

*Fort Sheridan Update*

*November 17, 2010*

**Lake County Forest Preserves**

[www.LCFPD.org](http://www.LCFPD.org)



**November 17, 2010**

**Fort Sheridan Master Plan**

**Advisory Committee**



## Agenda

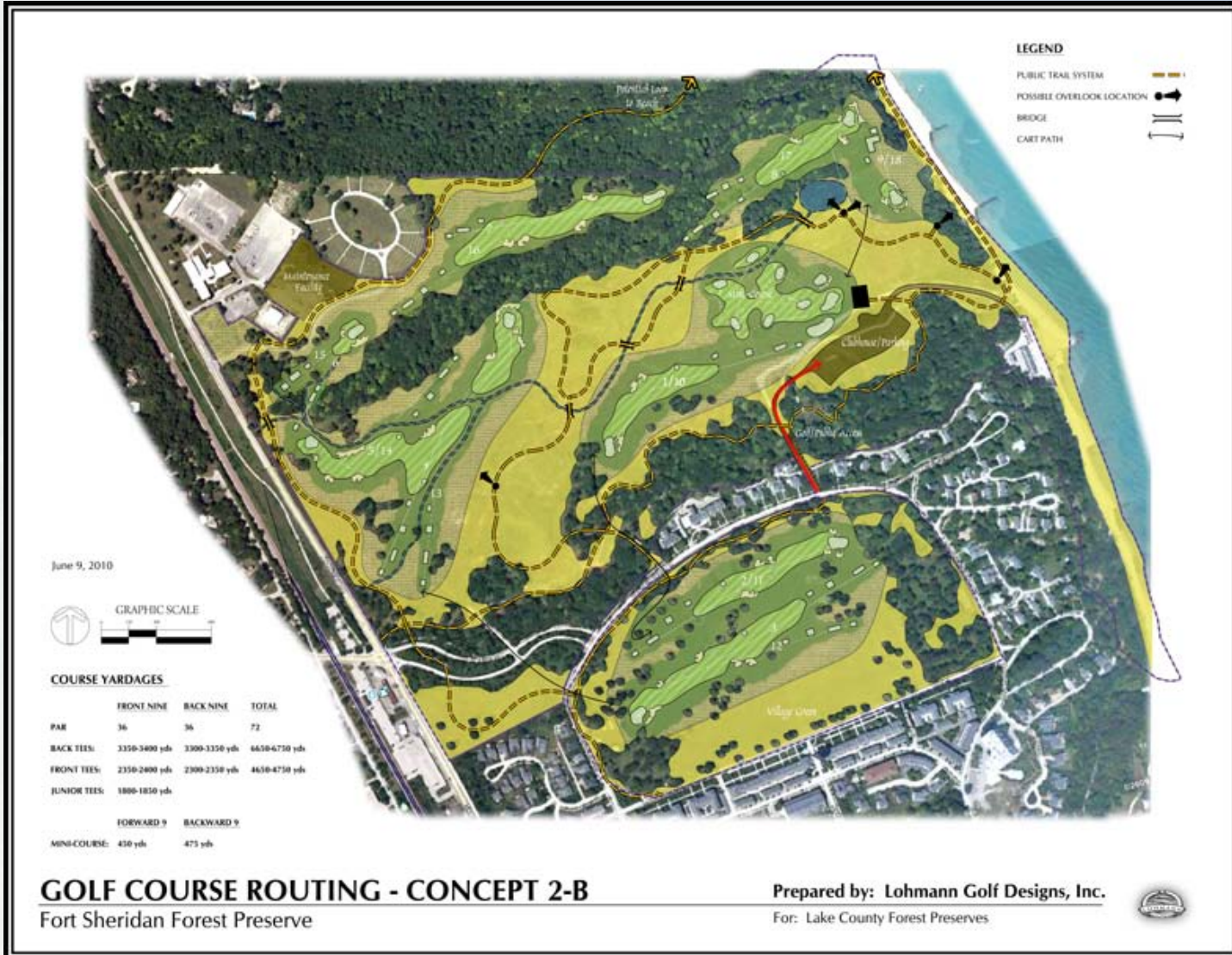
- Sept. 15, 2010 meeting minutes
- Review meeting objectives
- Review Concept 2-B report; final discussion
- Discuss and develop recommendation for Board
- Next steps
- Appreciation to committee and public

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## Concept 2-B Cost Estimate

Project Element	Direct Golf Cost	General Public Benefit Cost	Total Cost
9-hole Golf Course	\$6,768,000	\$100,000	\$6,868,000
Buildings & Utilities	1,614,000	1,058,000	2,672,000
Site Work, Trails & Parking	1,824,000	2,677,000	4,501,000
<b>Subtotal Concept 2-B without Junior Course</b>	<b>\$10,206,000</b>	<b>\$3,835,000</b>	<b>\$14,041,000</b>
Junior Course	\$170,000	\$112,000	\$282,000
<b>Total Concept 2-B</b>	<b>\$10,376,000</b>	<b>\$3,947,000</b>	<b>\$14,323,000</b>



## **Funding Option 1**

- Use remaining dollars from original funding plan
- General public benefit cost paid by allocation of capital improvement funds by the Forest Preserve District Board
- Loan for golf course construction backed by revenue and good faith of District
  - Annual debt service \$684,800

## **Funding Option 2**

- Same as Option 1 except no junior course; drops annual debt service to \$667,300



## Funding Option 3

- District issues a Request for Proposals (RFP) to golf management and construction companies for Design Concept 2-B construction, financing and operations



## Exhibits

### Cost estimates prepared by Kemper Management

- Conceptual design of a 12-hole, par 3 (total 36) executive length course

### Cost estimate of Concept 2-B

- Design and implementations on existing property
- 9-hole, par 36 regulation length greens and 5 alternate tees

### Property value impact

- Provided by City of Lake Forest



## Advisory committee members

### **Lake County Forest Preserve District Commissioners**

**Chair**, Carol Calabresa, Board District 15

Anne Flanigan Bassi, Board District 23

Michelle Feldman, Board District 22

Susan Loving Gravenhorst, Board District 13

### **Municipal and Park District Representatives**

City of Highland Park

City of Highwood

City of Lake Forest

Lake Bluff Park District

Park District of Highland Park

Town of Fort Sheridan Master Homeowners Association

### **Ex-Officio Members: (Invited)**

Mark Steven Kirk - United States Representative - 10th District

William Brawner - U.S. Department of the Army