

RENOVATION PHASE II

UPDATED PLAN



Our Committee's Goal was to preserve as much of the existing clubhouse plan as possible, while maintaining or enhancing the utility of the clubhouse, and doing so at a cost the would be acceptable to the membership.

TO ACCOMPLISH THIS, OUR PROCESS WAS DIVIDED INTO TWO PARTS:

The first, done months ago, was after we received some of the material, fixture, and some construction estimates. We focused on the design features that were not cost acceptable, and not necessary to accomplish the look, or by its design, greatly reduced the functionality of the clubhouse. These early items included:

1. **Eliminated 28-foot wine racks that were both cost prohibitive as well as restrictive to the functionality of the club.**
2. **Eliminated the idea of swapping the Pro Shop and the Men's Card Room. We found a solution that made this unnecessary.**
3. **Concurred with a decision to not built a new, display kitchen off the grill.**
4. **Eliminated the opulent dining room bar (Bonnie's Bar) in the remote back corner of the dining room.**
5. **Eliminated the building of two storage rooms in the center of the clubhouse, narrowing the entrance to the center room, where we all gather for events.**
6. **Eliminated relocating the main hallway from the golf starter area to run through the front half of the center room, reducing the room size considerably.**
7. **Eliminated demolishing and rebuilding the women's card room ceiling and HVAC system solely for a choice of a style of ceiling tile.**
8. **Reduced the cost of the mosaic tile set in the Rotunda floor by using a much simpler and cost-effective design.**

The second review effort was made recently when the construction bids were received. Additional decisions were made to generate significant savings by eliminating costly features that had minimal impact on the appearance of the clubhouse and the staff's ability to provide quality member services.

1. **Eliminated building a central bar in the grill and demolishing and rebuilding the grill ceiling as well.**
2. **Eliminated rewiring every ceiling light fixture back to the circuit panels saving hundreds of thousands of dollars.**
3. **Created significant savings on air conditioning by adding secondary roof top units rather than reconfiguring our existing chiller system.**
4. **We respecified and rebid flooring substrates, furnishings, and other items, to include more vendor choices, creating considerable savings.**

Combined, all of these decisions, have created savings in excess of 4 million dollars. Following is a look at the original redesigned planned clubhouse with explanations of changes made, while staying as true as possible to the previous design.



THE LOBBY

The look of the lobby is staying very much as intended, but there are some changes, that have little impact on the final appearance. The only changes are functional.

What is changing:

- 1. We're not building a new membership office through the wall to the right of the entrance. Instead, we plan to add new offices for back-office employees on the second floor in the fitness center.**
- 2. We're not swapping the location of the desk and the entrance to the club administrative offices as the slight cosmetic change isn't worth the cost to do so.**

The rest of the look, walls, floors, ceilings, chandeliers, are staying as designed.



THE ROTUNDA

The look of the Rotunda is also staying pretty much as designed, but there are some minor changes that have little impact on the final appearance.

What is changing:

- 1. We're modifying the mosaic in the floor to a simpler, more cost-efficient design.**
- 2. We're reducing the number of slats in the ceiling. Same look, less cost.**

The rest of the look, walls, floors, ceilings, chandeliers, are staying as designed.



THE PRO SHOP

The Pro Shop was scheduled to swap locations with the Men's Card room and have all new fixtures, flooring, wall treatments, and lighting.

What is changing:

- 1. What you see in the rendering is the new Pro Shop sited in the Men's Card Room current location. The Pro Shop is staying in its current location so the location of the fixtures, displays, windows and desk will be different from the rendering.**
- 2. We're moving the existing wall located behind the offices on the left 10 feet back into a seldom used area of the men's locker room adding 200 sq. ft. to the sales floor.**
- 3. We're building new offices and a dressing room.**
- 4. We're refinishing the wall fixtures and adding a new sales counter and center fixtures.**
- 5. There will be new flooring, wall finishes, and lighting**

There will be a similar overall look, but the location will not change.



THE MEN'S CARD ROOM

The men's card room was originally scheduled to swap locations with the Pro Shop.

What is changing:

- 1. We're not swapping the location with the Pro Shop so what you see in the rendering will not be done.**
- 2. We're upgrading the men's card room to serve also as a private dining area when not being used as a card room.**
- 3. We're installing a warming kitchen on the left-hand side inside the new service area.**
- 4. We're building a full height wall across the entire room where the existing kitchen currently is, to eliminate the two dead corners and to build more service and storage space for the grill room bar. Furniture stored in those locations hidden by screens will be removed.**
- 5. New finishes, flooring, furniture, and fixtures will stay similar to the planned design.**

The room will have a similar look, be marginally smaller and also function as a new private dining room, but without incurring the unnecessary costs to move it to a new location.



THE WOMEN'S CARD ROOM

The women's card room is scheduled for a total make over as well. New ceiling tiles, new flooring, new lighting, new wall treatments, new furniture, and a new service area and fixtures.

What is changing:

- 1. We are changing the ceiling tiles to a design that doesn't require us to demolish and rebuild the entire ceiling and completely redesign the HVAC systems. The original ceiling tile design required costs hundreds of thousands of dollars that now have been eliminated.**
- 2. A larger, redesigned food service area will be rebuilt in the current location.**
- 3. The flooring, furniture, light fixtures, window treatments will all be replaced and upgraded.**
- 4. The library wall will be removed and a new design on that wall will be constructed to allow for three additional round tables**
- 5. The color of wallpaper, carpeting and furnishings will all change.**



THE DINING ROOM

The plan included all new furniture, new lighting, new ceiling tiles, new chandeliers, new wall finishes, and window treatments. Also included was enhancing the HVAC capacity to this area.

What is changing:

- 1. Dining Room Bar (Bonnie's bar), the pass-through window are being eliminated.**
- 2. HVAC capacity will be enhanced but in a much more cost-effective way.**
- 3. Everything else is as designed with the exception that the windows will remain uncovered, (as they've been for years), so as not to block the view of the fountain and golf course**



OUTDOOR DINING AREAS

The current plan includes a new covered patio with a EuroWall door access through the grill room to the new covered outdoor dining area . Also, on the dining room patio side new shade umbrellas will be added and there will be a new redesign for the patio center area.

What is changing:

- 1. On the Grill Room Side, there are no changes. A new hard surface roof is being built. The EuroWall doors are being installed. All new tile flooring is being installed. New furniture, and phantom screens are included, and we will prewire for space heaters if ultimately needed.**
- 2. On the new Dining Room patio side, free standing pergolas were planned in front of the Dining Room, but instead we will be installing larger more flexible umbrellas for better shading and design.**
- 3. As we believe we'll need the dining space, we will be replacing planned lounge chairs in the center patio space, with more dining furniture. We'll have utilities in place but will not be installing fire pits at this time. We'll be adding more lounge and conversation spaces at the pool area.**



THE DELAIRE GRILL

The original plan included a new larger, centered bar, and plans to demolish and totally reconstruct a slightly raised ceiling centered over the new bar. Also included was a separating wall adjacent to the walkway with built in booths. There was an engineered hardwood floor proposed, as well as sound deadening panels being installed in the new ceiling to absorb the noise that the new hard floor surfaces would create. All new furniture and light fixtures rounded out the total design.

What is changing:

1. **The center bar. Our clubhouse has limited space. Centering an enlarged bar will limit the utility of the grill room space. It will prohibit us from hosting events such as the Ned Dorman music appreciation shows. It will also restrict movement from table to table as our members tend to do. It will relegate the room to that of mainly a bar, with some tables, around it's perimeter.**
2. **If we don't center the bar, then we don't need to demolish and totally reconstruct the ceiling to raise it a total of 14 inches to summit over the bar.**
3. **The hardwood floors are a maintenance issue, with only a useful life of three refinish cycles. Lastly, they present a slip hazard, as well as generating noise that will require sound absorbing ceiling tile to hopefully mitigate.**

The new plan:

1. **Don't center the bar. Instead, remove the small service area behind the bar and extend the bar back 12 feet to the wall separating the grill from the men's card room. The bar will gain the same number of additional seats, without imposing into the valuable floor space that the members use in multiple ways.**
2. **The bar will be rebuilt with a new backlit countertop, façade, and new equipment where needed, similar to the proposed design. Draft beer taps will be added.**
3. **We will install a combination of carpet with hard surface flooring trimming the area as well as the areas immediately around the bar.**
4. **We will keep and refinish the existing ceiling since we're not centering the bar. Since we're adding carpeting to the flooring, it eliminates the need for the sound-absorbing ceiling treatment.**
5. **We will eliminate the solid barrier wall between the walkway and the grill as well as the limited seating provided by built-in booths. Members use this room as a gathering space, and all these barriers restrict that use.**
6. **Lastly, we will replace the existing display kitchen, expand that area and add a brand-new, built-in buffet space for bagel room service and flexibility as needed.**
7. **All furniture, lighting, and wall finishes will be replaced and upgraded as in the design.**



THE CENTER ROOM

The original plan converted the center room into a small, exclusive, hard floored surfaced, dining area. This room was originally proposed to be separated from the rest of the clubhouse by two 28 ft custom built wine storage refrigerator walls, one each separating the grill and the dining room from the center room. There were other changes including making the room smaller to accommodate moving the walkway that removed space from the room.

What is changing:

- 1. The wine racks have been eliminated, as they are very costly and would considerably reduce the use of the space to solely a small dining area. The space is currently used for many purposes. The small dining area would make this key area “dark” most days of the year. We will include wall space for the ability to add up to two 8’ wine systems at a future date without modifying the current functionality of the room.**
- 2. The hardwood floors are being replaced with carpet.**
- 3. The reconfiguration of the room, by bringing the walkway through part of the current space has been eliminated.**
- 4. The new doors at the front of the room are being eliminated to improve member flow.**
- 5. Numerous electrical floor outlets will be added for greater flexibility throughout the three dining areas.**
- 6. The pocket doors will be totally refinished to match the proposed décor.**
- 7. All proposed light fixtures and wall finishes will stay as designed.**
- 8. Additional cooling capacity in this space is being planned.**

REVISED FLOOR PLAN



