

Option C Details: \$1,200,000 - \$1,450,000 Expanded Terrace (11,445 SQFT)

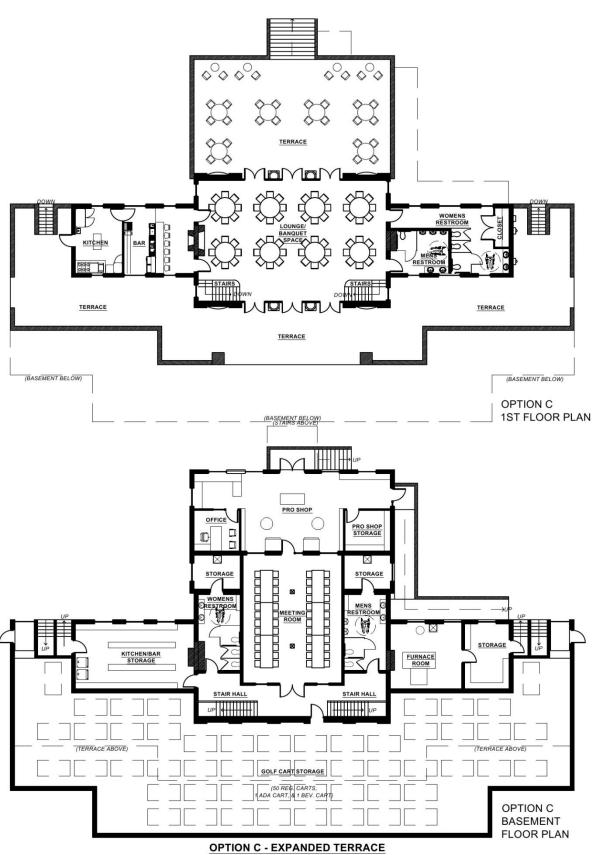
Option C would remove the existing pro shop addition and enclosed balcony on the east side of the building. A large outdoor terrace would then be constructed with pro shop space underneath.

The main level would have banquet space with a new set of men's and women's restrooms located in the south wing. Kitchen and bar service would be located in the north wing.

The lower level would include a large meeting space with renovated restrooms and added plumbing fixtures. The area under the outdoor terrace would house the pro shop, office, and pro shop storage.

Kitchen/bar storage would be located in the lower north wing of the building, and the mechanical space and storage within the south wing.

The u-shaped cart storage would be located under the rebuilt west terrace with access doors facing the golf course.



11,445 SQFT

## Renovation Financial Estimate for Option C:

|              | OPTION C                  |
|--------------|---------------------------|
|              | Expanded Terrace          |
|              | 11,445 sqft               |
| Roof         | \$35,000 - \$70,000       |
| Exterior     | \$185,000 - \$210,000     |
| HVAC         | \$80,000 - \$95,000       |
| Electrical   | \$80,000 - \$95,000       |
| Plumbing     | \$80,000 - \$95,000       |
| Interior     | \$295,000 - \$320,000     |
| Cart Storage | \$300,000 - \$385,000     |
| /Terrace     |                           |
| Demo         | \$25,000 - \$35,000       |
| Misc.        | \$120,000 - \$145,000     |
|              |                           |
| TOTAL        | \$1,200,000 - \$1,450,000 |

## Option C Seating Capacity:

|         | OPTION C          |
|---------|-------------------|
|         | Expanded Terrace  |
| Banquet | 65-75             |
| Meeting | 50-55             |
| Bar     | 6-8               |
| Outside | 30-40             |
| TOTAL   | 151 - 17 <b>8</b> |