

# Phase I Implementation – Kickoff Meeting

*December 15<sup>th</sup>, 2020*



# *Meeting Agenda*

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- Welcome and Introductions
  - Introduce Project Team
- Overview of Implementation Process
- Review Overall Project Timeline
- Review Scope of Work / Vision
- Consultant Update
- General Contractor Update
- Project Budget
- Next Steps
  - Review Upcoming Meeting Schedule
- Closing Comments

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## *Chambers Project Team*





# *Project Team*



**Lee Hyden, AIA, LEED AP**  
Dir of Architecture – Firmwide /  
Principal



**Charlie Turner, ASID, NCIDQ**  
Dir of Interior Design – Firmwide /  
Principal



**Chris Noblett**  
Project Manager / Lead Project  
Architect



**Marishka Bachman, NCIDQ**  
Senior Interior Designer



**David Witt**  
Architectural Director



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## *Overview of Implementation Process*





# *The Design Process*

## **Schematic Design**

- Reconfirm major design goals, objectives, budget, timeline and program with the club
- Develop schematic designs including: site plan, floor plan, and exterior elevations
- Develop schematic design concepts for interior architecture and furnishings
- Preliminary Cost Estimate for Schematic Design Package
- Perform a preliminary code analysis, complete with understanding of all submittals required and potential duration for permitting
- Develop project schedule including meeting dates
- Work in combination with the project team and any design specialists as required throughout the project
- Outline specifications for all disciplines
- Assemble engineering data and early design requirements and concepts
- Sign-off to proceed into the next phase



# *The Design Process*

## **Design Development**

- Building floor plans to include overall dimensions
- Location of structural & major partitions and fixed equipment layouts
- Reflected ceiling plans
- Roof plan
- Elevations indicating selected materials and fenestration
- Interior elevations
- Sections to explain scope of the project and vertical interrelationships of spaces and building height
- Preliminary wall sections to indicate different building profiles, materials, and systems
- Typical details to indicate major components of the project
- Development of structural, HVAC, plumbing, fire protection, and electrical systems to same level of detail as the architectural drawings



# *The Design Process*

## **Design Development**

- Development of food service equipment layouts and specifications to same level of detail as the architectural drawings
- Interior design finishes and furniture selections
- Develop specifications package
- Coordinate design documents with owner and engineering consultants
- Refine plans and elevations into partial working drawings
- Refine interior design drawings and furnishings concepts and develop budget
- Finalize plans, elevations and interior design drawings
- Cost estimate from general contractor
- Begin to address potential cost saving options as needed to stay in budget
- Sign-off to proceed into the next phase



# The Design Process

## Furnishings, Finish Selections, and Budgeting





# *The Design Process*

## **Construction Documentation**

- The construction documents are the instrument by which the owner will obtain necessary regulatory and financial approvals to proceed with construction. They also communicate to the contractor the quantities, qualities, and relationships of all work required to construct the project. Additionally, the construction documents establish the contractual obligations of the owner and contractor, as well as describe the responsibilities of the architect.
- Develop design development drawings into full contract documents and specifications for all disciplines as required for obtaining a building permit from all applicable authorities and for bidding construction of the project
- Finalize interior design, furnishings and specifications
- Work with the owner, general contractor and necessary participants to value engineer the project to help identify and prioritize areas of potential savings



# *The Design Process*

## **Construction Contract Administration**

- Attend construction meetings
- Review RFI's, shop drawings, architectural submittals, and furnishings, fixtures and accessories (FF&A) submittals
- Inspect site periodically to maintain integrity of design
- Work with the contractor on the client's behalf through construction to address and provide recommendations on any potential change orders
- Review contractor's punch list and work with the club and contractor to identify and resolve any open issues
- Work with contractor to confirm record/as-built drawings, warranty and operations submittals are delivered to the club



# *The Design Process*

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## **FF&A Procurement and Installation**

- In-house Purchasing, including furnishings/window covering/fabric coordination, shipping, warehousing, and Furnishings tracking
- FF&A Installation and artwork installations
- Hands on direction by Chambers' Purchasing and Interior Design team during installations





# *The Design Process*

## **Project Closeout**

- Confirm all professional design and technical design services have been completed.
- Confirm all construction specified in the construction documents has been completed. In addition, related construction resulting from unforeseen conditions or requested by the client and agreed to by Chambers has been completed.
- All invoices pertaining to services rendered by Chambers and its contracted consultants for this project have been issued and collected.
- Review the final project and process with Club for the purpose of reviewing and evaluating your experiences with the project, and discussing any remaining open items active at that time.

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## *Project Timeline*





# Preliminary Timeline

Project Implementation ~12 months	December 15 2020 – December 17 2021
Engage Consultants, Review & Approve Updated Proposals	12/15/20 – 12/31/20
<b>Schematic Design (~7 weeks)</b>	<b>12/15 /20 – 2/2/21</b>
Schematic Design Submission	2/2/21
Schematic Design Pricing ROM / Refinement / Approval	2/3/20 – 2/16/21
<b>Design Development (~7 weeks)</b>	<b>2/3/21 – 3/23/21</b>
Design Development Submission	3/23/21
Design Development Pricing / Refinement / Approval	3/24/21 – 4/14/21
<b>Construction Documents (~8 weeks)</b>	<b>3/24/21 – 5/18/21</b>
Permit/ Pricing Set - Drawings Submitted for General Contractor GMP Pricing Permit Submission	5/19/21
Permitting Review and Response	5/19/21 – 6/29/21
Issue 100% Construction Documents	6/18/21
<b>Construction &amp; Close Out</b>	<b>6/19/21 – 12/17/2021</b>
Construction	6/19/21 – 12/3/21
Close Out	12/6/21 – 12/17/21

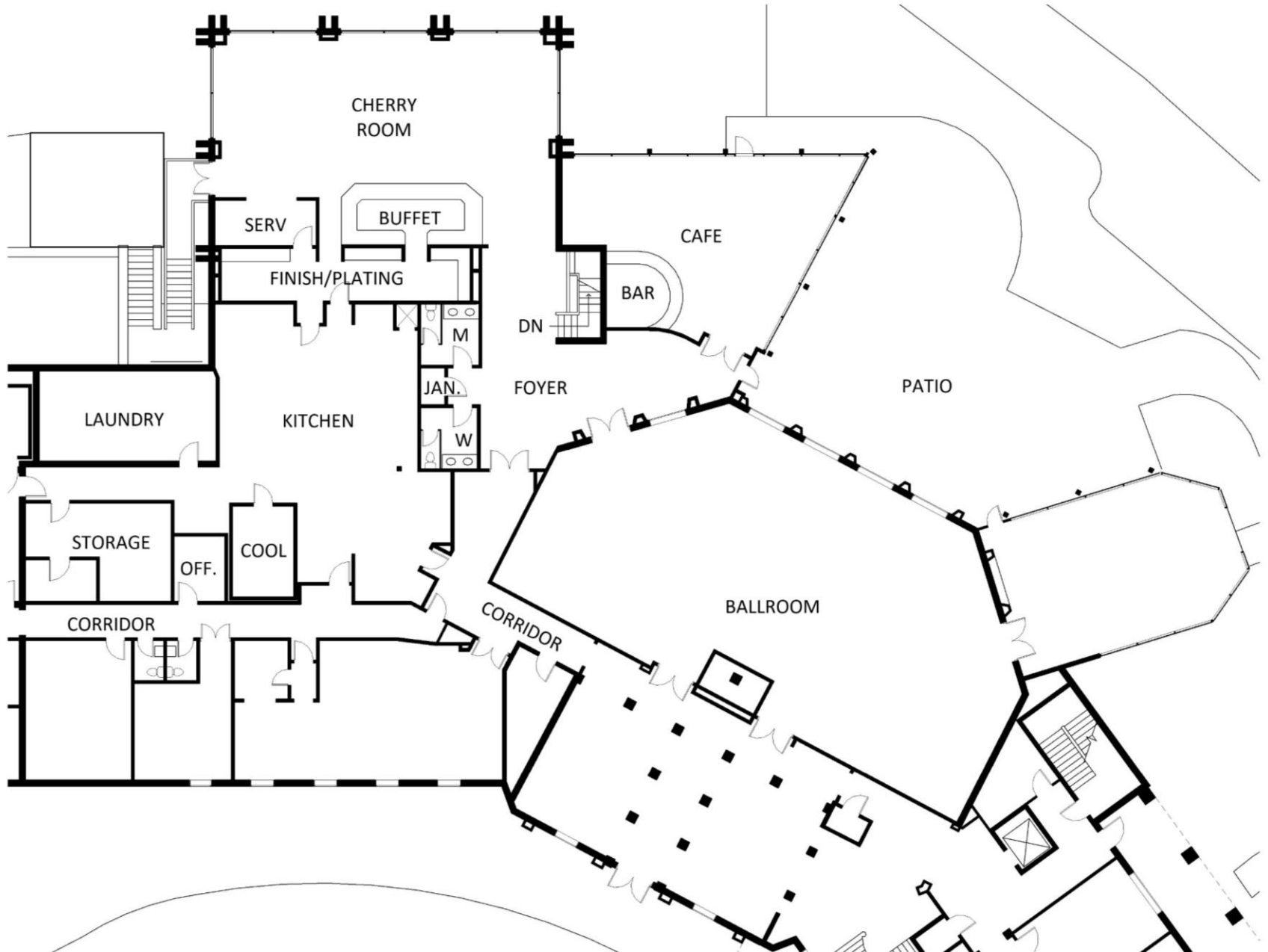
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# Review Scope of Work / Vision

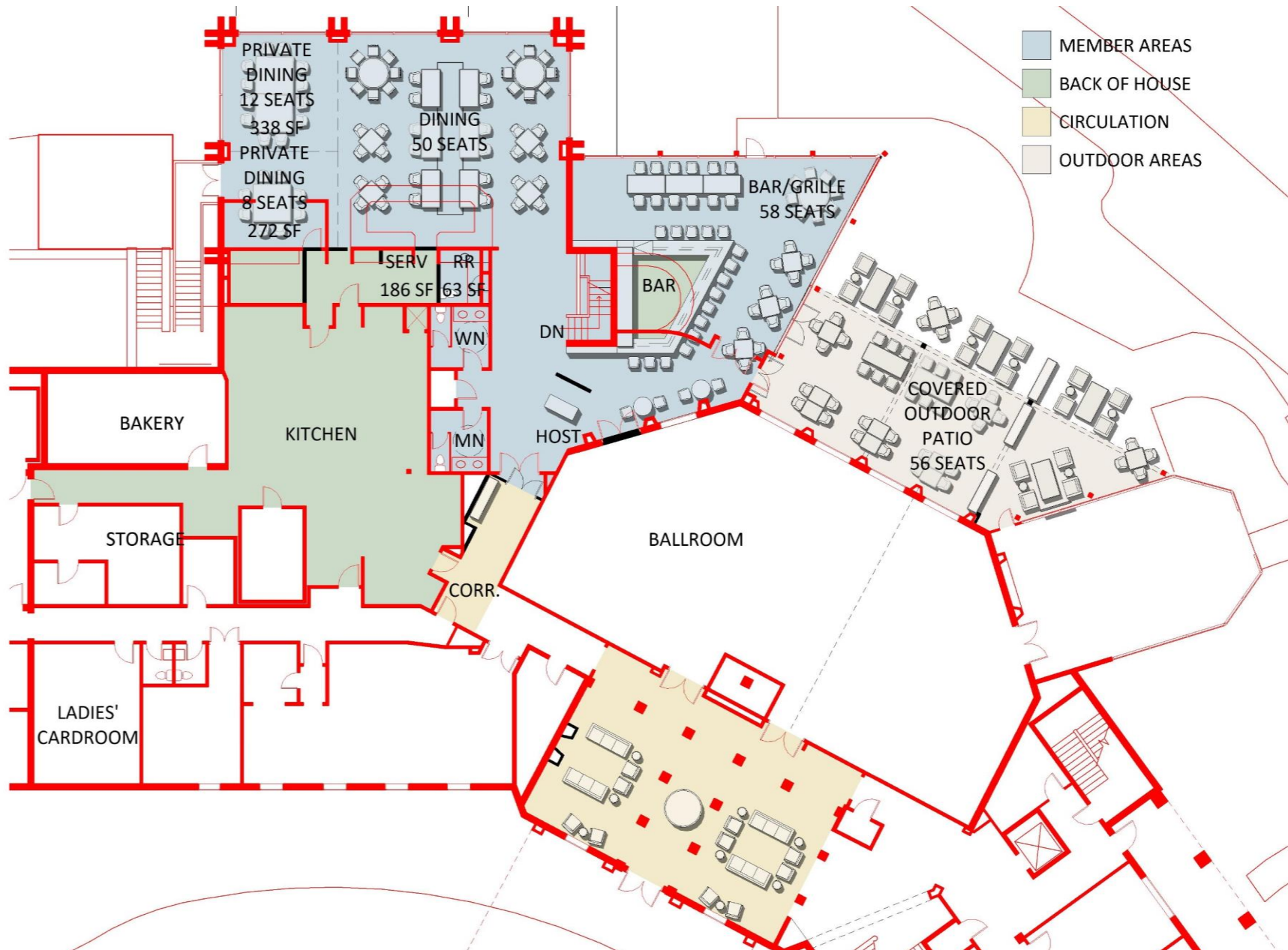
## *Main Level Dining Enhancements*













# *Existing Cafe*





# *Artist Conceptual Rendering of Proposed Bar / Grille*





# *Existing Outdoor Terrace*





# *Artist Conceptual Rendering of Outdoor Covered Terrace*





## *Existing Cherry Room*





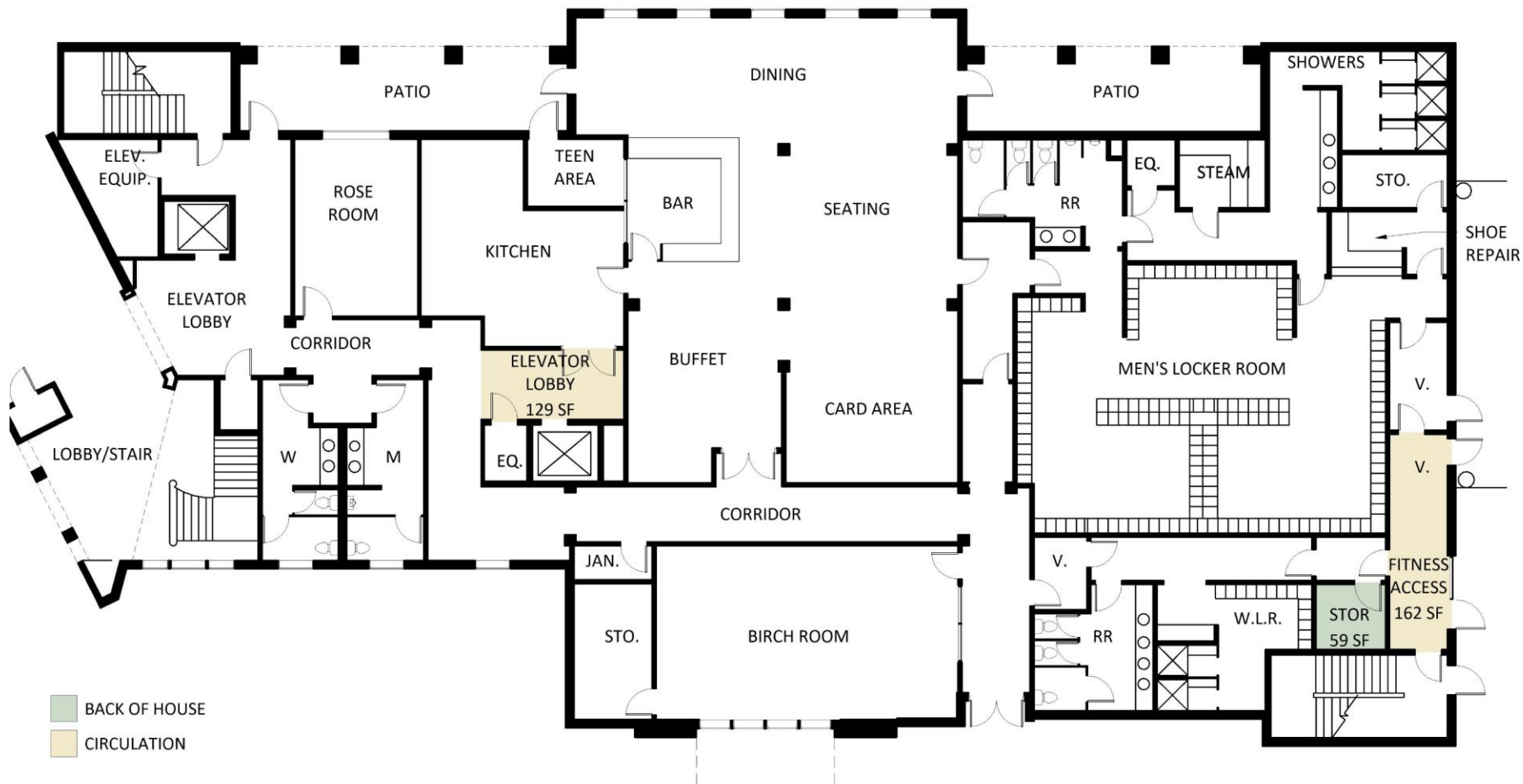
# *Artist Conceptual Rendering of Proposed New Casual Dining*

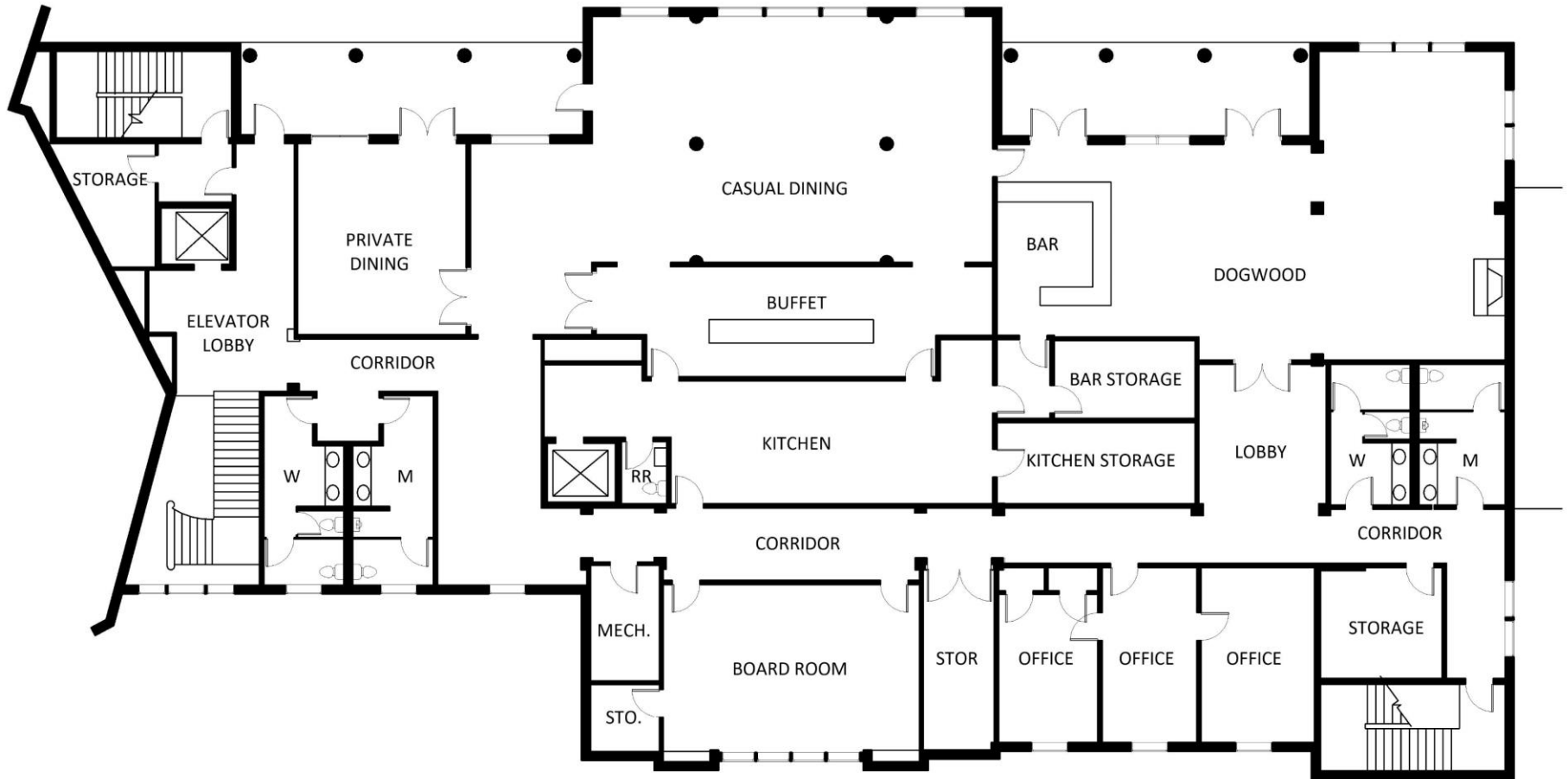


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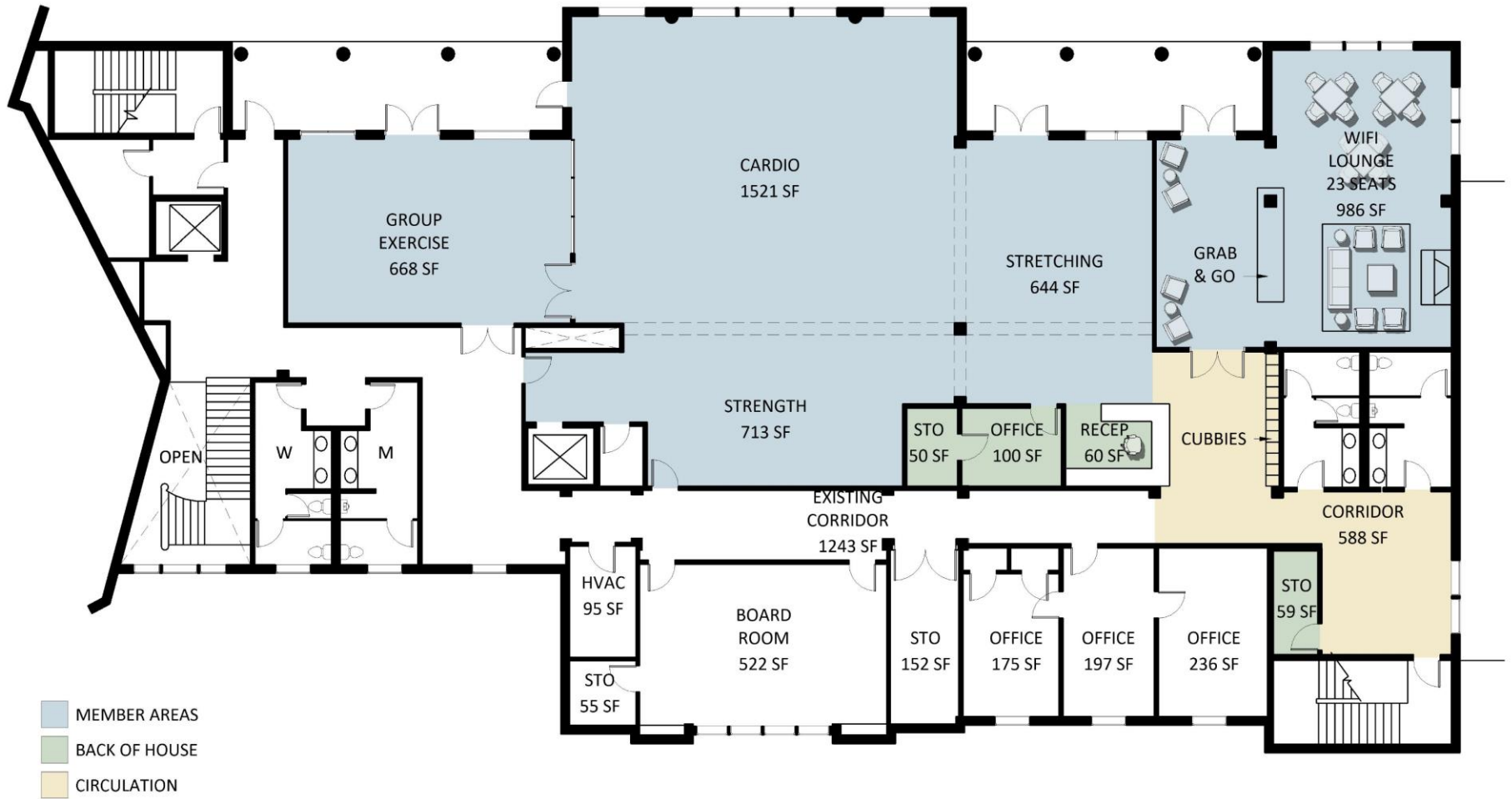
Review Scope of Work / Vision  
*Fitness / Wellness Center Enhancements*

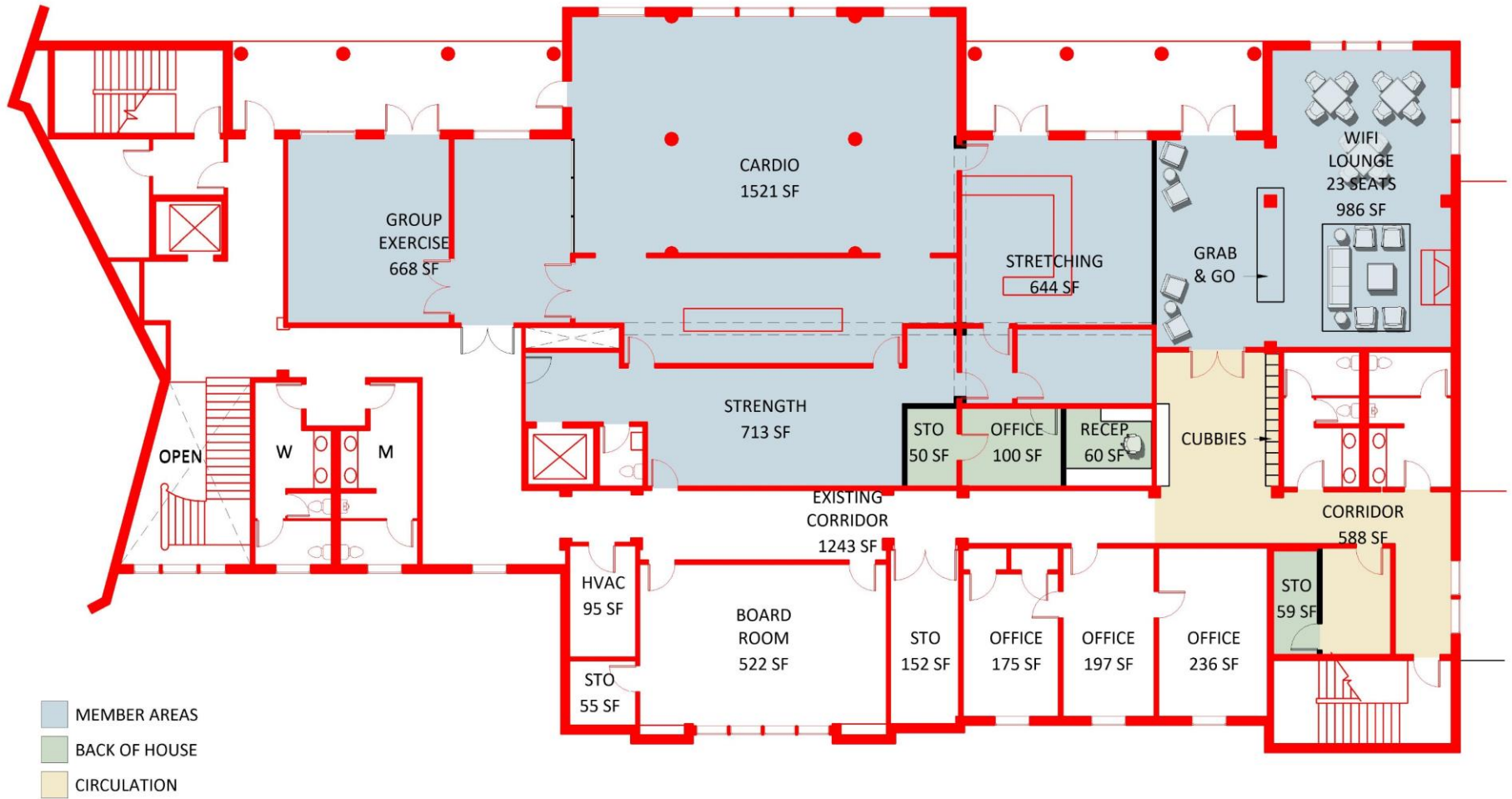




















# Existing Fitness Center





# *Artist Conceptual Rendering of Proposed Fitness / Wellness Facility*

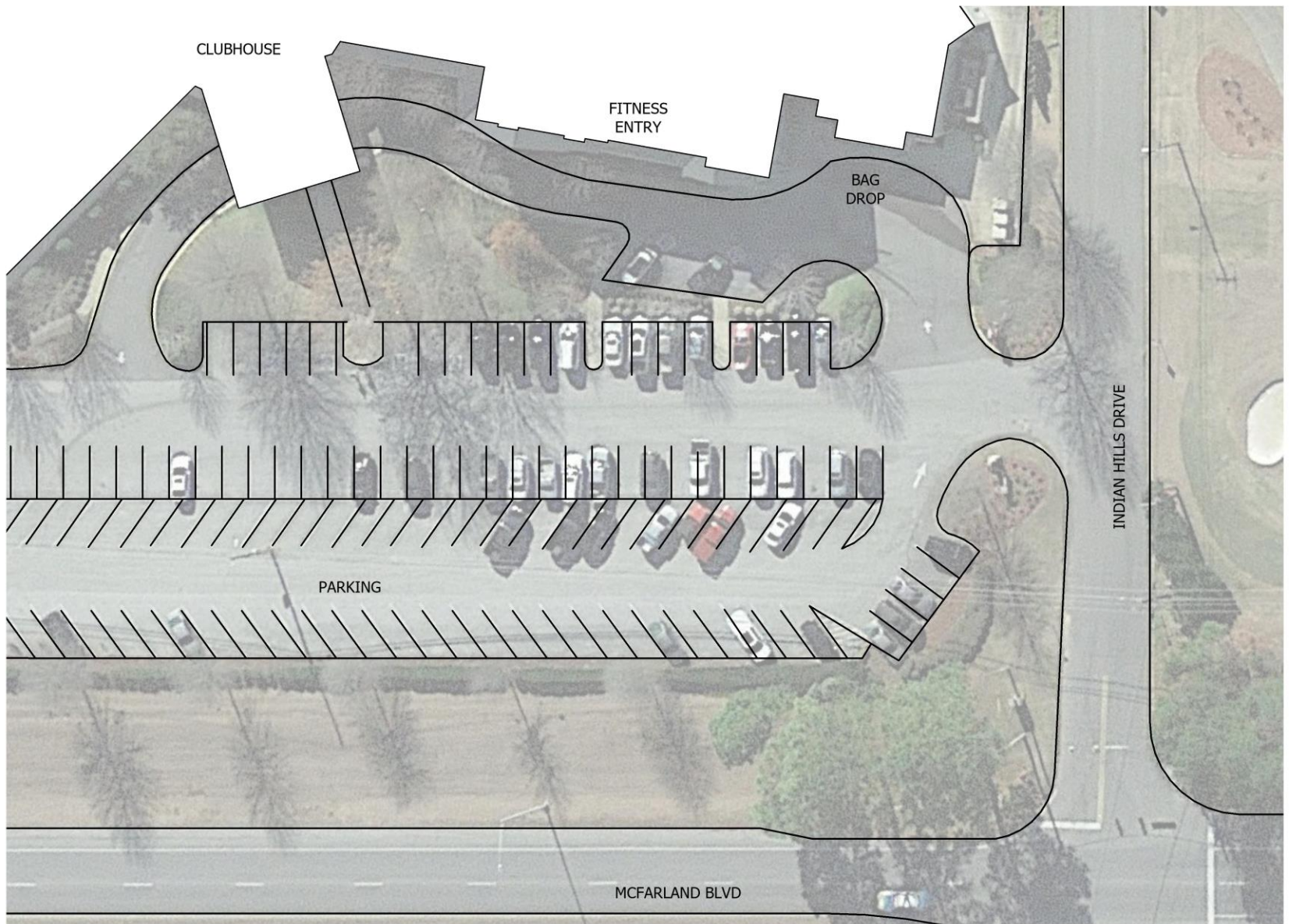


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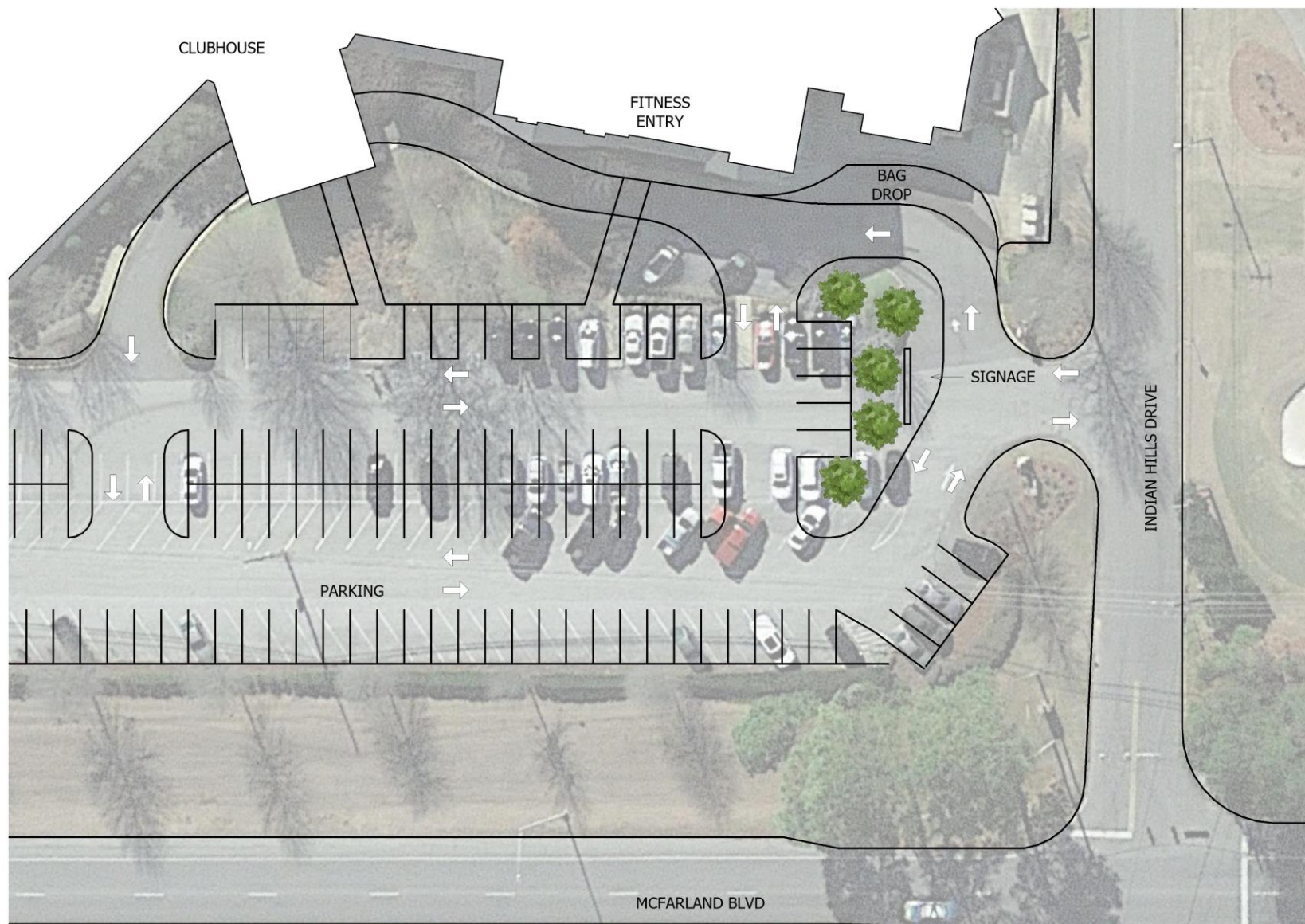
# Review Scope of Work / Vision

## *Site Plan / Arrival Sequence*









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# Review Scope of Work / Vision

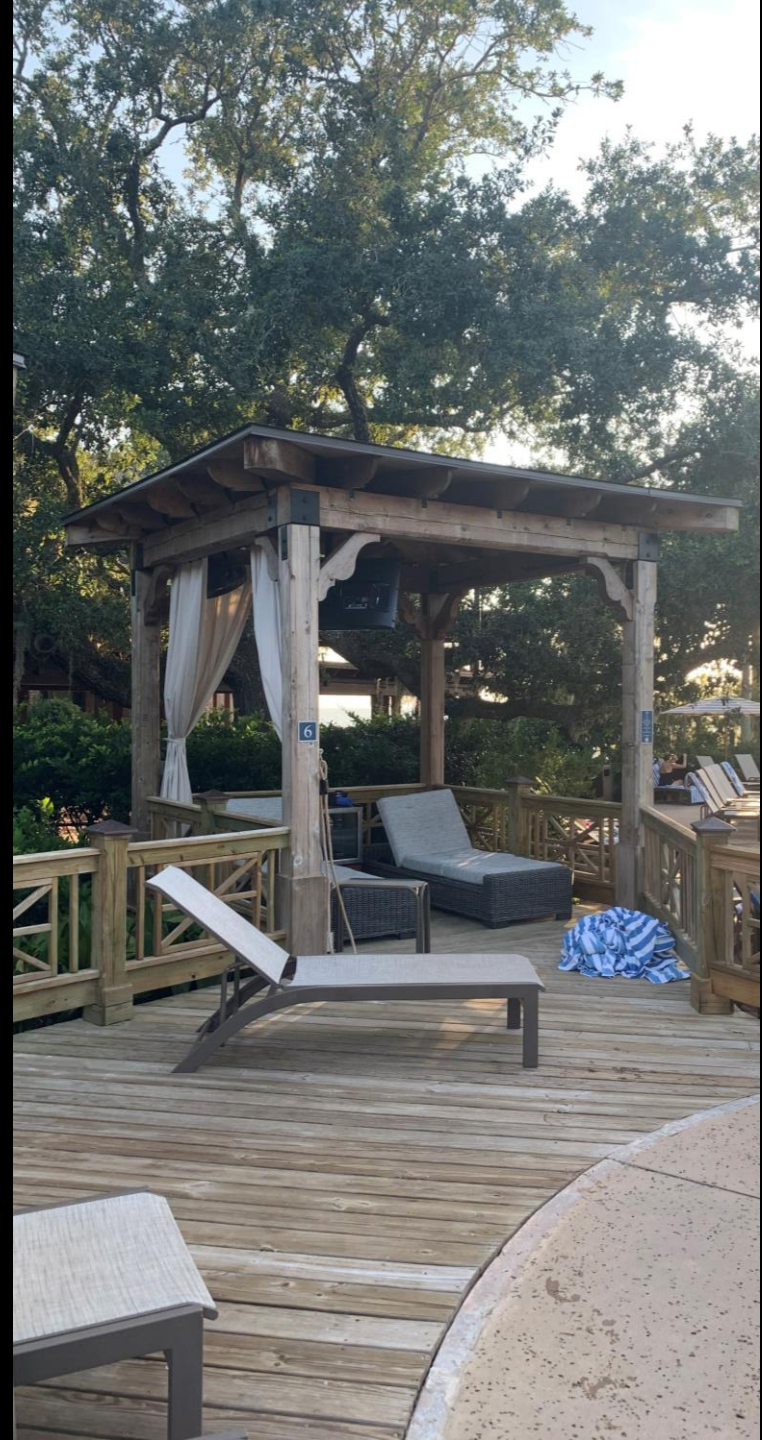
## *Pool Enhancements*











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# Review Scope of Work / Vision

## *Tennis Enhancements*



















High-Performance LED Sports Lighting



CourtBlade (XARL)  
LED Sports Lighting

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## *Consultant Update*



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## *General Contractor Update*



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## *Project Budget*





## *Project Budget*

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### **Budget Overview**

Clubhouse Dining / Fitness	\$3,164,000
Parking Lot Improvements	\$167,000
General HVAC / Electrical Upgrades	\$500,000
Golf Course Improvements	\$1,500,000
<u>Tennis / Pool Improvements</u>	<u>\$669,000</u>
Total Program Costs	\$6,000,000

Cost estimates are inclusive of hard construction costs, site work, furnishings, fixtures, accessories, equipment, contingency and soft costs

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## *Next Steps / Closing Comments*





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*Thank you!!*

