

Minutes

Village Links Facility Master Plan Steering Committee

Date: February 7, 2011

Location: Village Links of Glen Ellyn, 485 Winchell Way

Called to order: 7:00 pm

Adjourned: 8:35 pm

Present: Members: Sue Carroll, Bob Cornwell, Bonnie Girsch, Glen Graham, Kevin Greiss, Tracy Kreiling,

Also present : Dan Nicholas, Recreation Director Matt Pekarek, Food Service Manager Mike Atkins, Director of Golf Jeff Vesevick.

Absent: Kathleen Esposito, Gene Ferris, Damien McCardle, Jim Schutte

Call To Order

Called to order by Bob Cornwell at 7:00 pm.

Public Comments

None

Approval of Minutes

Approved Minutes from the December 13, 2010 meeting. Bonnie Girsch moved, Glen Graham seconded. Motion passed.

Update on Work Done Refining Selected Facility Master Plan Draft Scenarios

Staff reported on progress made since the last meeting. At the December 13, 2010 meeting, the committee selected two scenarios for staff to work with design professionals to refine construction cost estimates. Scenarios 1.0 and 3.2 were selected for further study. The option of providing parking in the circle drive under Scenario 3.2 was also considered.

Three design professionals were hired to provide a planning level cost estimate:

V3 – Civil Engineer

Perkins, Pryde, Kennedy (PPK) – Building Architect

Gill Designs – Golf Course Architect

Staff met jointly with the three design professionals to outline the projects being considered and asked them to develop construction cost estimates and to suggest any design improvements.

Staff distributed a comparison of estimated costs based on estimates submitted by V3 and PPK. In lieu of an estimate by Gill Designs, the original staff estimate was used. This preliminary information was not vetted to make sure that a cost was not omitted. This will be done after Gill Designs has submitted their estimate. Debt service was estimated by staff to finance the project over 20 years. The comparison worksheet also included staff's revenue projections for the profit that the facility additions would generate. The result was that each scenario would fall short of paying for itself. The shortfall would total \$113,000 to \$405,000 depending on the scenario.

The committee was disappointed that each scenario appeared to be unworkable. Several members suggested trying to find some smaller scale temporary projects that could be implemented immediately rather than wait several years to do anything. Staff explained the next step would be to get the cost estimate from Gill Designs and then check each estimate to make sure that no major expense had been omitted. If there was no workable plan apparent at that point, staff would get back together with the design firms and scale back the plan until a workable solution was identified. Staff stressed the importance of putting a plan together so that construction could begin sometime in 2011.

Staff commented that the committee should not be surprised that it was difficult to find a project scope that could be self funding because golf course food service operations can't pay for a clubhouse. One member strongly disagreed with the premise that food service profits cannot pay for a clubhouse.

Staff suggested that the committee could help by scrutinizing the staff revenue projections. There was discussion on this topic. One member has a friend employed by a national golf course management company. An absent member is in the food service business and might provide help in this area.

It was suggested that a press release publicizing the work of the committee to Village residents might be helpful.

Request For Information on the Outsourcing of Golf Course Food Service

No one responded to the request. Committee members reported that all of the firms that had previously expressed interest decided not to make a submittal so they could explore other business opportunities.

Other Business

none

Next Meeting

The next meeting will be held at the Village Links on Tuesday March 8, 2011 at 7:00 pm.

The meeting adjourned at 8:20 pm.

Draft minutes prepared by Matt Pekarek

Approved by the Steering Committee March 8, 2011