

# Fawn Lake Community Association Clubhouse Renovation



# The Look - what do we want?

- Refreshed, open, comfortable and inviting
- Functional for a wide range of uses
  - Group and club meeting and social space
  - Event Space, for New Years Eve Party and similar events
  - HOA business hub
  - Audio/video capability for meetings and activities
- Modern and bright in a traditional building
- Attractive to potential new residents as a community attribute
- Fitness center expansion and refreshment
- Replacement and enhancement of pool deck furniture
- Affordable and safe

# Project History

- 2016 – Board requested Commons Committee begin a project to refresh the main floor of Clubhouse
- 2017 – 3 furniture companies bid on project, Simms was low bid @\$325k and rejected as not capable.
- 2018 – NTS offered added funds for pool furniture and renovation to include 1<sup>st</sup> floor fitness area. NTS sent Louisville Designer, recommendation rejected as inconsistent with main floor usage,
- 2018 – Spaces Design Studio contracted to consolidate concepts and recommend design
- 2019(Aug.) – Design completed, including additional features(scope creep). Board approved moving forward to bidding, permitting and finalization
- 2019(Nov.) – Project cost exceeded budget, design revised, design creep eliminated, project rebid, permitting continuing
- 2020(Jan.) – Project approval requested

# Cost Estimate Development

- August - \$614,068 no contingencies, contractor estimate(not bid)
- November - \$707,180 formal bids, 2 bidders, 2 refused to bid
- December – design revisions, scope creep elimination

Two contractors, DLR and TDL completed initial bid, both viewed as capable

TDL submitted second bid, DLR refused to rebid but offered to work through revisions

Permitting on hold pending approval to proceed and contractor selection

# Design Changes and Scope Creep

## Design Changes

- Retain 3-room configuration on main floor
- Eliminate benches around columns
- Paint existing receptionist and bar cabinets vs. replacement
- Paint 1<sup>st</sup> floor bathrooms and replace mirrors (add to scope)
- Reuse Board Room furniture

## Scope Creep

Renovate kitchen	\$64,000
Fitness equipment	\$30,000
Main floor audio	\$ 6,000
Portable sound system, exterior sound system, library and two fitness TVs	\$ 6,450
Motorized window shades	\$13,000

Project: Fawn Lake Club House  
 Re: Bid Comparison  
 Date: 12/30/2019, Re-issue: 01/06/2020



Category	TDL 11/12/19	TDL 12/30/19	Notes: TDL	Notes:General
Overhead	4,988.28	4,988.28	Taxes, Insurance, Dumpster, Clean-Up, Fees Included in all	
Demolition	32,475.64	36,673.11		
Drywall and Framing	21,971.76	17,827.51		
Casework / Millwork	101,324.96	37,551.37	Includes Faux Beams	
Trim	2,303.67	971.08		
Roof	2,762.52	2,762.52		
Doors, Frames, Hardware	3,611.59	3,300.18		
Glass Wall	8,557.92	8,557.92		@ Lower Level
Tiling	28,620.00	26,220.00		
ACT	10,714.03	10,714.03		
LVT	56,038.48	45,086.51	Includes Prep	
Resilient Flooring	29,280.00	29,280.00		@ Gym
Carpet	9,696.36	9,696.36	Includes Prep	
Painting	32,900.86	32,945.25		
Plumbing	8,313.14	9,910.18		
Electrical	18,115.51	12,724.38		
<b>Total</b>	<b>371,674.72</b>	<b>289,208.68</b>		Shades not Included
Kitchen Add Alts:				
1.1	Remove Top Cabinets and All Backsplash (#89, 93, 94)		1,428.94	
1.2	Remove Backsplash (#89, 93)		1,025.74	
1.3	Replace Countertops and Backsplash (#95, 89, 93)		3,596.08	
1.4	Paint All Cabinets (#88, 90)		3,004.92	
1.5	Remove Diswasher, replace with matching cabinet, paint all cabinets (#88-95)		7,564.89	

# Final Cost Estimate

Project Component	Cost Estimate	Estimated by
Clubhouse Renovation	\$471,089.98	SDS, TDL, Helen
Construction - \$332,589.98		
SDS design services - \$85,500		
Pool furniture - \$50,000		
Misc. – \$3,000		
Clubhouse Furnishings	\$ 73,493.09	SDS
Furnishings & fixtures - \$63,493.09		
Pictures & accessories - \$10,000		
Fitness & Weight Training Equipment	\$ 0	
Audio/Video Equipment	\$ 15,642.01	Raven Hi-Fi
Exercise Room Refit	\$ 2,000.00	Estimate
<b>Grand Total</b>	<b>\$562,225.09</b>	

Note: Includes \$50,931 in tax freight and contingencies

# Source of Funds

Homeowners Association Accounts	\$325,000
From Reserve Account - \$150,000	
Capital Fund - \$75,000	
Money Market. - \$100,000	
NTS Contribution	\$200,000
Unused Amenity Design Projects	\$ 38,600
Total Available (to date)	\$563,500

# Source and Use of Funds

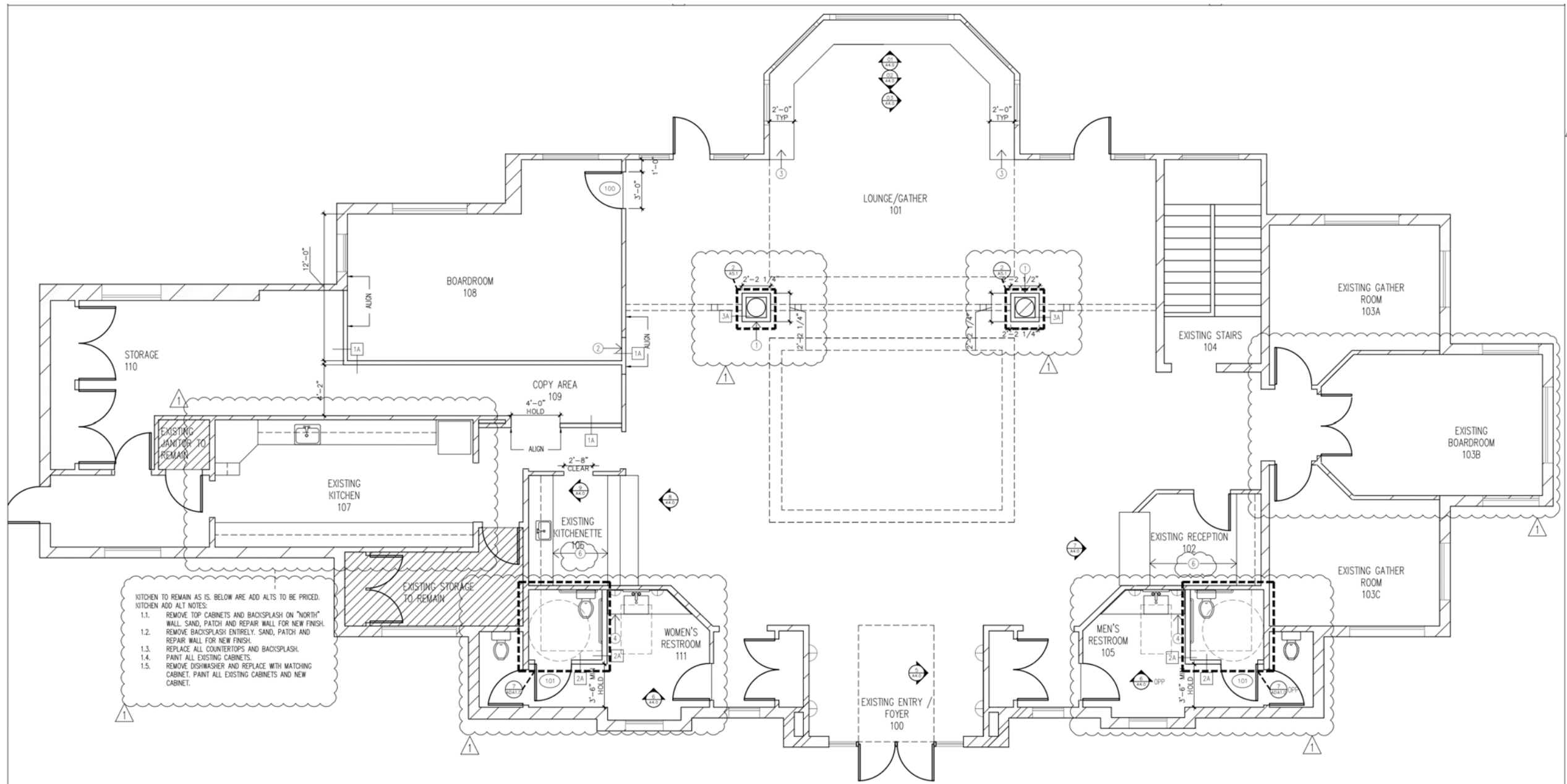
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Project Estimate	<b>\$562,225</b>

# Recommendation

- Approve project and move to construction phase
- Accept TDL as contractor
- Implement Management Agreement with SDS
- Work with TDL and SDS to value engineer open questions
  - i.e., tile work, M.E.P. drawings, structural support on first floor
- Work with SDS to reduce furnishings cost
- Include Main Floor audio renovation in project at outset
- Utilize remaining contingencies in order of priority or through supplemental spending:
  - Main floor audio system refurbishment - \$6,000
  - Exercise equipment - \$15,000
  - Board Room Furniture - \$15,000
  - Kitchen Refurbishment - \$11,065
  - Motorized Shades - \$13,000
  - Main floor projection and screen - unknown

# Management Plan

- Fawn Lake Project Management Team
  - Helen Bradley – contract management
  - Bill McGrath – construction monitoring
  - Ron Bishop – change request management
  - Phil Deutsch – spending monitoring and reporting
- Define SDS responsibilities for remaining phases
  - Phase 45 – define ordering requirements for furniture, fixture and equipment
  - Phase 60 – respond to contractor, County and FLCA questions , coordinate value engineering and M.E.P. requirements.
  - Phase 70 – inspect product during construction and provide regular progress reports, communicate project changes and project completion details, answer contractor questions
- Define status reporting
  - Weekly by SDS to Project Management Team
  - Bi-weekly on-site meeting with SDS, contractor and Project Management Team
  - Monthly reporting to Board of Directors
- Define change request requirements

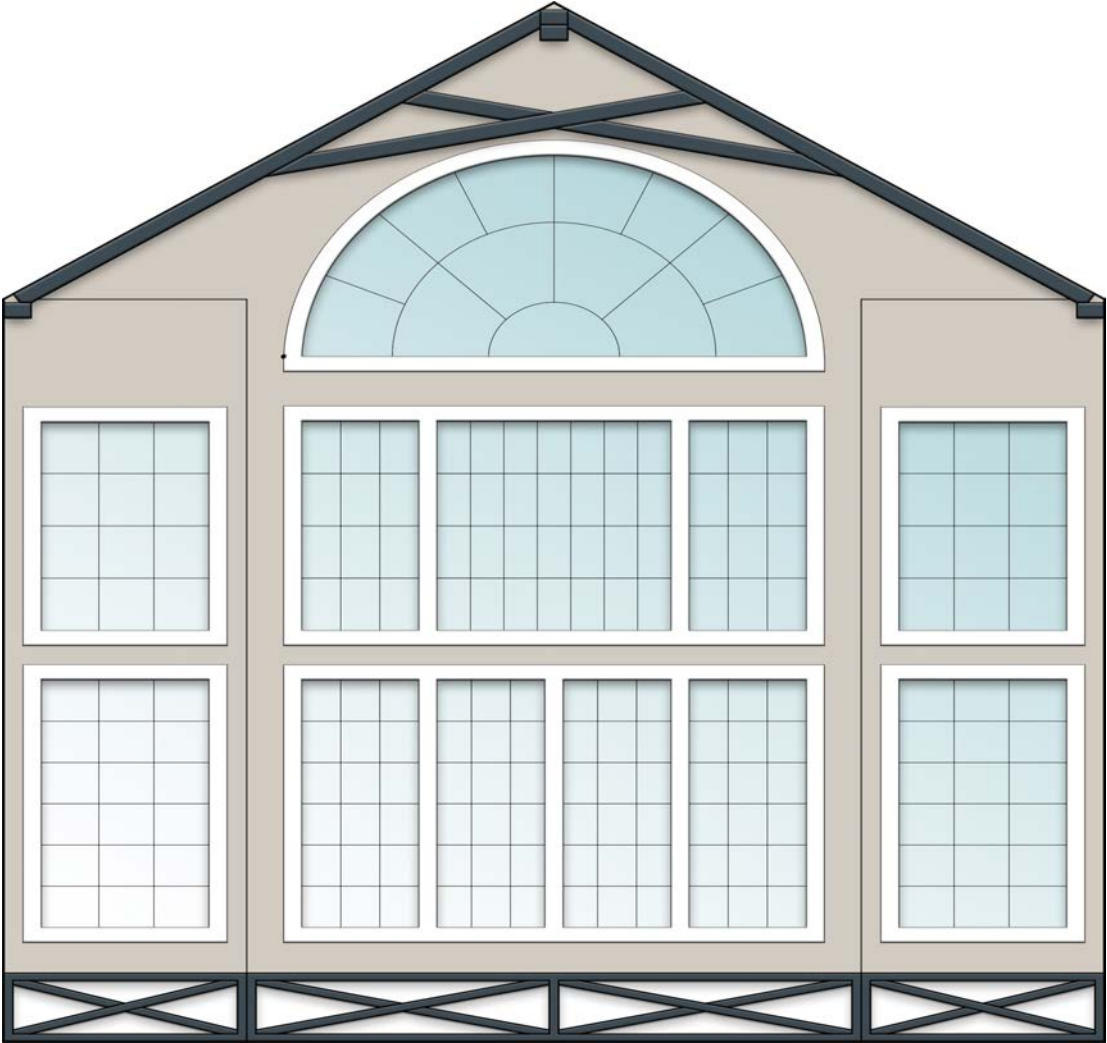


- KITCHEN TO REMAIN AS IS. BELOW ARE ADD ALTS TO BE PRICED. KITCHEN ADD ALT NOTES:
- 1.1. REMOVE TOP CABINETS AND BACKSPLASH ON "NORTH" WALL. SAND, PATCH AND REPAIR WALL FOR NEW FINISH.
  - 1.2. REMOVE BACKSPLASH ENTIRELY. SAND, PATCH AND REPAIR WALL FOR NEW FINISH.
  - 1.3. REPLACE ALL COUNTERTOPS AND BACKSPLASH.
  - 1.4. PAINT ALL EXISTING CABINETS.
  - 1.5. REMOVE DISHWASHER AND REPLACE WITH MATCHING CABINET. PAINT ALL EXISTING CABINETS AND NEW CABINET.

# The Look toward the lake

## FAWN LAKE - CLUBHOUSE

WINDOW LOUNGE ELEVATION AND INSPIRATION



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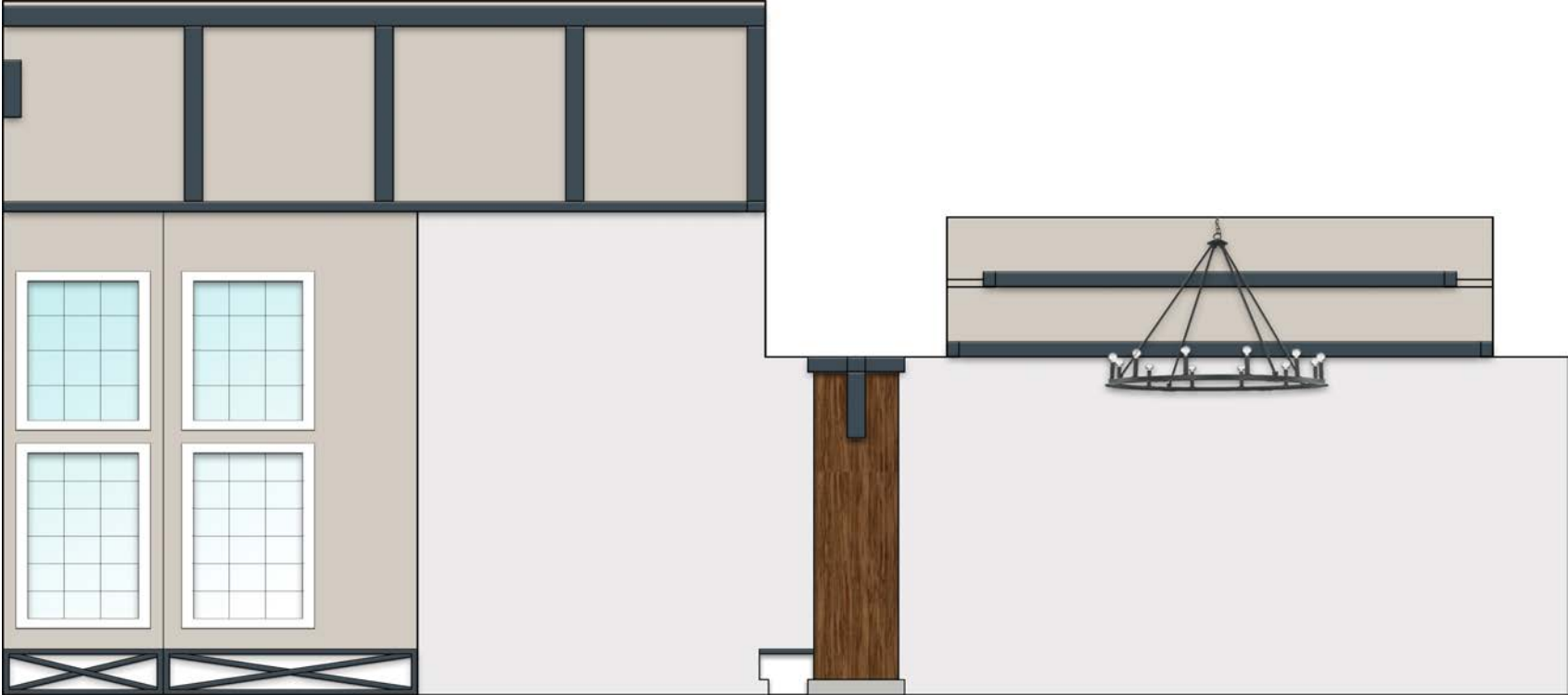


Spaces Design Studio  
415 William Street  
Fredericksburg, VA 22401  
540-371-3674

# The look to the west of main room

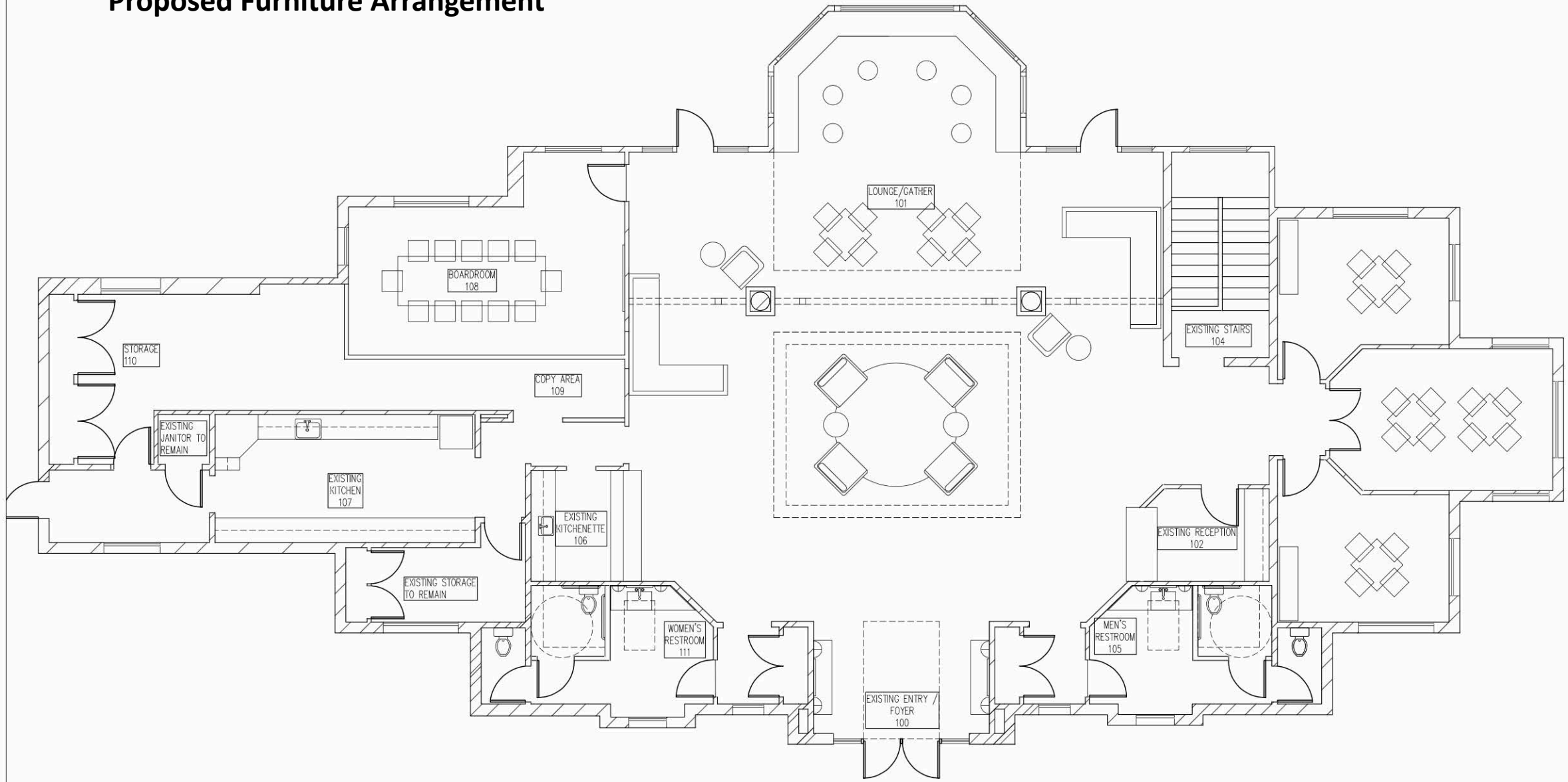
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WINDOW LOUNGE ELEVATION AND INSPIRATION



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# Proposed Furniture Arrangement



01 FLOOR PLAN - MAIN LEVEL

SCALE: 1/4" = 1'-0"

# The Overall Look - Furnishings

## FAWN LAKE - CLUBHOUSE

### LOUNGE AREA FF&E



PAINTS



FLOORING



CHANDELIER



CHAIRS @ DINING TABLE



SIDE TABLE



LOUNGE CHAIR



AREA RUG DESIGN

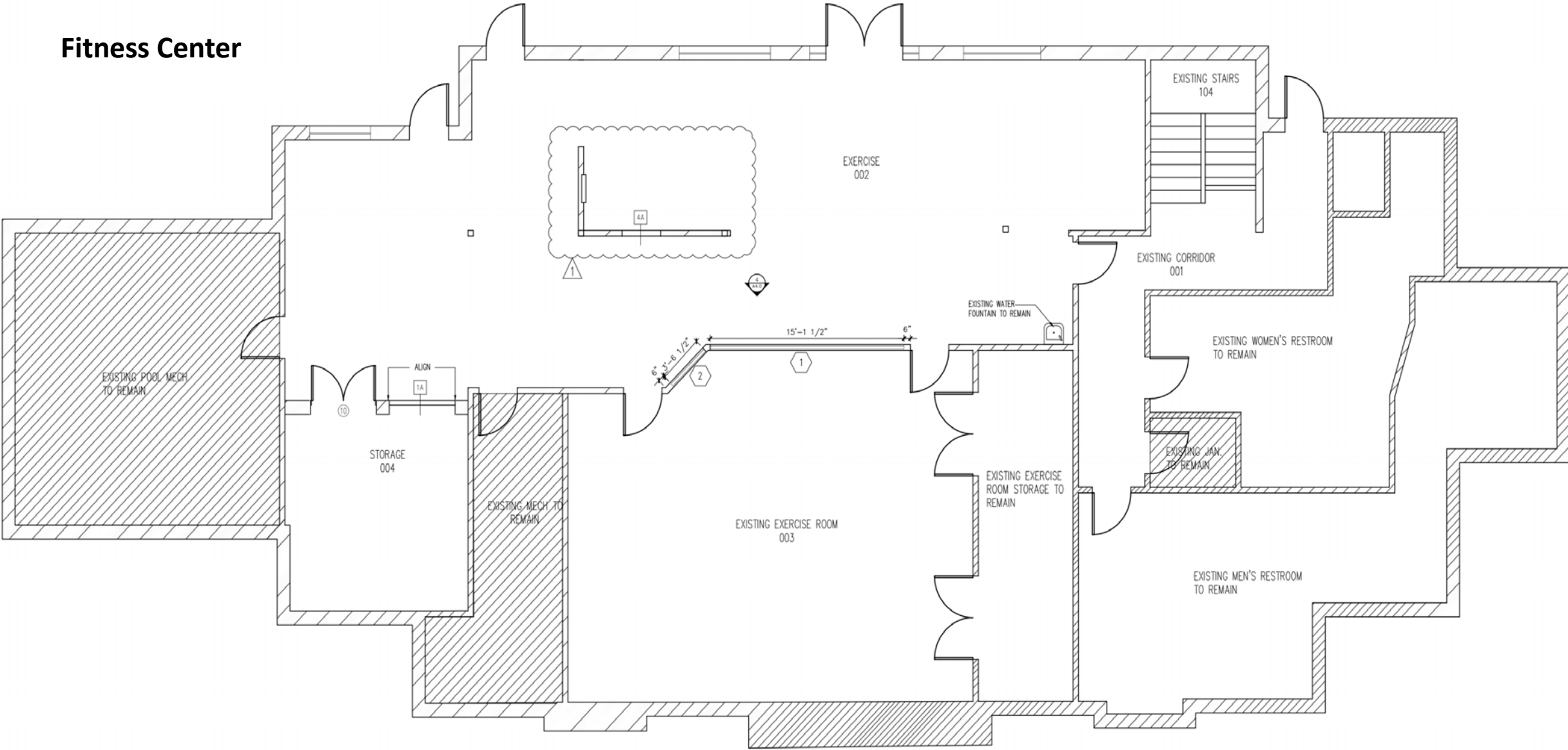


SECTIONAL

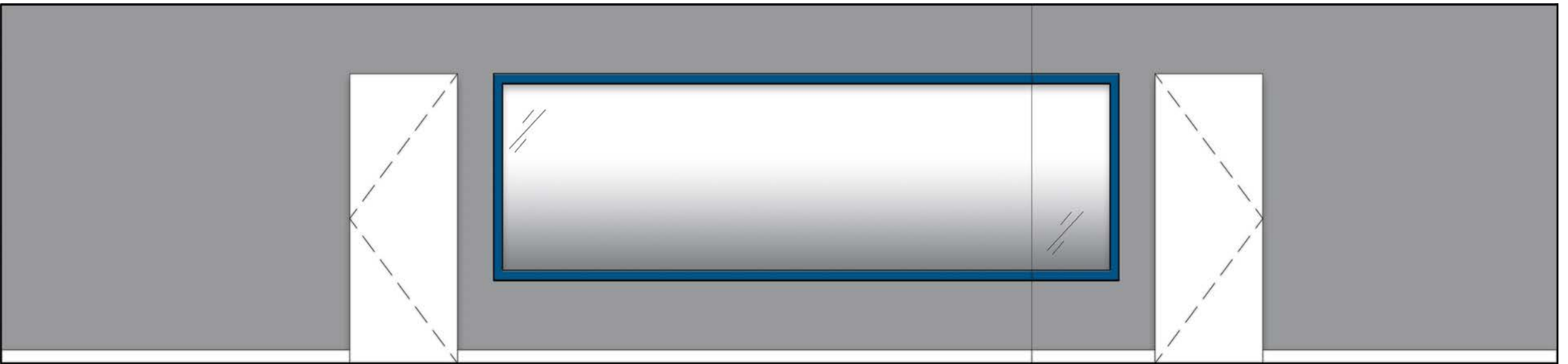


SIDE TABLE

# Fitness Center



## Fitness Center. - Looking toward Exercise Room



### Notes.

- Space exists for 10 added pieces of equipment
- TVs/monitors added as equipment added
- Glass wall will be opaque and “unique”
- New water fountains will be added
- Small additional storage space
- Bathrooms will be refreshed

# The New Fitness Center



Exercise Room

## Back View

