

**FORT SHERIDAN FOREST PRESERVE MASTER PLAN ADVISORY COMMITTEE**  
**Proposed 9-Hole Golf Course and Public Open Space Design Concept**  
**November 17, 2010**

**Summary of Document Distributed to Committee and Posted at LCFPD.org**

**Description:** Concept 2-B integrates a 9-hole, par 36 golf course, natural areas, and trails with public open space. This design best met the committee’s set of objectives for the site and received the most positive public comments.

**Golf Course description:** The 2-B course would give golfers the complete Fort Sheridan experience of historic sites and unique topography. Course play starts at the Hutchinson Ravine and crosses over to the parade grounds. It travels north past the Janes Ravine and Fort Sheridan Cemetery, with the key feature being that the final holes overlook Lake Michigan.

- Regulation length greens, 3,300-yards to 3,400-yards long
- Multiple tees on five holes so that golfers can have an 18-hole course experience by repeating the 9-hole course
- Junior golf learning center option
- Environmentally sensitive course compatible with the surrounding natural area and wildlife habitats

**Natural areas description:** A 2.2 mile trail system mixes with the golf course, giving hikers access to the pristine views and unique topography contained within the Fort Sheridan Forest Preserve property. The trail passes over the Janes Ravine and lakeside bluffs, and offers expansive views of the lake.

- Travels past the historic Fort Sheridan military cemetery on the north
- Travels past the parade grounds on the south
- Trail design allows enough space between golf greens for hikers to be safe from golf balls

**Project Cost Estimate**

All planning, construction, equipment and pre-opening grow in costs from start to opening day are included. The estimated cost of construction is broken out into “Direct Golf Cost” and “General Public Benefit Cost” for each of the four sections of the project. Direct golf costs are for construction, utilities, buildings and equipment directly required for the operation of the golf course. General public benefit costs are incurred for the trails and related site work, utilities, buildings and equipment. An analysis of shared costs indicated a reasonable allocation of 40% for public benefit and 60% for the golf course

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>

## **Operating Proforma - Prepared by Chris Brewer, Principal, AECOM**

27,500 rounds are assumed with average green fee of \$17.24. All assumptions and detail of proforma are stated in the full document.

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
<b>Net Operating Income Before Debt Service</b>	\$20,061	\$20,663	\$21,283	\$21,922	\$22,579	\$23,257	\$23,954	\$24,673	\$25,413	\$26,176

## **Funding Plan Options**

### **Funding Option 1:**

- Use remaining dollars from original funding plan - \$2,862,000
- General public benefit cost paid by allocation of capital improvement fund by the Forest Preserve District Board
- Loan for golf course construction backed by revenue and good faith of District
  - Annual debt service on loan - \$684,800

### **Funding Option 2:**

- Same as option 1 except no junior course
  - Annual debt service drops 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

**Impact on Existing Courses** - A golf course at Fort Sheridan would impact the amount of play at other local courses. Chris Brewer estimates a projected 5% to 10% short-term (1-3 year) impact to other courses. Based on 2009 revenues for Deerpath Golf Course, Highland Park County Club, Lake Bluff Golf Club and Sunset Valley Golf Course, the loss of revenue would range from \$53,900 to \$234,800 per course.

## **Analysis of Kemper Cost Estimate**

The cost estimate prepared by Kemper Sportsmanagement and submitted by Dave Limardi was a conceptual design of a 12-hole, par 3 (total par 36) executive length course. The total development costs for this facility would be \$7,606,725. The cost estimate prepared by Lohmann Golf Designs and the Lake County Forest Preserve District (LCFPD) Staff was for the development of Concept 2-B at Fort Sheridan, a proposed 9-hole par 36, with regulation length greens and five alternate tees, blended with public open space is \$14,323,000. The two designs are very different and not comparable.

The Kemper estimate was created in a conceptual vacuum with no real application to the site or pre-existing conditions. The Concept 2-B estimate developed an actual grading plan to overlay on the existing property, utilized previous cost information from the 18-hole project bid in 2004, was based on several review meetings with LCFPD staff, and referenced numerous jobs of similar nature that have been completed in the area for municipal entities. The complete cost proposal prepared by Kemper Sportsmanagement and the Analysis of the proposal by Lohmann Golf Designs can be found on the Lake County Forest Preserve Website on the Fort Sheridan Golf Club page.

## **Impact on Property Values**

To be provided by City of Lake Forest