

ST. ANDREWS COUNTRY CLUB

LAKESIDE GRILLE

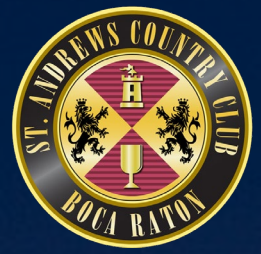


MEMBER PRESENTATION

December 03, 2023



Architecture Interior Design
Celebrating Over Fifty Years of Design Excellence!

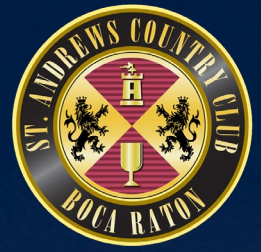


GOALS FOR THE NEW LAKESIDE

1. Create a singular, memorable arrival experience for the members.
2. Capitalize on the beautiful expansive lakeside & golf course views.
 - *(The reconfiguration of the lake edge/bulkhead has created new opportunities to maximize outdoor dining and lounging options , enhancing the member experience.)*
3. Introduce a true turnstand cafe/marketplace experience as a daytime use and incorporate it into the overall member experience.
 - *(Starbucks vibe - coffee & bagels)*
 - *(Golf-centric, views to hole #9)*
4. Create a dramatic “touchstone” gathering bar experience.
5. Create different dining experiences (bar vs dining vs private dining) – each with their own personality.
6. Enhance exterior dining/lounging experiences.



PROGRESS SINCE LAST MEMBER UPDATE

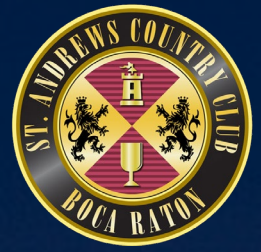


Last member update was on May 07, 2023. Since then, the project has progressed, per schedule:

- Replatting process is nearing completion.
- Design Development Drawings were issued for pricing update in June 2023.
- Permit drawings were issued for permit review and submitted on 07-15-2023



MOST RECENT UPDATES



- 11-13-2023: As of this date, the permit set has been 95% approved by Palm Beach County Plan Review.
- Based on the current timing, the anticipated issuance of plan review for permitting will be early December 2023

LAKE SIDE IMAGERY





Conceptual Preliminary Rendering – Overall Aerial View



Conceptual Preliminary Rendering – View from 9th Hole



Conceptual Preliminary Rendering – Approach to 9th Hole



Conceptual Preliminary Rendering – Approach to 9th Hole (Sunset)



Conceptual Preliminary Rendering – Gathering Bar



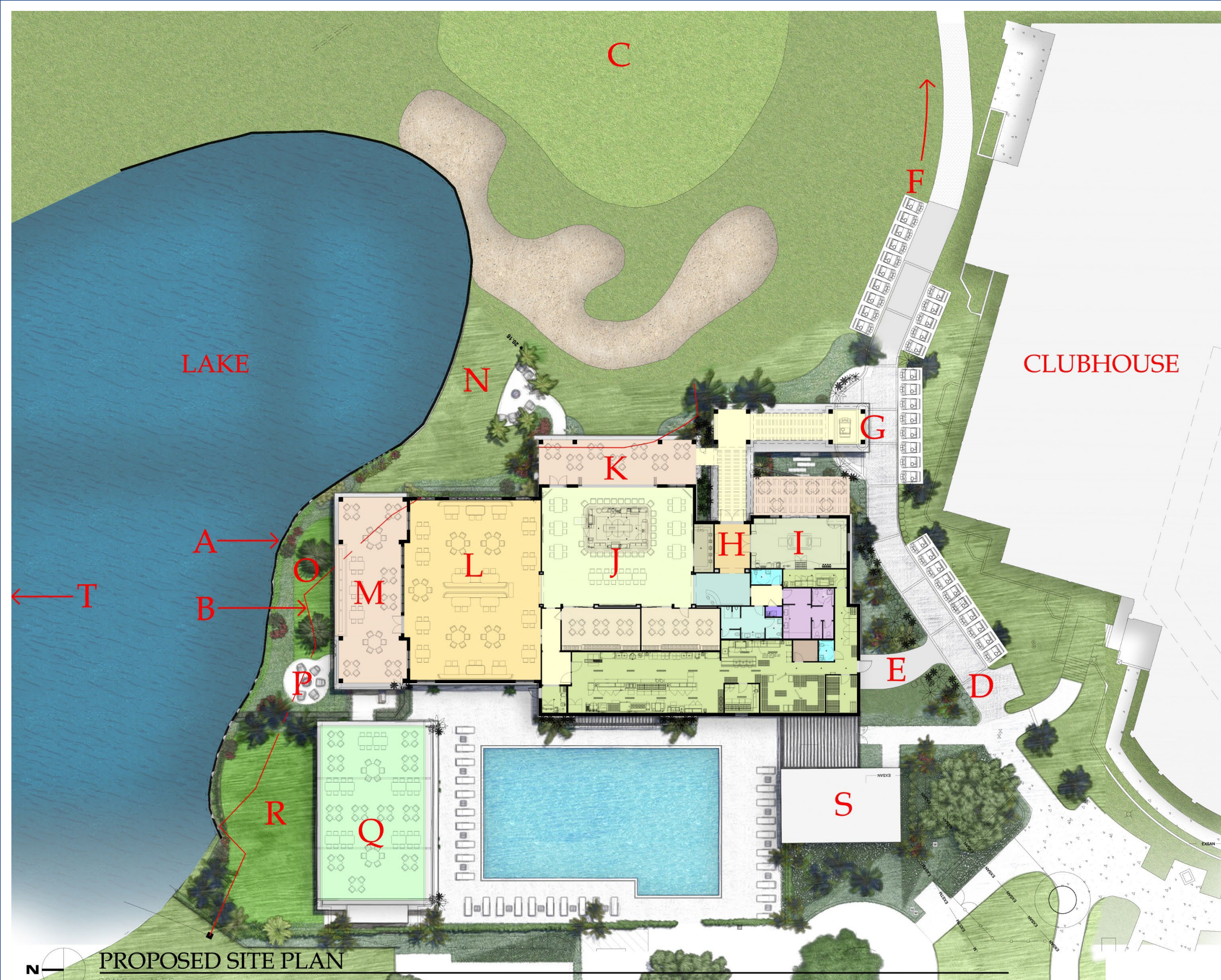


Conceptual Preliminary Rendering – Turnstand / Market

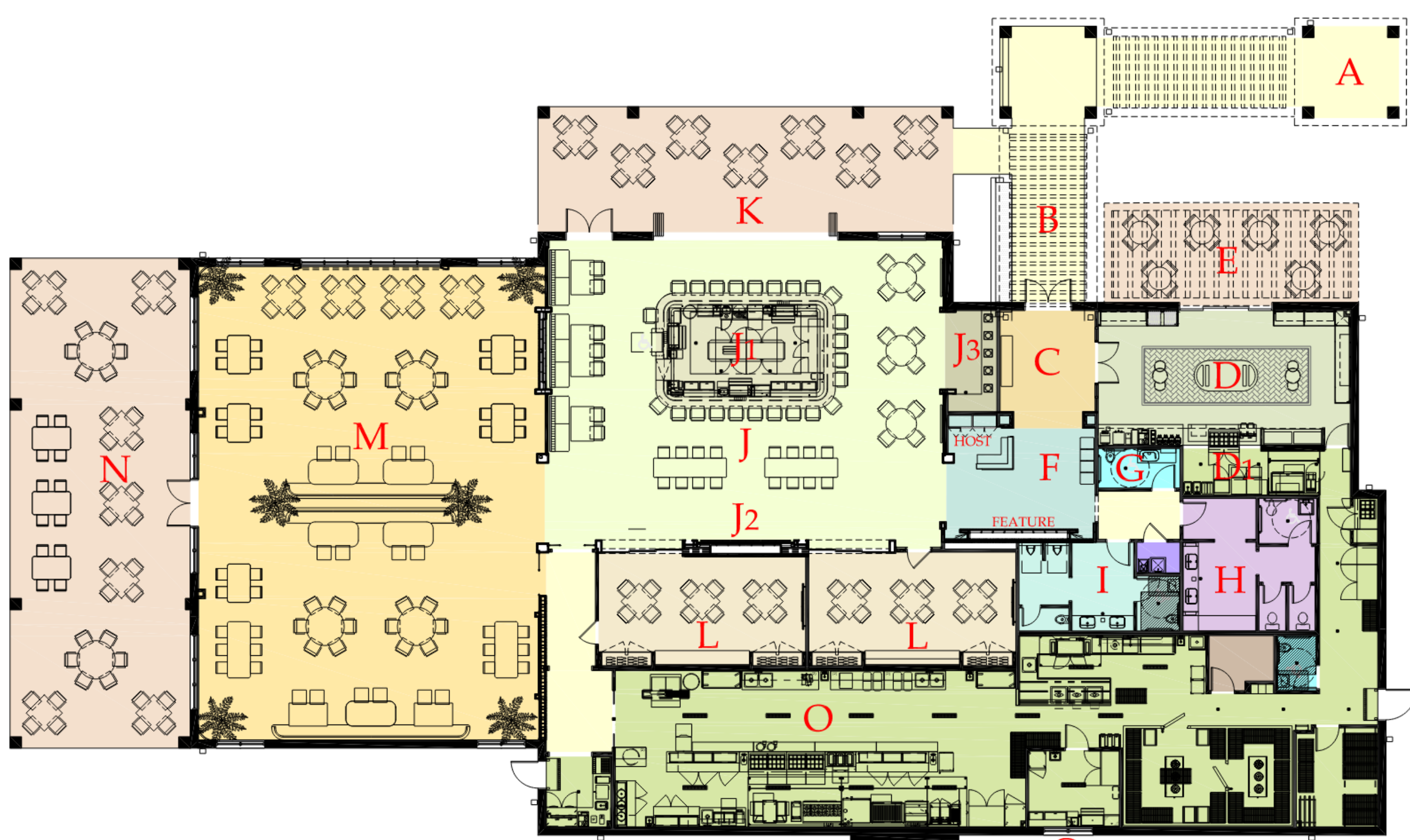


LEGEND

- A** REVISED LAKE EDGE/BULKHEAD
 - INCREASE IN DECK SPACE: APPROX. 5,020 S.F.
- B** LINE OF PREVIOUS LAKE EDGE/BULKHEAD
- C** NEW GREEN AT HOLE #9
- D** BEGINNING OF HARDSCAPE IMPROVEMENTS
 - NEW PAVING AND IMPROVED GOLF CART PARKING TO BEGIN AFFECTING THE MEMBER EXPERIENCE
- E** SERVICE ENTRY/YARD
 - GENEROUS LANDSCAPE BUFFER TO SHIELD VIEWS OF SERVICE AREA
- F** ADDITIONAL GOLF CART PARKING (APPROX. 30-35 SPACES - FINAL COUNT TBD)
- G** MAIN ARRIVAL TO LAKESIDE RESTAURANT
 - ENTIRE AREA TO BE RE-GRADED FOR ENTRY ON GRADE (NO STEPS)
 - GOLF CART PARKING AND PORTE COCHERE FOR GOLF CART SHUTTLE SERVICE
 - CATERED MEMBER ARRIVAL EXPERIENCE
 - SINGLE POINT OF ENTRY
 - COVERED WALKWAY WITH LINEAR WATER FEATURE AND LANDSCAPING.
 - ARRIVAL AND ENTRY IS 85'-0" AWAY FROM SERVICE ENTRY/YARD. (CURRENTLY THERE ARE MULTIPLE ENTRIES INTO LAKESIDE AND THE CLOSEST ENTRY IS 26'-0" AWAY FROM THE DUMPSTER AREA.)
- H** MAIN LOBBY
- I** TURNSTAND CAFE / MARKETPLACE
- J** LAKESIDE BAR AREA
- K** GREENSIDE COVERED TERRACE
 - APPROX. 133' AWAY FROM CENTER OF GREEN
- L** MAIN LAKESIDE DINING ROOM
- M** LAKESIDE COVERED TERRACE
- N** DECK AREA #1: OUTDOOR LOUNGE AREA (GREENSIDE)
 - SOFT SEATING & FIRE PITTS
 - FLEXIBILITY IS KEY
- O** DECK AREA #2: LAKESIDE OPEN AIR TERRACE
 - ADDITIONAL DINING (+/- 32 SEATS)
- P** DECK AREA #3: OUTDOOR LOUNGE AREA (LAKESIDE)
 - SOFT SEATING & FIRE PITTS
- Q** CAFE BLUE
- R** DECK AREA #4: EVENT TERRACE
 - FLEXIBLE OPEN SPACE FOR TEMPORARY TENTS (MEMBER & CLUB EVENTS)
- S** EXISTING POOL RESTROOMS
- T** APPROXIMATE LOCATION OF EXISTING FOUNTAIN FEATURE



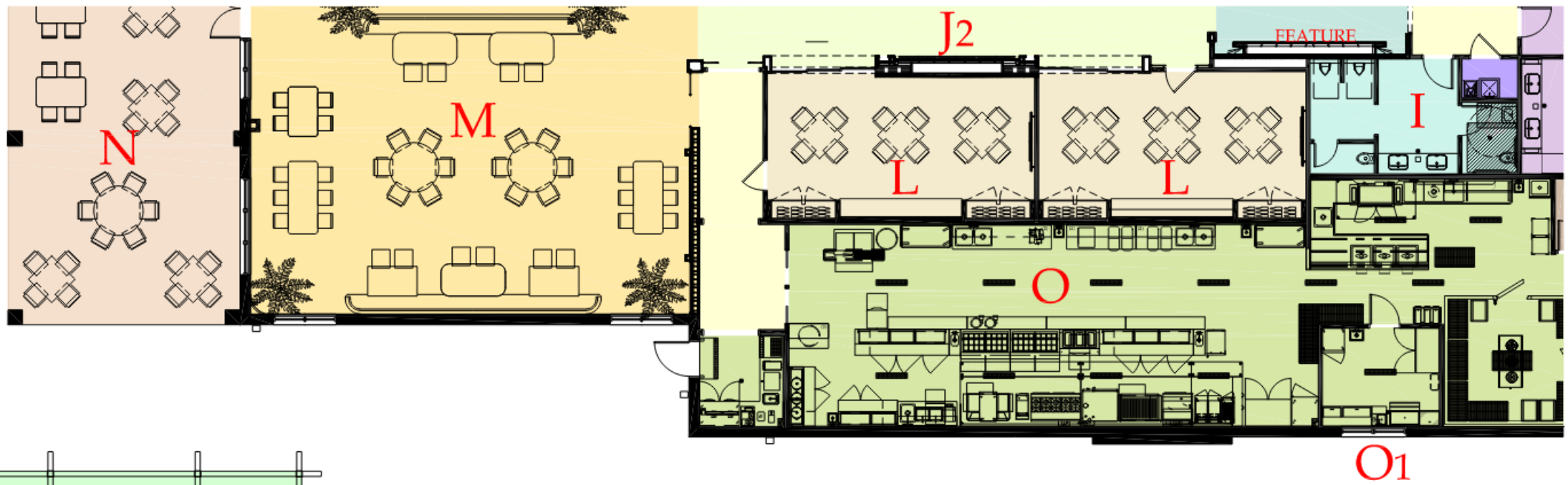
PROPOSED SITE PLAN
SCALE : N.T.S.



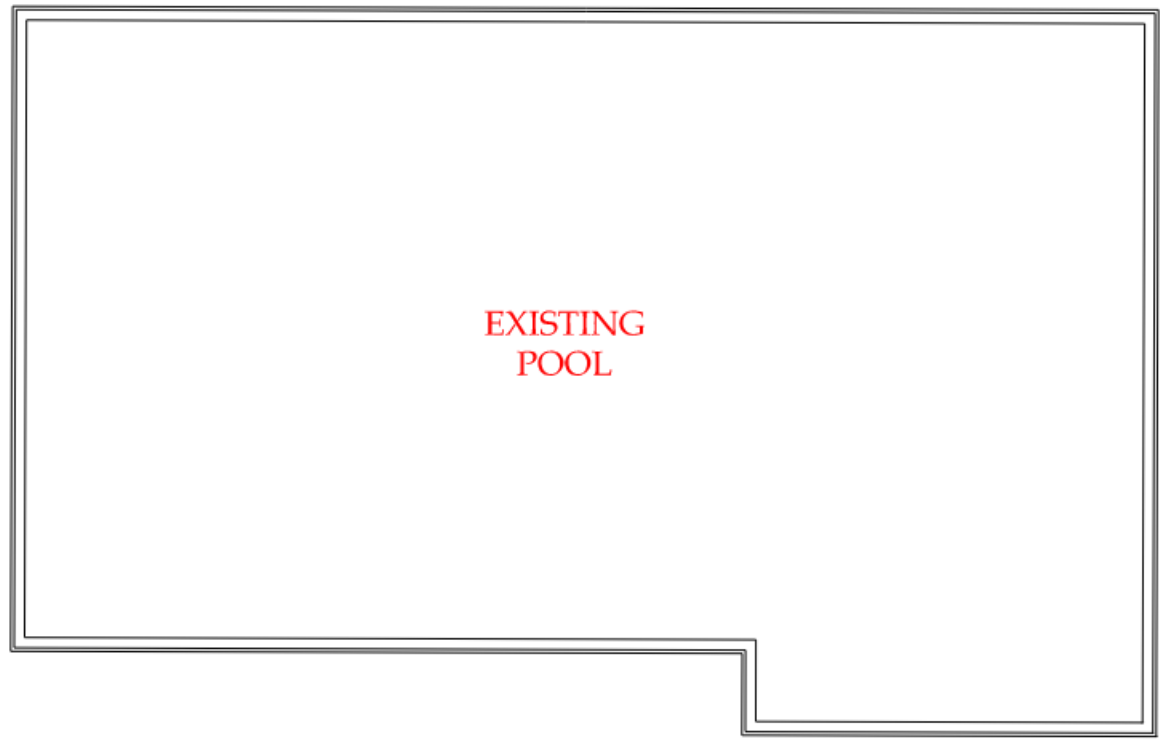
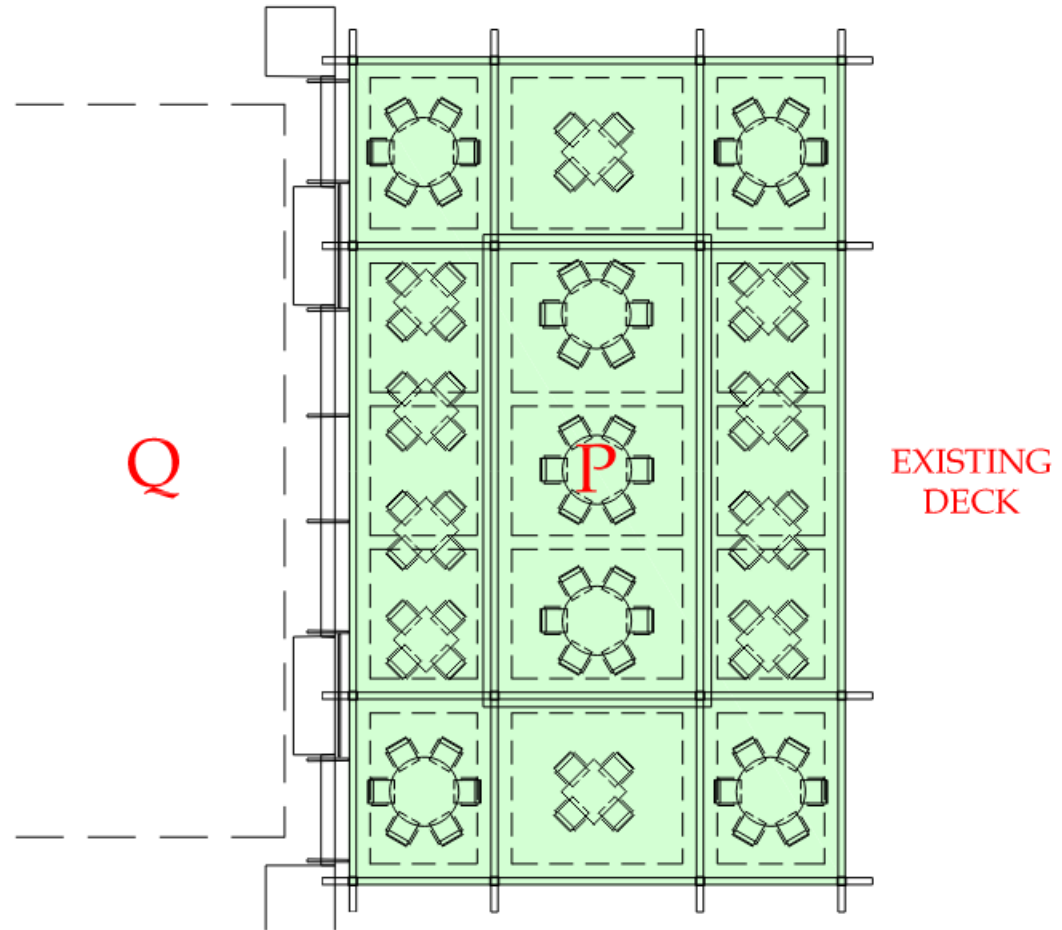
- ### LEGEND
- A** ARRIVAL PAVILION
 - B** COVERED WALKWAY
 - LINEAR WATER FEATURE
 - C** MAIN LOBBY
 - D** TURNSTAND CAFE / MARKETPLACE (622 S.F. (AC))
 - GRAB & GO FOR GOLFERS MAKING THE TURN
 - GOURMET MORNING COFFEE SERVICE
 - FRESH BAKED GOODS
 - SPECIALTY SEASONAL ITEMS
 - MEMBER ACCESS TO RESTROOMS THROUGH 'F'
 - D1: COFFEE BAR / SNACK KITCHEN
 - E** OPEN AIR TURNSTAND SEATING: (429 S.F.) (+/- 24 COVERED SEATS)
 - (MODULATING PERGOLA STRUCTURE)
 - TV'S (FINAL COUNT TBD)
 - F** RESTAURANT ARRIVAL AREA
 - FEATURE WALL
 - HOSTESS STAND
 - PRIMARY ACCESS TO RESTROOMS
 - G** FAMILY RESTROOM
 - H** WOMEN'S RESTROOM: 2 LAVS / 3 WCs
 - I** MEN'S RESTROOM: 2 LAVS / 2 WCs / 2 URINALS
 - J** GATHERING AREA: (2,397 S.F.) (+/- 66 TOTAL SEATS)
 - VOLUME CEILING
 - 27'-0" NANA WALL OPENING WITH EXPANSIVE VIEWS TOWARDS NEW #9 GREEN
 - TV'S @ OVERBAR AND AT SURROUNDING WALLS (FINAL COUNT TBD)
 - J1: GATHERING BAR W/ SIGNATURE OVERBAR (+/- 24 SEATS)
 - J2: LARGE FORMAT VIDEO WALL
 - J3: DEDICATED HAPPY HOUR BUFFET AREA
 - K** GREENSIDE TERRACE: (884 S.F.) (+/- 28 COVERED SEATS)
 - WIND/SUN SCREENS & RADIANT HEATERS
 - L** PRIVATE DINING ROOM: (385 S.F.) (+/- 12 SEATS)
 - CLIMATE CONTROLLED WINE DISPLAYS AS FEATURE
 - SEMI-TRANSPARENT POCKETING DOORS TO ALLOW PDR'S TO BECOME PART OF BAR AREA WHEN NOT IN USE FOR PRIVATE EVENTS.
 - M** MAIN DINING ROOM: (3,024 S.F.) (+/- 100 SEATS)
 - VOLUME CEILING W/ CLERESTORY OVER CENTRAL SPACE
 - CONTROLLED VIEWS FOCUSED ON LONG VIEW OF LAKE & SIDE VIEW OF FAIRWAY. MINIMAL VIEWS TOWARDS POOL DECK
 - N** LAKESIDE TERRACE: (1,498 S.F.) (+/- 52 COVERED SEATS)
 - WIND/SUN SCREENS & RADIANT HEATERS
 - O** GRILLE KITCHEN: (2,400 S.F.)
 - INCLUDES A RESTROOM FOR STAFF
 - O1: POOLSIDE PICK UP WINDOW
 - P** CAFE BLUE: (2,160 S.F.) (+/- 82 SEATS)
 - Q** EVENT LAWN: (1,325 S.F. / 53' x 25')

PROPOSED GRILLE PLAN
SCALE : N.T.S.

BUILDING DATA	
• OVERALL EXISTING AREA (A/C):	8,013 S.F.
• OVERALL EXISTING AREA (COVERED):	1,673 S.F.
• OVERALL PROPOSED AREA (A/C):	11,000 S.F.
• OVERALL PROPOSED AREA (COVERED):	2,811 S.F.
• OVERALL AREA - CAFE BLUE:	2,160 S.F.
• TOTAL EXISTING SEATING (INDOOR):	150
• TOTAL EXISTING SEATING (OUTDOOR):	135
<i>(INCLUDES 115 SEATS @ CAFE BLUE)</i>	
• TOTAL PROPOSED SEATING (INDOOR):	190
• TOTAL PROPOSED SEATING (OUTDOOR):	186
<i>(INCLUDES 82 SEATS @ CAFE BLUE)</i>	



LEGEND	
A	ARRIVAL PAVILION
B	COVERED WALKWAY <ul style="list-style-type: none"> • LINEAR WATER FEATURE
C	MAIN LOBBY
D	TURNSTAND CAFE / MARKETPLACE (622 S.F. (AC)) <ul style="list-style-type: none"> • GRAB & GO FOR GOLFERS MAKING THE TURN • GOURMET MORNING COFFEE SERVICE • FRESH BAKED GOODS • SPECIALTY SEASONAL ITEMS • MEMBER ACCESS TO RESTROOMS THROUGH 'F' • D1: COFFEE BAR / SNACK KITCHEN
E	OPEN AIR TURNSTAND SEATING: (429 S.F.) (+/- 24 COVERED SEATS) <ul style="list-style-type: none"> • (MODULATING PERGOLA STRUCTURE) • TV'S (FINAL COUNT TBD)
F	RESTAURANT ARRIVAL AREA <ul style="list-style-type: none"> • FEATURE WALL • HOSTESS STAND • PRIMARY ACCESS TO RESTROOMS
G	FAMILY RESTROOM
H	WOMEN'S RESTROOM: 2 LAVS / 3 WCs
I	MEN'S RESTROOM: 2 LAVS / 2 WCs / 2 URINALS
J	GATHERING AREA: (2,397 S.F.) (+/- 66 TOTAL SEATS) <ul style="list-style-type: none"> • VOLUME CEILING • 27'-0" NANA WALL OPENING WITH EXPANSIVE VIEWS TOWARDS NEW #9 GREEN • TV'S @ OVERBAR AND AT SURROUNDING WALLS (FINAL COUNT TBD) • J1: GATHERING BAR W/ SIGNATURE OVERBAR (+/- 24 SEATS) • J2: LARGE FORMAT VIDEO WALL • J3: DEDICATED HAPPY HOUR BUFFET AREA
K	GREENSIDE TERRACE: (884 S.F.) (+/- 28 COVERED SEATS) <ul style="list-style-type: none"> • WIND/SUN SCREENS & RADIANT HEATERS
L	PRIVATE DINING ROOM: (385 S.F.) (+/- 12 SEATS) <ul style="list-style-type: none"> • CLIMATE CONTROLLED WINE DISPLAYS AS FEATURE • SEMI-TRANSPARENT POCKETING DOORS TO ALLOW PDR'S TO BECOME PART OF BAR AREA WHEN NOT IN USE FOR PRIVATE EVENTS.
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O	GRILLE KITCHEN: (2,400 S.F.) <ul style="list-style-type: none"> • INCLUDES A RESTROOM FOR STAFF • O1: POOLSIDE PICK UP WINDOW
P	CAFE BLUE: (2,160 S.F.) (+/- 82 SEATS)
Q	EVENT LAWN: (1,325 S.F. / 53' x 25')



O1

EXISTING DECK

EXISTING POOL

EXISTING DECK



PROPOSED CAFE BLUE PLAN
SCALE : N.T.S.

BUILDING DATA	
• OVERALL EXISTING AREA (A/C):	8,013 S.F.
• OVERALL EXISTING AREA (COVERED):	1,673 S.F.
• OVERALL PROPOSED AREA (A/C):	11,000 S.F.
• OVERALL PROPOSED AREA (COVERED):	2,811 S.F.
• OVERALL AREA - CAFE BLUE:	2,160 S.F.
• TOTAL EXISTING SEATING (INDOOR):	150
• TOTAL EXISTING SEATING (OUTDOOR):	135
<i>(INCLUDES 115 SEATS @ CAFE BLUE)</i>	
• TOTAL PROPOSED SEATING (INDOOR):	190
• TOTAL PROPOSED SEATING (OUTDOOR):	186
<i>(INCLUDES 82 SEATS @ CAFE BLUE)</i>	

DESIGN FEATURES



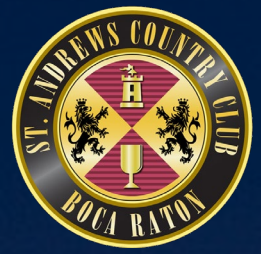
TURNSTAND CAFÉ / MARKETPLACE



Inspirations:

- Upscale Turnstand
- Neighborhood Market
- Coffee Shop

SHADE STRUCTURES



Inspiration:

- Flexible outdoor living spaces that adapt to changing weather



FIRE FEATURES

Inspiration:

- Dramatic focal feature
- Center point for small groups to gather around.





Alexander Palm



Madagascar Palm



Manarano Palm



Cabada Palm



Date Palm



Bird of Paradise



Begonia



Burle Marx Philodendron



Croton



Red Torch Ginger



Impatiens



Sago Palm



Liriope



Green Island Ficus



Asparagus Fern



Satakentia Palm



Princess Palm



Lineare Palm



Mast Tree



Thrinax Radiata



False Agave



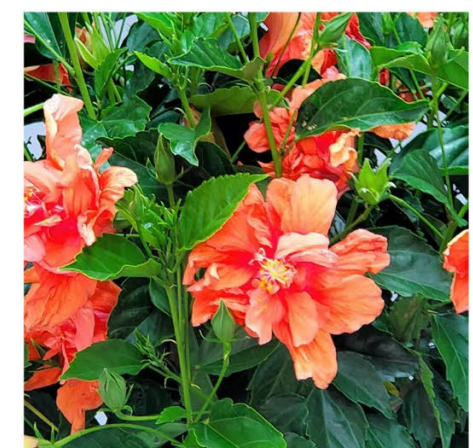
Fakahatchee Grass



Muhly Grass



Blue Daze



Hibiscus



**Ground
Orchid**

PROJECTED COSTS



CONSTRUCTION BUDGET UPDATE



PROJECT NAME: St. Andrews Lakeside Grill - Master Budget Estimate

PRINT DATE: November 13, 2023

	Construction Estimate (Hard Costs) - Per P+L plans plotted on June 30.23	Estimate
Hard Cost Estimates	Building Cost Estimates	\$6,826,923
	Hardscape/Lighting/Irrigation Cost Estimates	\$1,374,860
	Electrical/Plumbing	\$1,558,850
	HVAC	\$705,000
	Estimated Hard Cost	\$10,465,633
	Recommended Construction Contingency of Hard Cost	\$300,000
	GC Overhead, Insurance and Profit (approx 6.25%)	\$670,000
	PP Bond 1%	\$115,000
	TOTAL ESTIMATED HARD COSTS	\$ 11,550,633

	Probable list of soft cost items - Allowances	Estimate
Soft Cost Estimates	Professional Design fees A/E and Interior Fee Still Open	\$250,000
	Kitchen Equipment (including Bar)	\$650,000
	Audio / Video, POS, Low Voltage, Telephone	\$250,000
	Owner's Soft Cost Contingencies	\$300,000
	FF&A (Furniture Fixtures and accessories) - pending final approval	\$995,000
		TOTAL ESTIMATED SOFT COSTS

Hard Cost + Soft Cost Estimates	TOTAL - All-IN ESTIMATE (Hard + Soft Cost)	\$ 13,995,633
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QUESTIONS

