Village Links Golf Course
Master Plan Verification

VILLAGE LINKS

GLEN ELLYN

Prepared for:
Village of Glen Ellyn

Prepared By:

MARTIN
DESIGN
GOLF

Date:
2/5/25

Executive Summary

1. Life Cycles

Golf courses are complex and have multiple components with limited lifespans. After a few years, golf courses, like any other physical asset will begin to deteriorate. Bunkers will begin to break down. Drainage systems will be insufficient to handle larger rain events, or trees will grow and encroach fairways, greens, or tees. Or maybe the strategic importance of those large bunkers have lost their appeal or relevance. Maintenance is reallocated to fixing the problems instead of providing superior conditions. The result is distracted and inefficient application of resources. More importantly, golfer dissatisfaction grows, costs increase, and rumors persist. This is a recipe for decline.

There are numerous reasons for contemplating golf course improvements. Some are big, some are small. Some cause significant challenges for maintenance but are not fully appreciated or understood by membership and golfers.

Generally, reasons for improvement include:

- Insufficient or old infrastructure leading to challenges for maintenance or recovery
- Eroding or dissatisfied golfers/membership
- Aesthetic or environmental benefit
- Improved Strategy, challenge, engagement, or expanded practice
- As well as Tree Cover, Unhealthy Turf, Greens [turf, pinnable areas, strategy], Irrigation System inadequacies/antiquated/inefficient, Drainage Systems [underground and overland, Bunkers [strategy, aesthetic and condition], Tees [insufficient surface, age], Paths & circulation – condition and location, Market Considerations, Safety and liability.

Individually, these are good reasons for undertaking an improvement review. Often, there are multiple, compounded and overlapping reasons. Decisions about improvement do not exist in a vacuum, and each has a bearing on the other, ultimately impacting costs, construction timeframes, operational interruptions and the golf experience.

2. The Cost of Doing Nothing

> "In any moment of decision, the best thing you can do is the right thing. The next best thing is the wrong thing. And the worst thing you can do is nothing."
>
> Theodore Roosevelt

Golf course improvement is necessary for economic survival. It is no different than replacing the furnace, remodeling the kitchen, new flooring, windows, plumbing upgrades or fixing the leaky roof. Using a time-buying band-aid approach will not suffice. Masking the symptom without fixing the underlying issue wastes time, resources and undermines golfer trust. Delaying or deferring these investments will likely require more substantial work and produce faultfinding golfers.

Ignoring improvement needs ultimately reduces revenue, adds to maintenance demand & increases maintenance costs. Mostly, there is a slow deterioration of customer expectation.

Simply, action stops decay.

3. Thoughtful Action/ Improvement Criteria

Action is positive, as long as the action is thoughtful. Being proactive requires analysis, thought, study, testing, creativity and will power to navigate the politics of golf course improvement. There is a Cost of Action, including construction, labor, materials, down time, disruption and lost revenue, not to mention the potential for golfer migration. These are tangible and can be substantial. The cost of action, in and by itself, is considerable. But when compared to the cost of inaction, that cost is more affordable.

Project Mission
Improve Village Links Golf Course to protect its character, ensure its continued operational success, while making the entire experience more user friendly, playable, and enjoyable.

Guiding Principles

- Improve playability while retaining character and challenge
- Reduce maintenance demands
- Expand Parking, improve access and simplify circulation
- Expand Practice Capabilities

The most important aspect of any improvement program is to make sure it is respectful of the existing golfer and future patrons. The golfers of Village Links are engaged and excited about their home course so any improvement program should be very careful to strengthen those qualities while addressing weaknesses, seek improvement opportunities and stabilize any threats.

4. Proposed Improvements

The Master Plan provided solutions to many of the defined needs satisfying the Project Mission Statement. The following generally outlines the improvements for each identified aspect of Village Links of Glen Ellyn Golf Course.

18 Hole Course

- Improve the strategy and expand the playability of the golf course
- Update the bunkers using the Better Billy Bunker [or similar] method of construction
- Improve the irrigation and drainage systems to accommodate play demands
- Expand tees as much as possible to provide more yardage options and improve recovery
- Reduce number and size of bunkers. Currently there are 100+ bunkers on the 18-hole course. This can be reduced by a minimum of 20%
- Make improvements to paths as needed and simplify circulation
- Remove trees that impact play and widen fairways at primary landing areas.

- Remove trees to open vistas and to create better air movement through the property.

9 Hole Course

- Improve the strategy and expand the playability of the golf course
- Update the bunkers using the Better Billy Bunker method of construction.
- Add tee surface to provide additional yardage options
- Reduce number and size of bunkers. Currently there are approximately 30 bunkers on the 9-hole golf course. That can be reduced by 30% potentially.
- Remove trees to open vistas and create better air movement through the property.
- Improve drainage and irrigation systems.
- Make improvements to paths as needed and simplify circulation

Practice Enhancements

- Rebuild the practice fairway to provide more realistic target greens and simultaneously improve the drainage.
- Introduce a chipping green on the west side of the practice tee
- Improve the short-range practice area [north of parking lot]
- Expand/Improve the warm-up practice green.
- Add a large practice putting green

Parking & Patron Access

- Revise the parking lot to increase available parking and improve access from lot to clubhouse.

5. Master Plan Refinements

The Master Plan was refined in the Concept Verification Phase to more clearly understand the costs and permitting requirements. Grading, drainage, parking lot realignment concepts, and project scope plans were developed providing better insight for costs and impacts. This detail generated more refined cost estimates. Those plans are attachments Appendix A-D.

6. Project Cost Estimation

Cost estimates are derived from refined plans and estimated quantities using line-item unit prices and improvement specifications. Unit prices are applied to those line-items from recently bid projects of similar size, scope and complexity. This does not account for inflation, changes in commodity unit prices, labor or any other economic impact.
This is not a final estimate.

Golf Course Construction Costs		
	Junior Course	$2,200,000
	18 Hole Championship Course	$5,400,000
	Practice Improvements	$600,000
Parking Lot Improvements		$2,100,000
	TOTAL	$10,300,000

7. Regulatory Review/Permitting

Based upon the plans prepared in this phase of work, the necessary compensatory storage required under Village requirement. There would be significant stormwater management modeling required, as well as significant review and revision. The proposed improvements involve significant cut and fill within the regulatory floodplain. V3 anticipates that compensatory storage for any fill within the floodplain will be required at a 1.5:1 ratio.

Below are the preliminary cut-fill numbers for the 18th hole, the range, and the parking lot.

Cut: 34,582 cu. yds.
Fill: 21,554 cu. yds.
Net: 13,028 cu. yds. CUT

The illustrated cut-to-fill ratio is approximately 1.6:1, which meets the requirements for permitting. Typically, compensatory storage must be balanced across the 10-year and 100-year floodplains, but a previous permit allowed for the compensatory storage to be provided non-incrementally, resulting in a potential advantage in design and permitting.

The other consideration is maintaining or reducing discharges during storm events. Accounting for the fact that the proposed plan will provide at least 1.5x as much cut as fill, there are no proposed changes to the tributary area, and there are no changes to outfall structures, V3 believes it is reasonable to predict that discharge rates will likely stay the same, if not be decreased.

Based upon these early-stage plans, the golf course and parking lot improvement projects are permittable. The Village of Glen Ellyn has jurisdiction for this project.

8. Construction Phasing

A thoughtful phasing strategy, thorough planning, bidding and construction expertise is vital for project success. Generally, public golfers do not approve of disruption but are willing to endure some level of construction disorder and play interruption if improvements benefit their experience. In fact, golfers are noticeably agreeable with the construction of improvements and are mostly cooperative during the construction process if kept informed and if constructed orderly and efficiently.

We have identified many ways to implement the proposed improvements. Some take longer than others. The longer the disruption, the higher the cost and the less agreeable the golfer. The following are two options.

- 4 Phases
    - Nine Hole Course
    - Front Nine of 18 Hole Course
    - Back Nine of 18 Hole Course [not including hole 18/parking lot improvements]
    - Parking improvements [w Hole 18 improvements/parking lot]

  This would be accomplished in consecutive years with fall work – late August through November.

- 2 Phases
    - Nine Hole Course
    - 18 Hole Course with Hole 18 Improvements/parking lot]

  This would be accomplished with the first phase in the fall [Aug-Nov] and the second phase starting in mid-summer through November while the 9 Hole Course is in operation.

9. Executive Summary Conclusion & Next Steps

Based upon the above, the following is a tentative timeline.

- DD/CDs/Bid Documents/Permitting 9/'25-9/'26
- Construction – Phase I 8/'27-11/'27
- Phase I open for play 6/'28
- Construction – Phase II 7/'28-11/'28
- Phase II open for play 6/'29

This scenario allows for the development of plans to the fullest extent while providing for flexibility in the construction scope and cost. We can develop a wide variety of alternative bid items for flexibility, to remove if costs are prohibitive including the parking lot improvements or hole 18.

Next Scope of Work

1) Preparation of both Golf Course Architecture [MDP] and Civil Engineering [V3] Construction Documentation Plans based on the results/costs/scope of the Concept Verification report and recommendations or guidance from the Village Representatives.
2) Finalization of improvement Plans for purposes of bidding to qualified contractors
3) Bid Services / Bid Documentation
4) Construction Services / Phased Implementation

Based upon this outline, construction would begin in the late summer of '27

Fees for the above NEXT STEP Services will be determined the final scope of improvements as determined in the Concept Verification Phase.

This golf course should be refreshed and renovated to accommodate an updated golf course with more playable conditions and targeted to community needs with wider public recreational demands while retaining its natural beauty and character.

These recommendations are intended to make the golf course more enjoyable and playable to a wider target market through a series of improvements. If properly executed, the golf course can be made more fun, more engaging, more usable and more playable for a wider golfing audience. Additionally, these proposed improvements are intended to maximize the value and use of the clubhouse site and clubhouse facilities.

Project Understanding

Recap

Village Links Golf Course has long been recognized as one of the top golf courses in the Chicago area. Founded in 1967, Village Links Golf Course was the first publicly owned 18-hole golf course in DuPage County, Illinois. Village Links was originally designed by David Gill, a St. Charles, Illinois based golf course architect. In 2004, it opened after a full redesign by Garret Gill, David Gills son. Currently, Village Links offers a championship 18-hole course playing to more than 7,200 yards and a 9 hole course, as well as extensive practice facilities and a recently expanded clubhouse with full service restaurant and bar, and 150 seat banquet facility.

In addition to providing tournament caliber play and recreation for local golfers, Village Links was one of the first golf courses ever designed to serve as a storm water management facility. 30 percent of the rain that falls in Glen Ellyn drains through the property. The renovation also increased the course's capacity for storm water retention. There are currently 22 lakes on the property in total.

Village Links has much to offer the local golfing public. But its greatest asset is the setting. Softly rolling topography highlighted with ponds and groves of trees are a natural attraction for golfers and non-golfers alike. The spectacular clubhouse and indoor/outdoor restaurant centered in the site provides wonderful views in all directions. Combined with sufficient practice option, and the above noted golf course this is a vibrant and popular amenity for Glen Ellyn.

However, the features of every golf course have a life cycle, much like a roof on a home or its furnace and plumbing. That life cycle is different depending on the feature, its usage and maintenance practices. Drainage, if constructed well, will last 20-30 years; irrigation 15-20 years; bunkers and cart paths 10-15 years. Village Links has reached the usable life cycle on many of its constructed features and should be planned for improvement or replacement.

Further, market conditions continue to shift. Golfers have ever-higher standards and expectations, as well as nomadic traits. If a golf course cannot satisfy those expectations golfers are quick to find an alternative. To protect the legacy and character of Village Links Golf Course, as well as preserve the marketplace appeal of Village Links Golf Course this long-range master improvement plan has been developed.

The resultant Master Plan:

1. Modernizes the golf course and facility amenities to meet the high expectations of current and future golfers
2. Build features for better enjoyment, operations, management and maintenance.
3. Creates a golf course experience that is simultaneously playable for golfers of wide variety while capable of championship play.

Village Links Golf Course will be better able to accommodate the wide range of golfers for the community while exposing more fully this magnificent landscape while keeping maintenance and operational costs reasonable. Further, this golf course will continue to be a suitable challenge offering the best golfers a stiff test for championship play.

Concept Verification

The implementation of the Master Plan must be executed with care. Detailed planning, a thoughtful phasing strategy, thorough review, bidding and construction expertise is vital for project success.

The Master Plan for The Village Links of Glen Ellyn delivered earlier this year, provided sound improvement strategies for this well-loved facility. Improvements included expanded and realigned tee surfaces, reduced and realigned bunkers, some cart path realignments, and proposed changes to the 18th hole on the championship course, as well as reconfiguration of the parking lot and clubhouse access.

The work outlined in this document intends to identify the critical issues, potential effects, physical alignments, permitting and approvals for a project of this scope. Additionally, as part of this work, we shall provide an Opinion of Probable Construction Cost. We have attempted to identify the wide variety of these critical issues and related professional services to determine potential impacts, disruption and challenges. This will not be exhaustive. Rather, this Concept Verification Phase is intended to advance the analysis of a project of this scope and scale for better defined outcomes.

This Report is intended to determine:

1. Permitting requirements and regulatory feasibility.
2. Construction costs; and
3. Identification of construction phasing options and impacts to daily operations. [Note: this report does not address Lost Revenue]

Project Team

The project team consists of:

Village Links of Glen Ellyn: Noel Allen, Jeff Vesevick, Andrew Cross
Martin Design Golf: Greg Martin
V3 Engineering: Andrew Regnery, PE

Base Mapping

V3 Civil Engineers provided Village Links with the permitting and design for the previous clubhouse and parking lot renovation in 2012 and so we are very familiar with the property and the golf course. Due to our involvement in the previous project, we had access to detailed as-built plans and topographic survey of the parking lot area. To fill in the gaps in information on the golf course, V3 used the 2022 DuPage County 1-foot Contours. With the comprehensive basemap complete, V3 overlayed updated aerial imagery, Regulatory Floodplain Maps, USFWS National Wetlands Inventory Maps, utility atlases, and the proposed plans to analyze the improvements from a constructability, cost, and permitting perspective.

Golf Course Master Plan Refinements

The Master Plan document – delivered to the Village of Glen Ellyn in the spring of '24 – has been refined and detailed to determine the full extent of grading, feature alignment and development, drainage, paths, and turf disturbance. These plans provided a more realistic and detailed understanding of the project scope, project impacts, permitting and costs.

Concept Refinement & Review

To effectively understanding the full scope of improvement and associated costs and permitting requirements, we have refined the plans and details to a level sufficient for that study and analysis. The attached plans were developed from refinements and discussions with the project team.

9 Hole Course

The 9 HOLE COURSE will be refreshed and improved including better drainage strategies, updated and realigned bunkers, expanded tees, improved paths and upgraded irrigation. Some tree clearing and reduction of bunker area is planned. The existing two ponds on Holes1 & 2 would be expanded to accommodate stormwater management needs.

18 Hole Championship Course

The 18 HOLE CHAMPIONSHIP COURSE would be updated and improved including expanded drainage, realigned bunkers, expanded tees, improved paths and upgraded irrigation. Fairways would be expanded/widened in specific locations, and the total number and area of the bunkers reduced significantly.

Hole 18

The 18th hole of the Championship Course features a dual/split fairway design around a central pond. This layout rewards players who successfully land their shot on the peninsula with a better approach to the green. While this feature is distinctive within this parkland-style course, an alternative design is proposed to transform it into a 'cape hole.' This would involve repositioning a significant portion of the lake and moving the green closer to the water.

The proposed changes offer several benefits, including improved playability, enhanced stormwater management capacity, better water quality through a contiguous water surface area, increased safety for the clubhouse surroundings, and a finish that aligns more closely with the course's parkland character.

Parking Lot Improvements

The clubhouse and its surrounds are wonderfully inviting and present numerous vibrant spaces for use. Operationally, this is sited well operating as the hub. There are minor issues with cart storage and golfer access to starting holes. The sticky issue is the disjointed parking with most of the parking east of the clubhouse requiring a lengthy walk. On full days, parking is insufficient.

We have prepared several concept sketch plans that alter how the parking and access could be developed. After numerous refinements, we have determined the attached plan acts as the best option for providing additional parking and improved access for both vehicles and pedestrians/patrons. This option allows for additional parking to accommodate more than 300 cars, more direct access to the clubhouse from the eastern parking areas, and better options for golfer engagement with an expanded practice putting green [from 4,000 sf. to 14,000 sf.].

This does require filling in a pond that resides immediately east of the clubhouse. This pond is part of the stormwater management on the property and serves as an overflow for flooding as it spills south.

We have reviewed the proposed plan and determined that our proposed clubhouse parking lot plan would be permittable and approved.

Cut/Fill Assessment

The proposed plans aim to achieve on-site earthwork balance, eliminating the need to import or export spoils. To support this effort, V3 will create 3D surfaces in AutoCAD Civil 3D to perform precise earthwork balance calculations. A significant portion of the proposed cut will be used to fill the existing pond east of the practice putting green and clubhouse, creating space for an expanded parking lot.

While sufficient fill material is available on-site, V3 recommends conducting a geotechnical study to evaluate the presence of structural clay within the proposed cut areas. If adequate clay is unavailable, importing structural fill may be necessary for the parking lot construction, which could increase project costs. Additionally, V3 suggests performing core sampling in the parking lot area to confirm pavement removal and replacement depths.

The proposed improvements involve substantial cut and fill operations within the regulatory floodplain. V3 anticipates that compensatory storage for any fill will be required at a 1.5:1 ratio. Although compensatory storage typically needs to be balanced across the 10-year and 100-year floodplain elevations, a previous permit allowed for non-incremental storage, offering potential advantages in design flexibility and permitting. The 1.5:1 ratio means that a significant amount of material will need to be placed on-site outside of the floodplain. The current plan is to do that in the

driving range, by creating target greens that are elevated out of the floodplain. Martin Design Golf and V3 will work together to identify other potential areas for use of the excess material if necessary during the design process.

Given the sensitivity of the site's stormwater management area, V3 strongly recommends conducting a comprehensive topographic survey of the project area before construction begins. While many golf course renovations rely on 1-foot LIDAR contour data to perform earthwork calculations, the permitting requirements for this project necessitate a detailed as-built topographic survey which can differ significantly from the LIDAR contours. Any discrepancies between design and actual conditions could lead to costly post-construction modifications to the course.

Permitting Assessment

V3 has reviewed the proposed plans and provided an initial assessment of the permitting and design process. Based on this review, V3 anticipates the following permits will be required for the project:

1. **Village of Glen Ellyn Stormwater and Building Permits**
2. **NPDES Stormwater Pollution Prevention Plan (SWPPP) Permit**
3. **Illinois Historic Preservation Agency Approval** (existing approval should remain valid)

From a stormwater permitting perspective, the golf course is located within a regional depressional storage area that provides detention for portions of Glen Ellyn and Wheaton. According to the most recent Flood Insurance Rate Map (FIRM), effective August 1, 2019, the site does not contain a regulatory floodway, simplifying the permitting requirements. Since the proposed improvements are situated within this regional stormwater management facility, the focus will be on preserving required storage volumes and incorporating post-construction best management practices (PCBMPs) where feasible.

Regarding PCBMPs, the new parking lot design will likely increase impervious surfaces by more than 25,000 square feet, triggering the Stormwater Management Ordinance's requirements for post-construction runoff management. If the project is approved, V3 will explore cost-effective strategies for managing runoff from the expanded parking lot. A pre-existing vegetated swale on the east end of the lot, designed during a previous parking lot redesign, was oversized to accommodate additional runoff. Per the original permit, this swale can capture runoff from up to 0.42 acres of impervious surface. V3 will confirm its remaining capacity with the Village of Glen Ellyn and evaluate additional options, such as integrating bioswales within landscaped islands, to manage any excess runoff.

In the design phase, V3 will also verify the validity of prior jurisdictional determinations and wetland delineations. The most recent delineation from 2012 identified a single wetland near the project area. While no direct impacts to this wetland are anticipated, V3 will investigate potential indirect impacts to ensure compliance.

The Village requires a detailed tree survey as part of the building permit application, including a tree survey plan and a tree action plan. V3's teams can perform this survey and prepare all necessary documentation.

Once this master plan concept refinement is approved, V3 recommends initiating discussions with the Village of Glen Ellyn regarding the permitting process as soon as possible. Although the Village will be reviewing the permit for its own course, the project's complexity requires careful planning and coordination to ensure timely approval.

Construction Phasing

The implementation of the Master Plan must be executed with care. A thoughtful phasing strategy, thorough planning, bidding and construction expertise is vital for project success.

When it comes to construction phasing it is always better and more cost effective to construct as much as possible as quickly as possible. This saves money, is more efficient and ultimately reduces headaches for both golfer and owner. Generally, public golfers do not approve of disruption but are willing to endure some level of construction disorder and play interruption. In fact, golfers are noticeably agreeable with the construction of improvements and are mostly cooperative during the construction process if kept informed and if constructed orderly and efficiently.

The parking lot has challenging construction impacts. Because the entry drive provides only one ingress and egress, access would be reduced or eliminated, and any closure would inhibit clubhouse operations. A specific and detailed understanding of the parking lot improvement is necessary to comprehend the implications of this portion of the project.

After review of the golf course, the parking lot plan and potential phasing options, we propose the following:

Proposed Improvement Phasing – 4+ Phases

Phase I — Late Summer/Fall thru November ['27]

- Construction of improvements on the Junior Course, including the pond expansions on holes #1, #2. 9 Hole Course tee #1 will remain intact.
- Pond expansion cut from the ponds will be used for improvements to the Practice Range Target Green and Range Drainage improvements.
- Stormwater Overflow outfall pipe and irrigation intake pipe will be installed.

Phase II — Late Summer/Fall thru November ['28]

- Hole 18 reconfiguration and pond filling including dewatering.
- Create haul road through practice area and 4-way intersection at entry road.

- Leave the west parking lot available and portions of the east lot available for patron/golfer parking using a walking path along the back of the practice tee from east lot.
- Construct the Center Parking section and make necessary improvements to the west parking [grind, shave & tie-in].

Phase III — Late Spring or Late Fall ['29]

- Once the new center and west portions of the parking lot is complete, finish the east lot.

Phase IV — Mid-Summer thru November ['29/'30]

- Complete improvements on the Championship Course either in one or two phases.

Proposed Improvement Phasing – 2 Phases

Phase I — Late Summer/Fall thru November ['27]

- Construction of improvements on the Junior Course, including the pond expansions on holes #1, #2. 9 Hole Course tee #1 will remain intact.
- Pond expansion cut from the ponds will be used for improvements to the Practice Range Target Green and Range Drainage improvements.
- Stormwater Overflow outfall pipe and irrigation intake pipe will be installed.

Phase II — Summer thru November ['28]

- Complete improvements on the Championship Course either in one or two phases.
- Hole 18 reconfiguration and pond filling including dewatering.
- Leave the west parking lot available for golfers using the Junior Course.
- Construct the Center Parking section and make necessary improvements to the west parking [grind, shave & tie-in].

Based upon our discussions and reaction to these outlined options, we recommend a Phase II approach. This will shorten the disruption time, as well as make construction more effective and efficient.

Summary of Probable Construction Costs

Based upon revisions to the Master Plan and the development of the preliminary site-grading plan, plans were reviewed and approved by the Project Team.

Using those plans, Mdp and V3 reviewed the project in detail and on a line-by-line basis to determine the general cost estimate of construction for all aspects of this project. Based upon the approved concepts, Martin Design and V3 prepared a summary of Probable Construction Costs.

These are not final and do not reflect an exhaustive review of final plans. Rather, this is an analysis based upon the refined plans using unit prices from recent construction bids of similar scope and complexity.

Village Links of Glen Ellyn
Master Improvement Planning - Concept Verfication
Project Cost Summary

18 Hole Course			$	5,387,547.96
General Conditions	$	108,000.00		
Erosion Control /Preparation	$	61,103.15		
Grading/Shaping	$	526,489.17		
Green Construction	$	65,228.60		
Bunker Construction	$	934,222.22		
Tee Construction	$	409,182.30		
Drainage	$	28,250.00		
Grassing	$	66,022.61		
Irrigation [850]/Pump Iimp.	$	2,932,500.00		
Contingency	$	256,549.90		
9 Hole Course			$	2,149,664.83
General Conditions	$	81,000.00		
Erosion Control /Preparation	$	42,003.55		
Grading/Shaping	$	235,203.58		
Green Construction	$	-		
Bunker Construction	$	368,197.71		
Tee Construction	$	146,302.20		
Drainage	$	20,900.00		
Grassing	$	32,442.80		
Irrigation [325]	$	1,121,250.00		
Contingency	$	102,364.99		
Practice Enhancements			$	599,522.93
General Conditions	$	36,000.00		
Erosion Control /Preparation	$	22,035.87		
Grading/Shaping	$	76,123.50		
Green Construction	$	137,046.37		
Bunker Construction	$	-		
Tee Construction/Expansion	$	-		
Drainage* (TBD)	$	20,900.00		
Grassing	$	20,118.48		
Irrigation [75]	$	258,750.00		
Contingency	$	28,548.71		
			$	8,136,735.72
Parking Lot Improvements*	$	2,251,800.00	$	2,166,800.00
full renovation of parking lot less fill from Hole 18 pond reconfiguration includes permitting				
	PROJECT TOTAL		$	10,303,535.72

Next Steps

There are two parts to the approval process. Approvals need to happen in the regulatory realm - Village and County, and second, the financial - Village. The regulatory aspect will be addressed during the Design Development/CD phase of planning. We cannot submit for permits until the construction details are completed.

The more important question: when to seek financial approval. It seems this should come AFTER the bidding process and after we have confirmed numbers. This will require a full set of bid plans suitable for construction to determine the best prices from qualified contractors. This should also include a well-devised construction phasing plan that outlines how this will be constructed, when, and the related disruption, costs and impacts. Only then should we seek approval for confirmed numbers with a realistic plan and confirmed bid numbers.

Based upon the above, the following is a tentative timeline.

- Approval to prepare DD/CDs/Bid Documents/Permitting — mid '25
- DD/CDs/Bid Documents/Permitting — complete 9/'26
- Permits submitted — 9'26
- Bidding — 9/'26-11/'26
- Bids Received, Reviewed, Value Engineering [if necessary] — 12/'26
- Presentation VGE for Approval — 1/'27
- Contract approved for construction [TBD] — 3/'27
- Construction – Phase I — 8/'27-11/'27
- Construction – Phase II — 7/'28-11/'28

This scenario allows for the development of plans and details while providing for flexibility in the construction scope and cost. We can develop a wide variety of alternative bid items for flexibility, to remove if costs are prohibitive including the parking lot improvements or hole 18.

Next Scope of Work

Preparation of both Golf Course Architecture [MDP] and Civil Engineering [V3] scope of work based on the results/costs/scope of the Concept Verification report and recommendations or guidance from the Board. Based upon that agreed/accepted project scope, MDP and V3 will combine all improvement aspects, including the stormwater, golf course, and parking lot plans [if approved] for the creation of a Design Development/Permit Set of improvement plans with any other corresponding documents.

Base Mapping

The parking lot will need a complete topographic survey and utility locate. V3 to commission soil borings around the parking lot site.

- Topographic survey of the entire site/utility locates for stormwater modeling and plans.

Finalization of improvement Plans
for purposes of bidding to qualified contractors including Prepare Golf course improvement plans, and other items as determined including Removals, Erosion Control Plans, Grading & Drainage Plans, Grassing [seeding, sodding] Plans, Circulation Plans, Irrigation Plans / Pumping / Delivery / Controls, Phasing plans as determined.

V3 will finalize the concept for the new parking lot [if requested] and move forward with the creation of bid plans and documents. Coordinate with MDP to finalize plans for the golf course improvements and parking lot improvements.

- Floodplain/stormwater modeling, draft the civil engineering and erosion control plans, etc.
- Assemble and submit the necessary permit packages for any stormwater and wetland impacts on site.

Bid Services / Bid Documentation
Prepare appropriate Bid Documents including plan sets, technical specifications, bid forms. Bid Services including Pre-Bid Meetings, Addenda, Review of submitted Bids, Bid Recommendations. Value Engineering – review of submitted bids and adjustments to the improvement plans based upon submitted and accepted unit price bids

Construction Services
On-site observation of construction activities
Payment administration
Review of shop drawings, or submitted material tests
Preparation of Punch Lists

Fees for the above NEXT STEP Services will be determined the final scope of improvements as determined in the Concept Verification Phase. Total professional fees [Golf Course Architecture, Irrigation Design, Civil Engineering] can range from 6-8% of the construction costs, and dependent on numerous factors.

Conclusion

The implementation of the Master Plan must be executed with care. A thoughtful phasing strategy, thorough planning, bidding and construction expertise is vital for project success. This Concept Verification Phase is intended to enlighten the Project Team and Village Representatives to the full scale of the project and its impacts. We have reviewed Village Links Golf Course Master Plan to better understand its impacts, scope of improvement, costs and phasing opportunities.

It has been our goal to present plan improvements that would embrace the existing flavor of Village Links while enhancing the facility and the golf course for the next generation of golfer. We did not set out to change Village Links, but rather to make it better for the current and future golfers of your community.

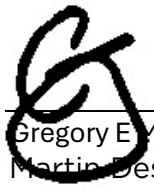
Village Links Golf Course will be better able to accommodate the wide range of golfers for the community while exposing more fully this magnificent landscape while keeping maintenance and operational costs reasonable. Further, this golf course continues to be a suitable challenge able to offer the best golfers a stiff test for championship play.

Thank you to the staff at Village LInks, Jeff Vesevick, Noel Allen, Andrew Cross, as well as additional key participants for the communication and candid discussion during the planning process. This report and its recommendations are stronger because of this deliberation.

This golf course should be refreshed and renovated to accommodate an updated golf course with more playable conditions and targeted to community needs with wider public recreational demands while retaining its natural beauty and character.

These recommendations are intended to make the golf course more enjoyable and playable to a wider target market through a series of improvements. If properly executed, the golf course can be made more fun, more engaging, more usable and more playable for a wider golfing audience. Additionally, these proposed improvements are intended to maximize the value and use of the clubhouse site and clubhouse facilities.

Respectfully,



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