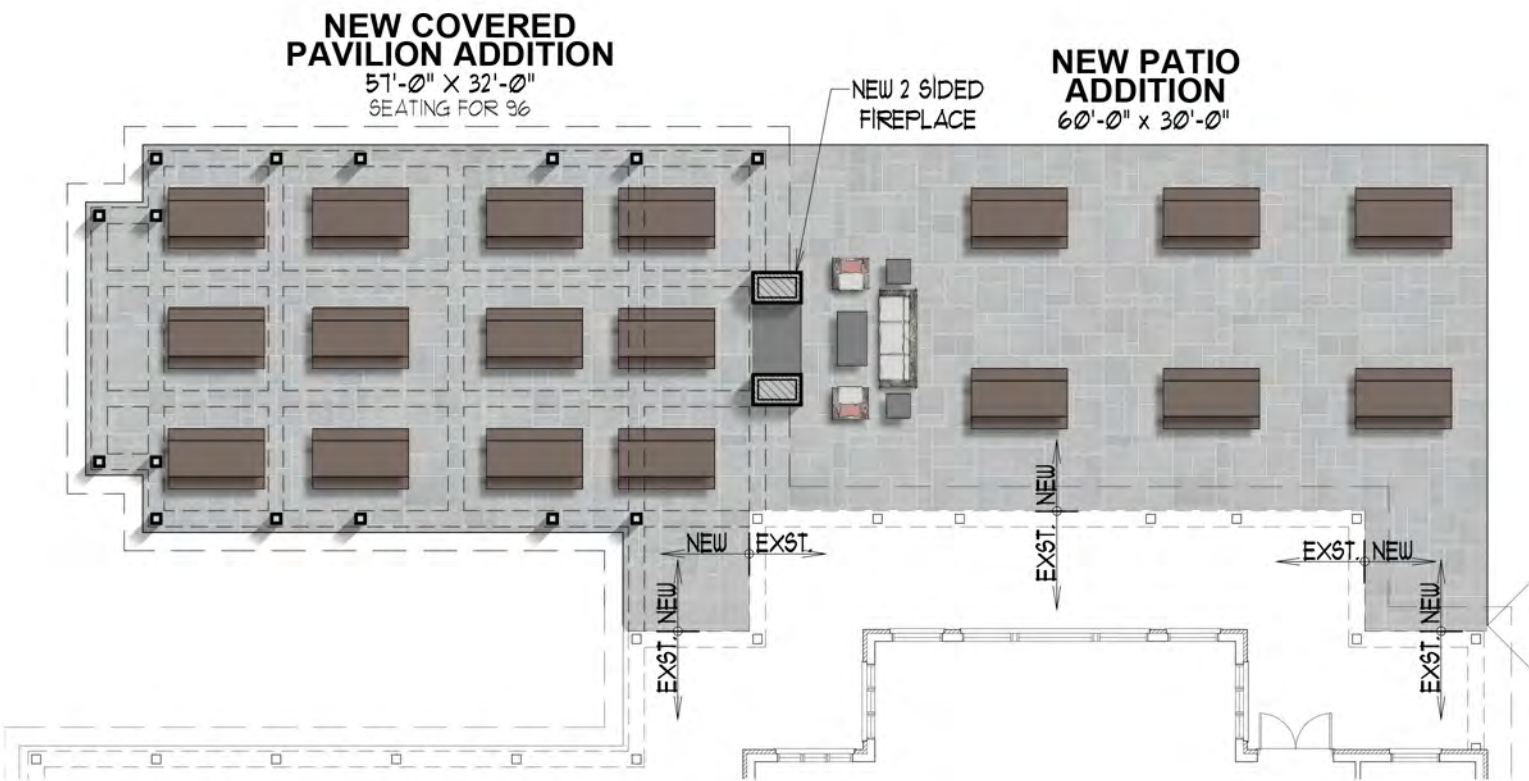
2 Clubhouse Additions and Remodeling Design Solutions



2 Clubhouse Additions and Remodeling Design Solutions

Exterior Event Pavilion

To address the desire to create an outdoor event area that would offer more event opportunities for the Club, a roofed outdoor Pavilion and adjacent patio was designed. The 1,880SF covered event area is designed to fit 12 picnic style tables for seating of up to 96. The center area will have open web trusses and high ceilings in the center section facing the golf course for best views. Additionally, a free standing two sided fireplace serves both the covered roof pavilion and the adjacent equal sized patio. A low pitched roofed connection arcade will connect it to the existing covered patio system to allow access from the clubhouse during inclement weather.



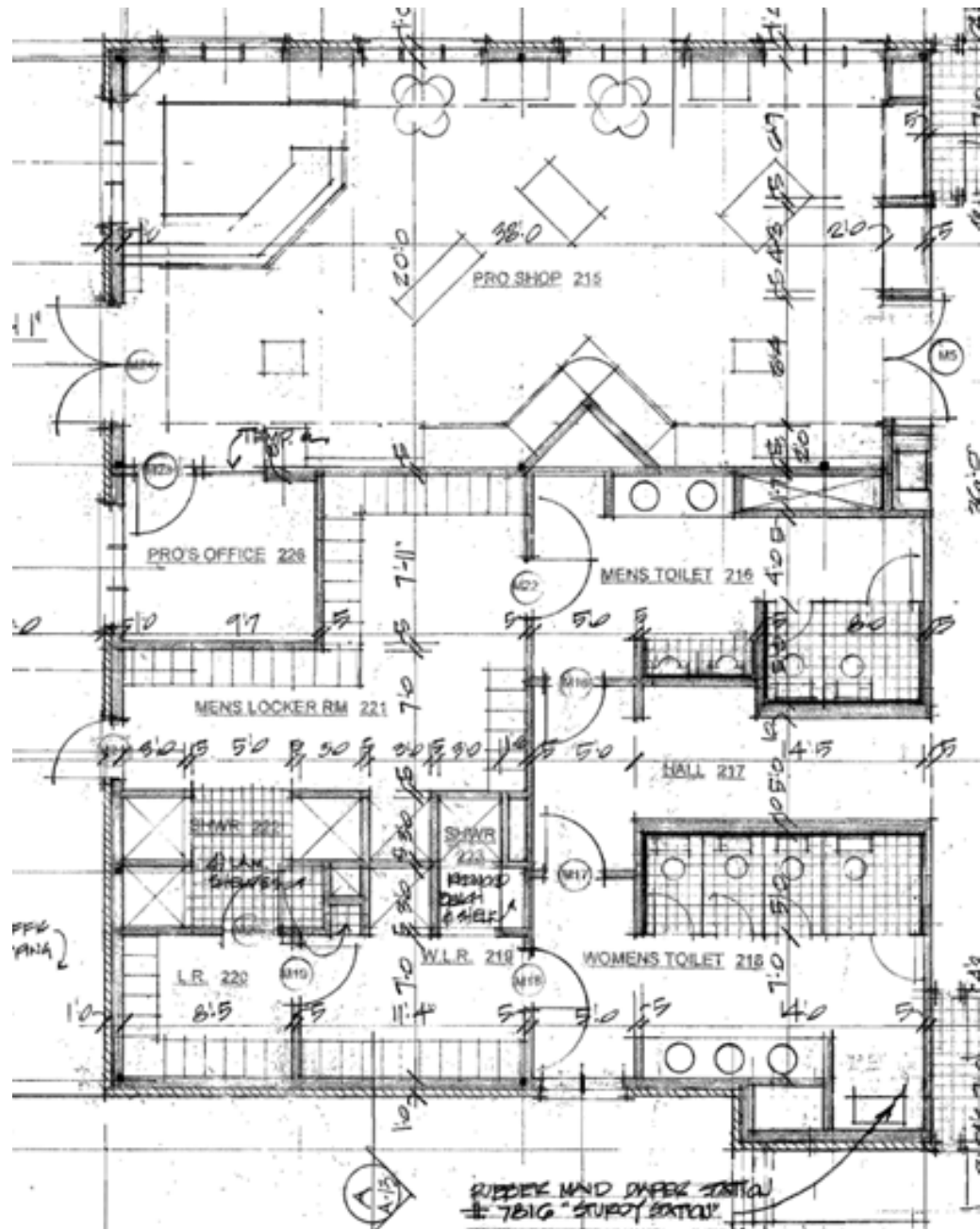
New Covered Pavilion and Patio Plan



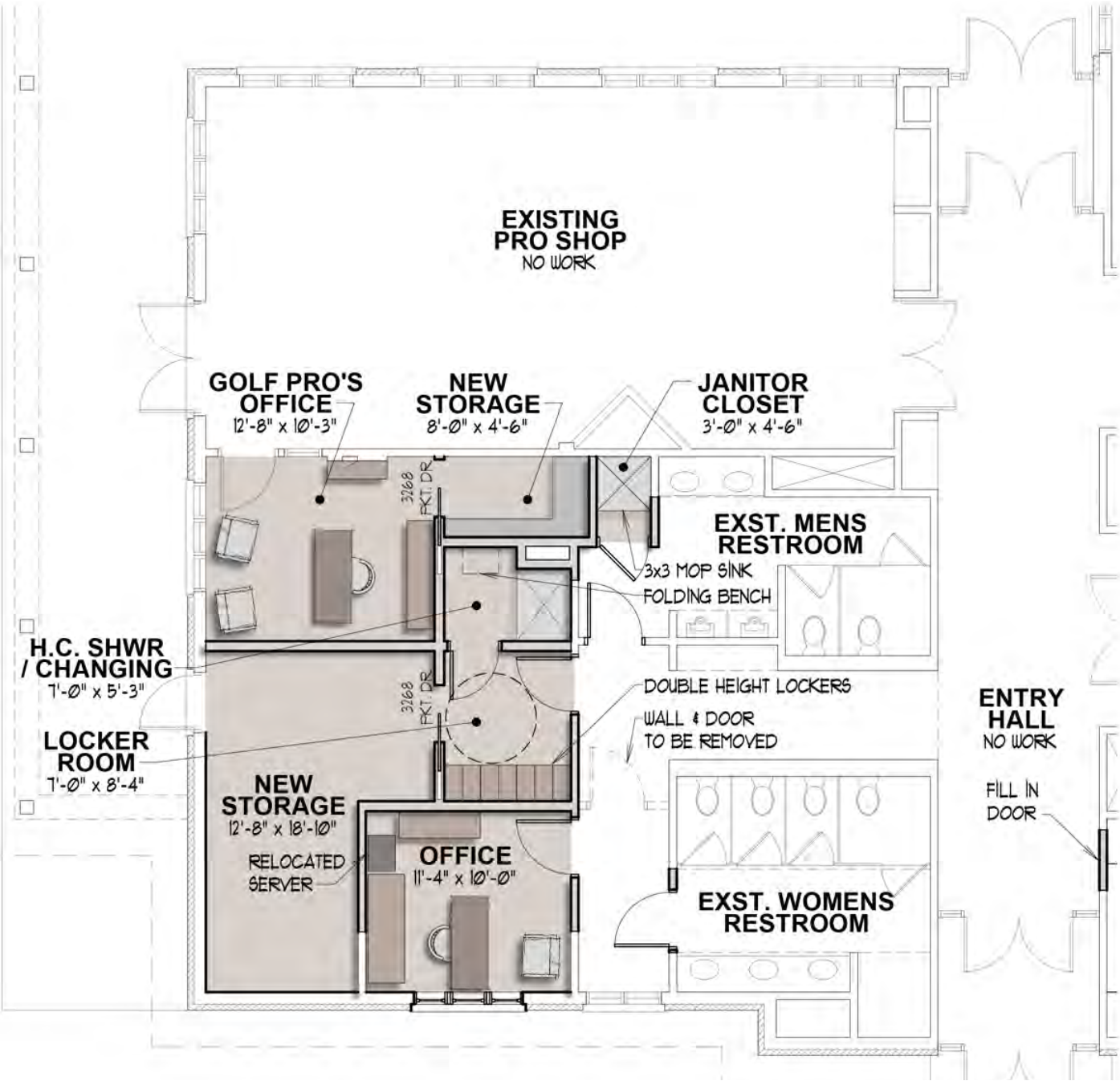


Clubhouse Offices/Locker Rooms and Storage Room Remodeling – As stated earlier the existing Locker Rooms are being significantly underused in the club. It was determined that a unisex Locker Room with up to (14) half size lockers and a single unisex handicap accessible shower/changing room would be sufficient to serve the demand. This modification freed up space for the for the following:

- 1. Expanded 10'-3" X 12'-8" Golf Pro Office
- 2. New finished 4'-6" X 8'-0" Pro Shop Storage
- 3. New 10' X 11'-4" Administrative Office
- 4. 470% increase in existing Storage room space.
- 5. New Janitor Closet required by code.



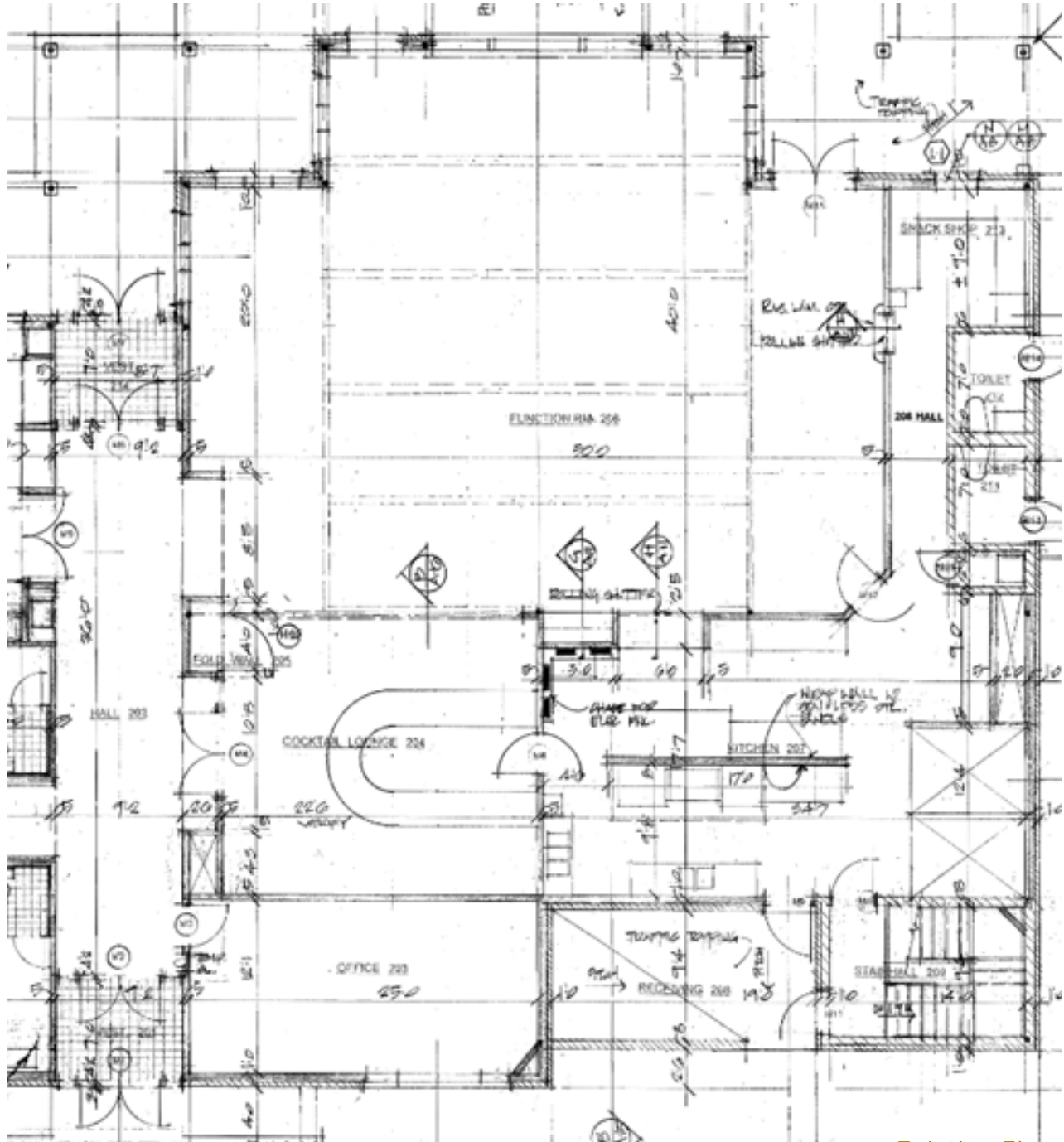
Existing Floor Plan



Proposed Floor Plan



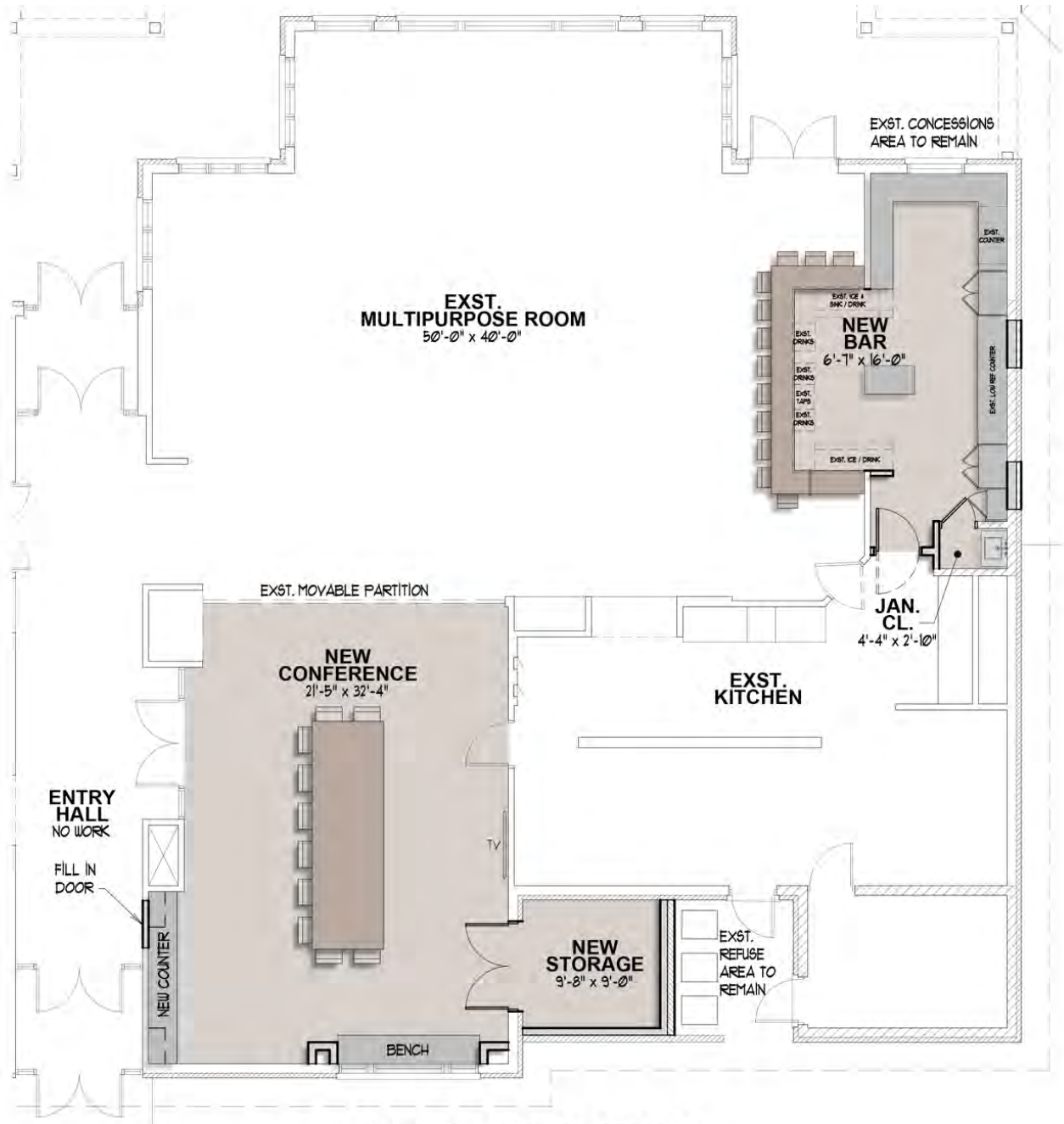
Dining/Bar/Concessions/Conference Center – To provide an additional amenity for the Club, it was desired to create space that could be closed off for private events and meetings. As stated earlier, it was determined that the administrative staff did not require the area that was being dedicated in the current plan and the bar could be relocated into the larger multi-use space to accommodate the creation of that space. The new 21'-5" X 32'-4" Conference/Special Use Room can optimally seat up to 46 occupants. The room also utilizes the existing movable partition system that allows it to act as its own private space or provide for expansion for the larger multi-purpose room. The room is set up to include a buffet style service counter/coffee bar, bench seating under the feature window at the front of the club and full media capabilities.



Existing Floor Plan

The existing roofed waste area off the kitchen was reduced to allow an economical expansion to the building requiring only floor and two walls of construction to enclose the space while still allowing for adequate waste storage area.

Although the existing Bar was adequately sized, the alternate location provides for a more functional use of the multi-purpose room during normal golfing hours. The location on the North side of the multi-purpose room allows for significant expansion of capacity for the room and also offers the ability for the staff to serve both the bar and concession area more efficiently.



Proposed Floor Plan



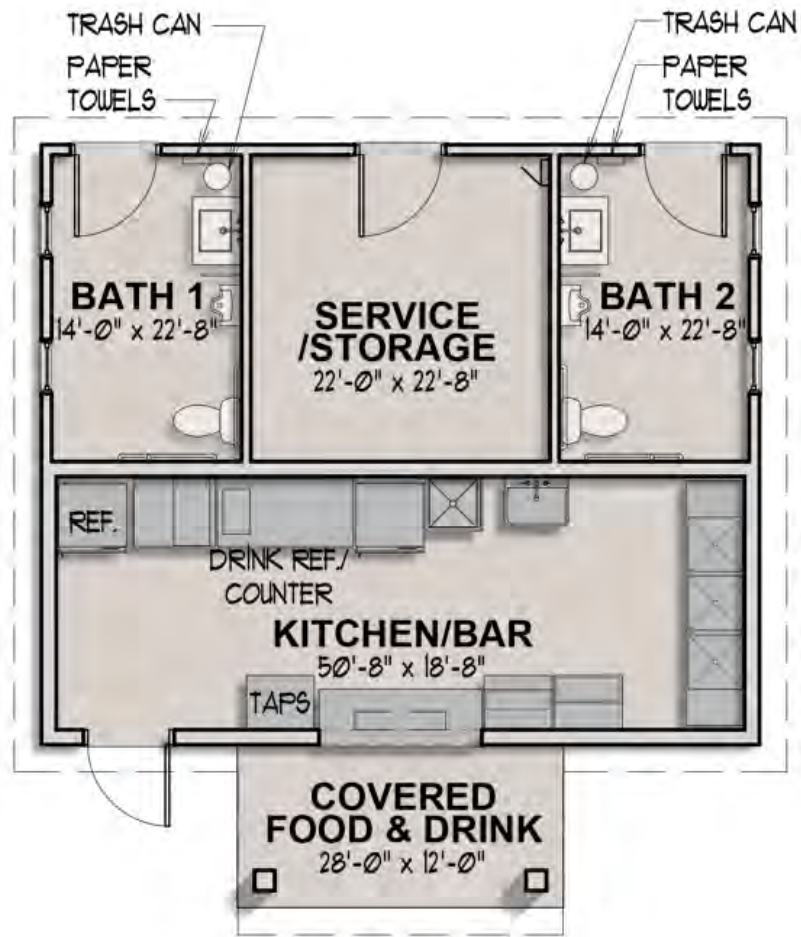
3 New Halfway House Design Solutions



3 New Halfway House Design Solutions

Halfway House – Currently the Oak Meadows Golf Course has a pre-fabricated Halfway House that offers toilet facilities and Concessions that serve the course well. The pre-fabricated Halfway House, however, posed more problems in its construction both logistically and economically. Due to those issues, it was the desire to provide a solution that allowed for conventional construction using a more efficient layout. The design incorporates a full concession kitchen with service window under a covered roof that is similar and containing all the same services as the Oak Meadows concessions. Additionally, it was decided that 2 smaller unisex washrooms be utilized to equalize use of the toilet facilities. Lastly a combined Plumbing access and concessions storage room was designed to finish off the space.

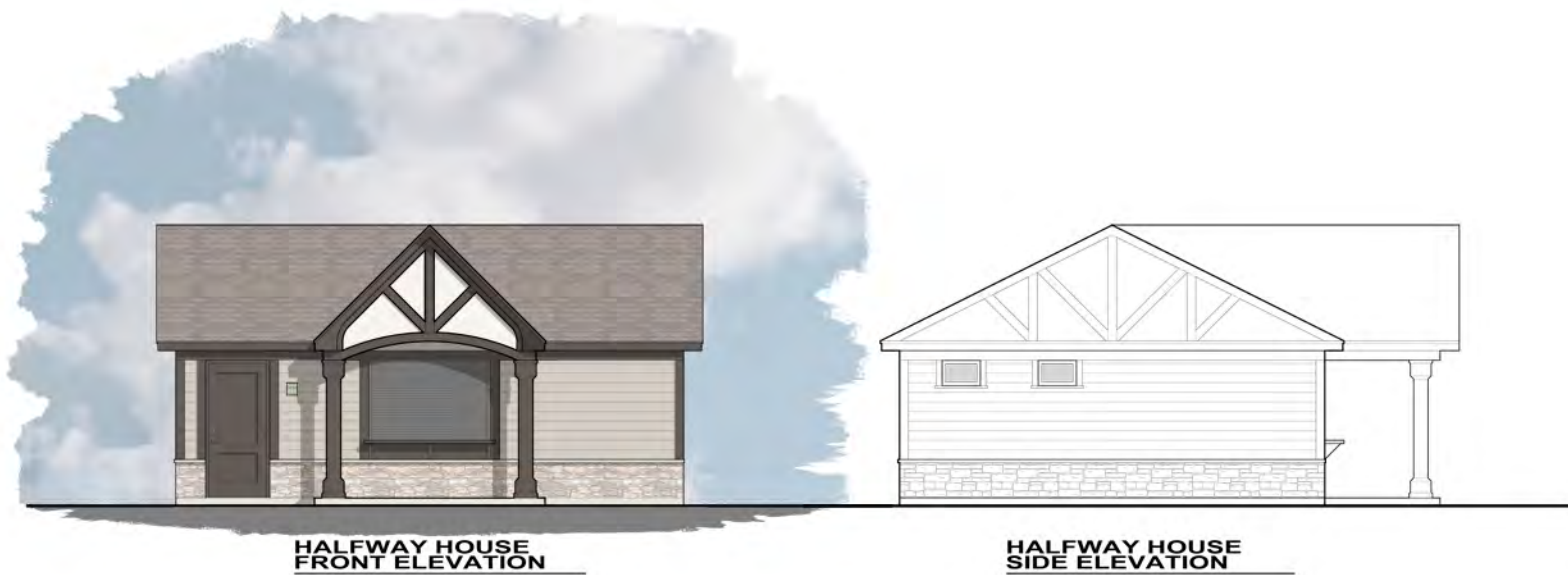
The new Halfway House is located across Dominion Drive just North of the Clubhouse between the 9th and 10th Holes.



HALFWAY HOUSE FLOOR PLAN

SCALE: 1/8" = 1'-0"

Proposed Plan



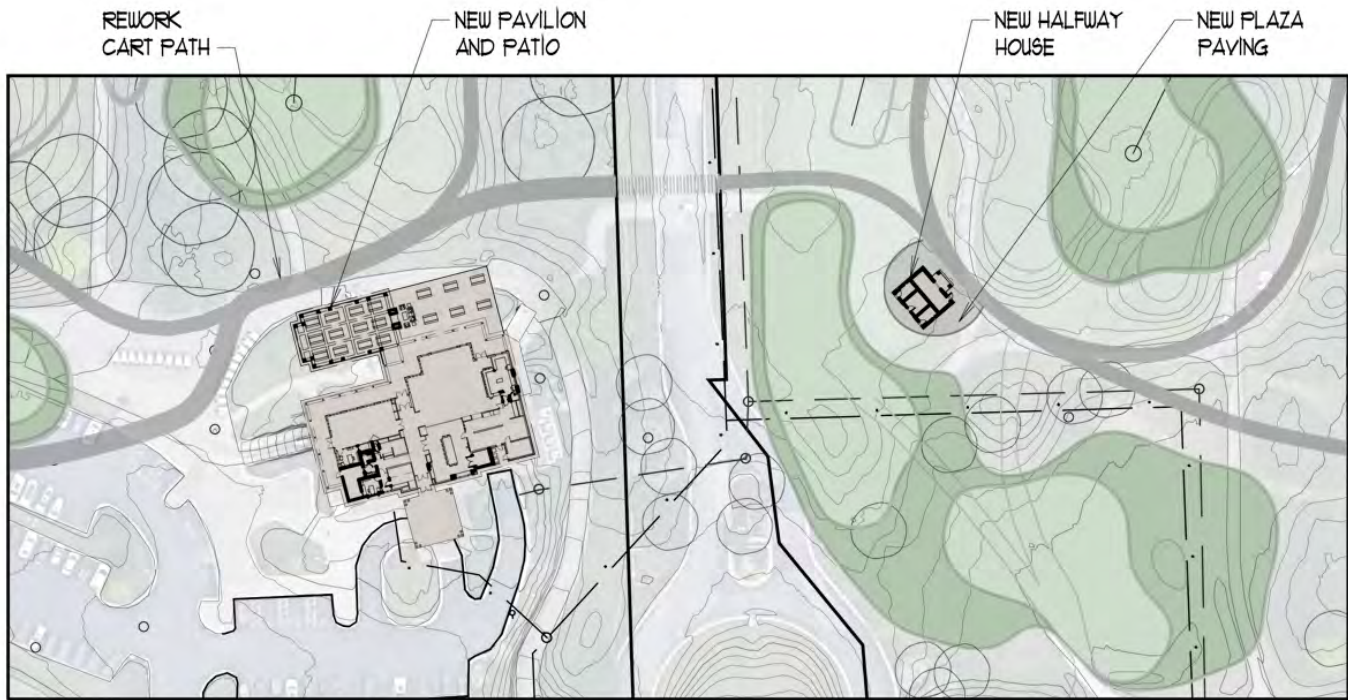
Proposed Elevations



Site Plan

Halfway House and Planned Pavilion Locations – As mentioned above, the Halfway House is located directly across Dominion Drive just north of the Clubhouse. The site provides easy access for golfers and also provides easy access to close by utilities to keep costs for extensions of utilities to a minimum.

The Pavilion and Plaza additions to the Clubhouse are located immediately west of the existing Clubhouse in an existing grassy area directly west of the Pro Shop. The Pavilion and Plaza are designed to take advantage of easy access from the closing 9th and 18th holes in addition to viewing of those finishing holes from the Clubhouse itself.



 **SITE PLAN**
SCALE: 1:100

4 Cost Estimates

The attached cost estimates are broken down into two sections. The first section including all the work associated with the Clubhouse additions and interior remodeling projects. The second section is for the independent construction of the Halfway House and associated site work.





Maple Meadows Golf Club
272 Addison Road, Wood Dale, IL 60191
CVG Project #2022-103

Date: 3/30/2023

MAPLE MEADOWS CLUBHOUSE BUDGETARY COST ESTIMATE	
Building Construction	Total
Pavillion and Patio	
Pavillion Addition 1,880SF @ \$260 /SF	\$488,000
Concrete Paver Patio 1,880SF @ \$17.50/SF	\$32,900
Landscaping (walks and softscape)	\$25,000
Total Pavillion and Patio	\$545,900
Clubhouse Remodeling	
Bar Redesign 504SF @ \$275/SF	\$138,600
Bar Chairs 12 @ \$250	\$3,000
Media	\$8,000
Equipment (reused) with budget for misc. new pieces	\$18,000
Total Bar Redesign	\$167,600
New Conference Center	
New Storage Room addition 105SF @ \$150/SF	\$15,750
Conference Room Buildout 697SF @ \$90/SF	\$62,730
Media	\$5,000
Total Conference Center	\$83,480
Locker/Storage Office Remodeling	
Locker Room Remodeling & Janitors Closet 114SF @ \$225/SF	\$25,650
Lockers 7 @ \$600/full height unit	\$4,200
Offices, Halls and Proshop (finished Storage) 400SF @ \$80/SF	\$32,000
Unfinished Stoarge 186SF @ \$50/SF	\$9,300
Total Locker/Storage Office Remodeling	\$71,150
Total Building Cost	\$868,130
Construction Contingency (5% building cost)	\$43,407
Total Construction Cost	\$911,537
Fees & Contingencies	
Design Fee' (Arch, MEP, Civil, Struct, Landscape, GeoTech) @9%	\$78,132
Municipal Fee's (Review fees	\$10,000
Subtotal Fees	\$88,132
Total Project cost	\$999,668
Assumptions: 1. start of construction (add 4% for each year delay)	



Maple Meadows Golf Club
272 Addison Road, Wood Dale, IL 60191
CVG Project #2022-103

Date: 3/30/2023

MAPLE MEADOWS HALFWAY HOUSE BUDGETARY COST ESTIMATE	
Building Construction	Total
Halfway house structure 584 SF @ \$226 /SF	\$132,000
Covered Roof structure 66SF @ \$150	\$9,900
Sub-total Building Envelope cost	\$141,900
Concession Equipment Cost	
Sinks, Mops sinks, coolers, ice machines,, warming ovens etc.	\$60,000
HVAC	
Split system	\$7,000
Toilet Facilities	
Two toilet room buildouts 160SF @ \$130/SF	\$20,800
Total Building Cost	\$229,700
Site Work	
Typical site development cost = 5% to 10% of building cost dependent on site complexity	\$22,970
Landscaping cost estimate (walks and planting)	\$25,000
Gas Connection 225' @ \$20/LF	\$4,500
Electrical Connection	\$6,000
Water Connection 225' @ \$150/LF	\$33,750
Sewar connections 225' @ \$150/LF	\$33,750
Subtotal site Work	\$125,970
Subtotal Building Cost / Site work	\$355,670
Construction Contingency (5% building cost)	\$17,784
Total Construction Cost	\$373,454
Fees & Contingencies	
Design Fee' (Arch, MEP, Civil, Struct, Landscape, GeoTech) @7%	\$26,142
Municipal Fee's (Review and connection fees)	\$20,000
Subtotal Fees	\$46,142
Total Project cost	\$419,595
Assumptions: 1. start of construction (add 4% for each year delay)	



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