

PROJECT: New Clubhouse for Meadowbrook Golf Course

- **Summary Statement:**

The current 18 hole Meadowbrook GC was built as a result of the 1972 flood. The existing clubhouse was the residence of the Brockelsby family. The Brockelsby home was built in 1950 and was converted into the pro shop and restaurant. Tucked away in the basement, the pro shop's design does not allow the golf professional and staff to properly manage the golfing facility (no visibility of the course). It has had no major renovations or improvements over the past 25 years, with the exception of some minor remodeling in the restaurant area. Bottom-line, it is time to build a new facility that will match our beautiful golf course.

- **Cost:** See attached Blueprints and cost estimates.

- **Funding:** 2012 Funds

Alternative Funding:

1. Increase green fee rates for non residents
2. Raise development fee – current fee is paying for the new irrigation system, which amounts to \$46,000 per year for the next 5 years. This would not be popular with the local golfers.
3. Food and beverage income should increase significantly.

- **Future Maintenance and Operating Cost:** \$75,000 (estimated) per year. Current cost is \$40,000. Old clubhouse will require more dollars proportionately compared to what a new building would require.

- **Reasons for new clubhouse:**

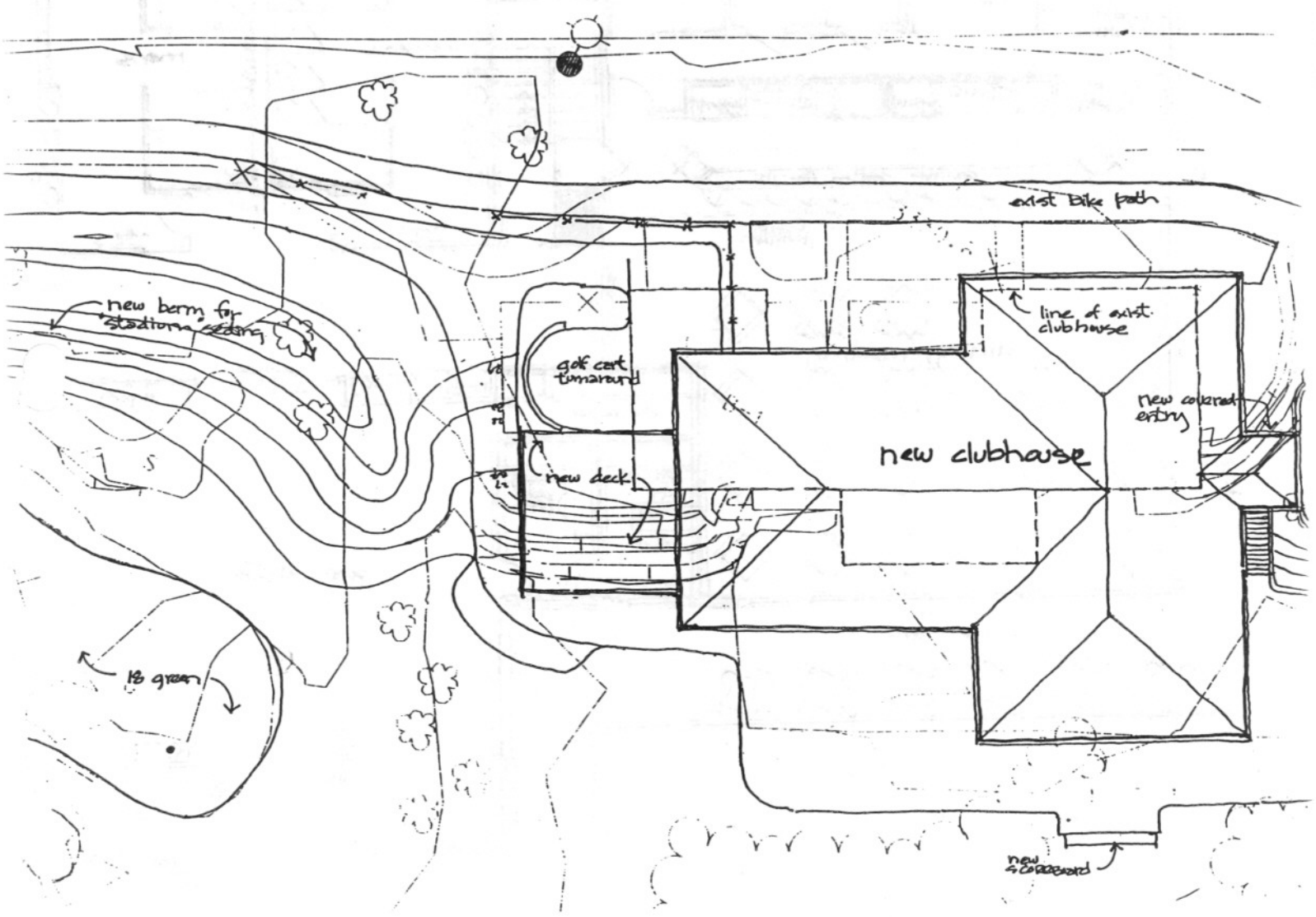
1. The need for a classroom setting for Junior Golf (MBGC has one of the best programs in the state. In 1999 225 junior golfers participated)
2. Stop loss of golfers to other courses that have better facilities – Elks and Hart Ranch (new clubhouse)
3. Attract new golfers
4. Increase participation in the Men's Association and Lady's Association.
5. Have a desirable place for all golfers to socialize, this would include high school teams, juniors, senior citizens, women, men and families.
6. Attract more out of state golfers which in turn will generate more dollars for area businesses
7. Clubhouse is the first and last thing a golfers sees at a course
8. Future USGA events will not happen until we have a new clubhouse. Last USGA event was in 1984 when the Ladies National Public Links Championship was held at MBGC. Future USGA events will generate additional dollars for area businesses
9. A definite plus when promoting quality of life in Rapid City to prospective businesses and tourists

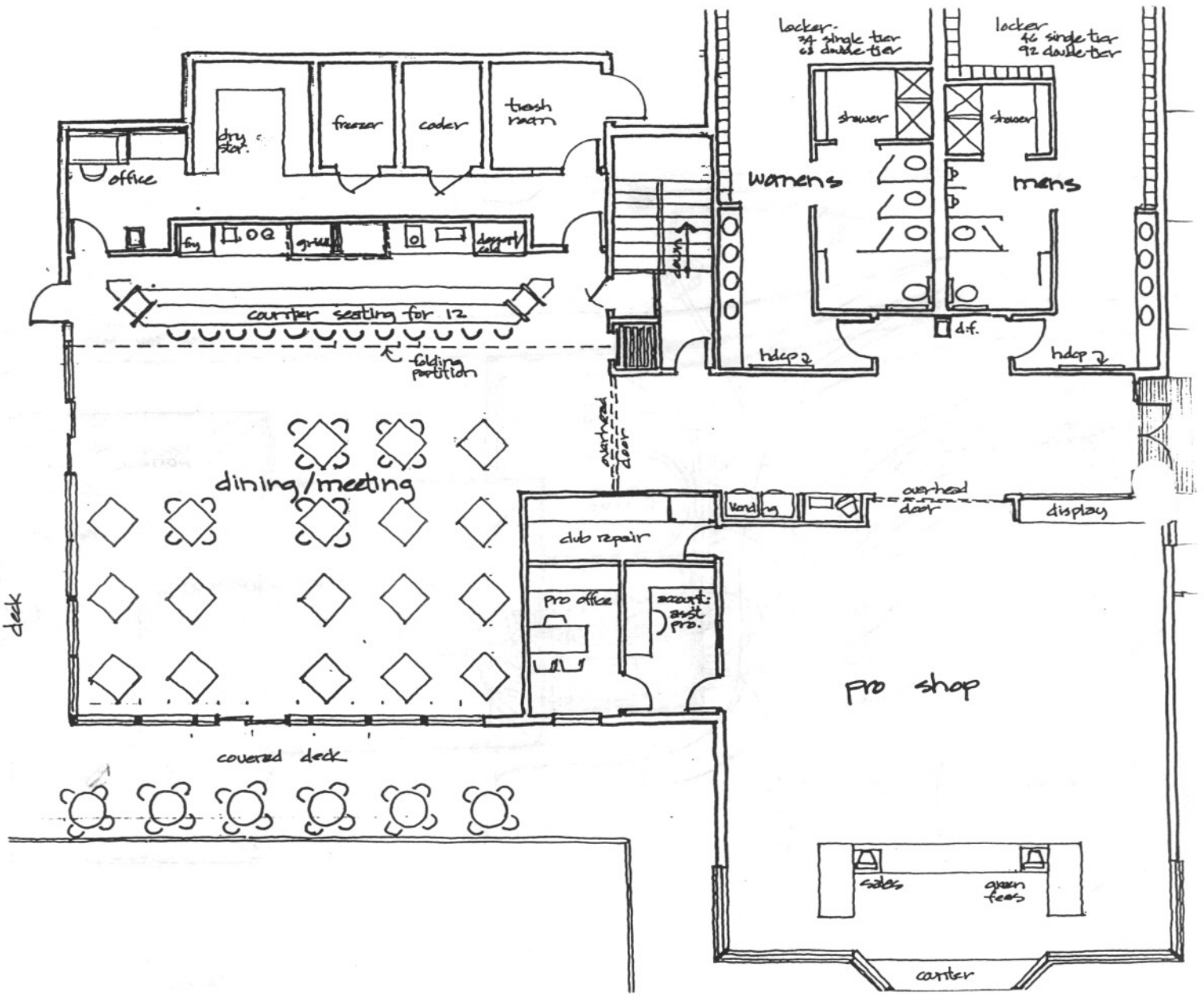
- **Statistics:**

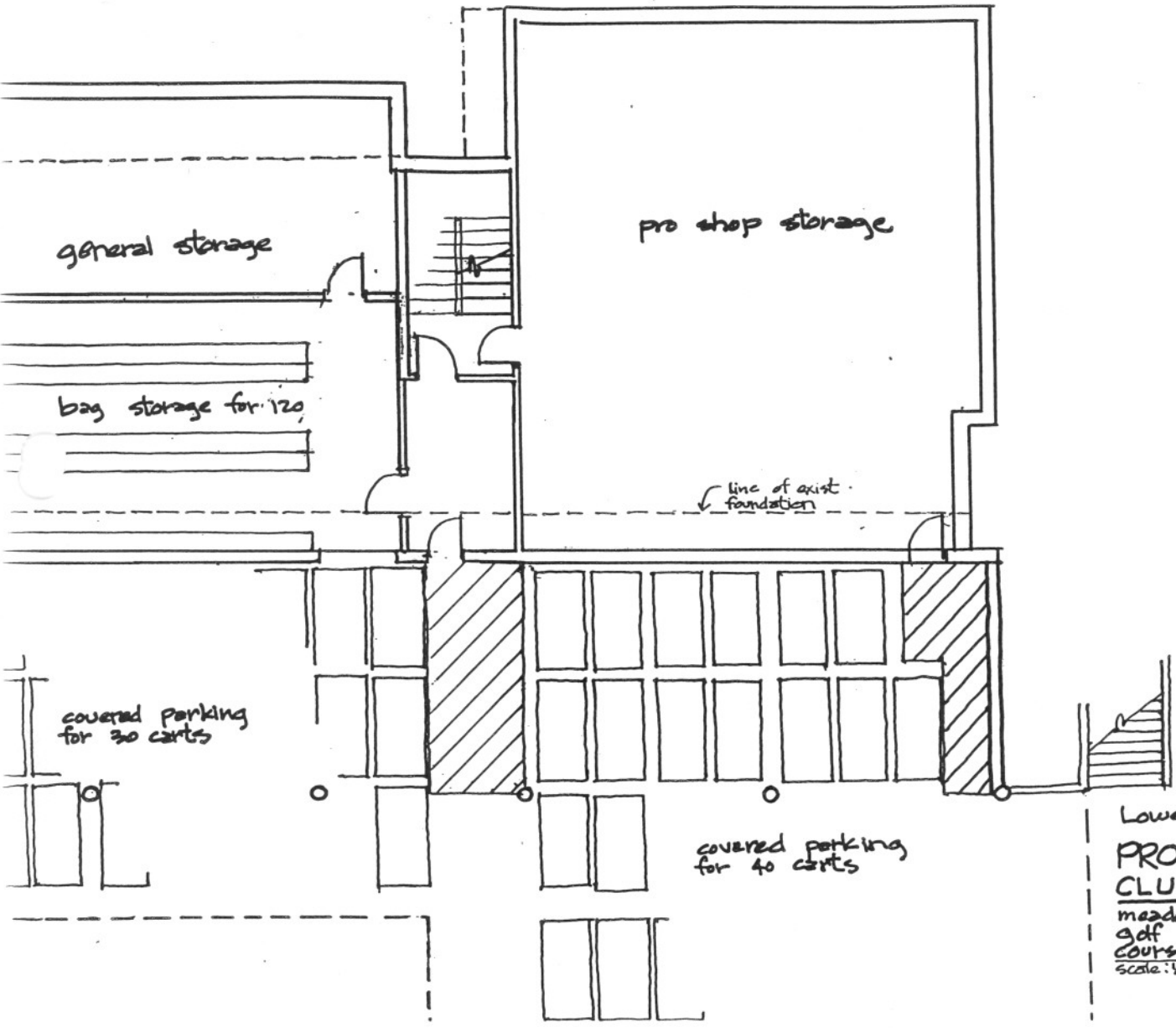
1. Golf is the #1 sport in the US
2. Approximately 11% (26,000,000) of US population play golf
3. There are about 1900 golfers per course
4. There are approximately 5500 golfers in Rapid City
5. There are 51 million juniors in the US age 5 to 17. Fifteen to eighteen percent of these juniors would like to play more. About 10% are presently playing golf.
6. More and more senior citizens, women and juniors are taking up the game

**Meadowbrook Clubhouse
Statement of Probable Construction Cost
Conceptual Drawings
January 31, 2000**

Sitework		
Berm at #18 with re-landscape and sprinkler	\$20,000.00	
Reconfigure cart approach	\$100,000.00	
Repaving 35,000 s.f.	\$105,000.00	
		\$225,000.00
Building Construction		
Main level 6100 s.f. at \$100/s.f.	\$610,000.00	
Basement		
Renovate existing 3000 s.f. at \$30/s.f.	\$90,000.00	
Covered cart storage 2700 s.f. at \$20/s.f.	\$54,000.00	
Deck at 18 1200 s.f. at \$15/s.f.	\$18,000.00	
Walkaround 940 s.f. at \$15/s.f.	\$14,000.00	
		\$786,000.00
Moveable equipment - tables/chairs		\$35,000.00
Fees		\$75,000.00
Land Cost		\$0.00
Clearance with Corps		\$25,000.00
Contingency at 10%		\$100,000.00
Rental of temporary clubhouse		\$25,000.00
		ANTICIPATED TOTAL COST \$1,271,000.00







general storage

pro shop storage

bag storage for 120

line of exist. foundation

covered parking for 30 carts

covered parking for 40 carts

Lower Level
PROPOSED CLUBHOUSE
meadowbrook
golf course
scale: 1/8" = 1'-0"

