

FRENCHMAN'S
CREEK 
BEACH & COUNTRY CLUB

PRELIMINARY
TOWN MEETING—FEBRUARY 19
(SUBJECT TO CHANGE)

SPORTS BAR



February 2016



Mission

To maintain our country club facilities with services, amenities, and staff that are the highest quality and are attractive to our present and prospective residents. We must be proactive to create the strongest possible real estate values and overall lifestyle package that is at the leading edge with competing communities.

The upgrading of the complex continues a long tradition of enhancing Club facilities to satisfy not only the current needs and enjoyment of Members but also to lay the foundation for incremental future use.

Note: The renderings shown in this brochure are designed to give you a feeling for the atmosphere and design features that are envisioned. The seating plan, furnishings and other representations are not actual selections. Decisions on these items will not be made until after the project is approved.

Project Scope

This brochure describes the plan for a significant upgrade for the Sports Bar in order to accomplish much needed redecorating and address current operational and functional limitations. Key areas of focus:

- Replace the canvas canopies over the Sports Bar and 19th Hole with architecturally beautiful, watertight, state-of-the-art louvered roof systems.
- Enhance the décor consistent with our goals of casual but elegant facilities.
- Provide new, outdoor-rated dining furniture of uniform design.
- Provide for an enclosed cooking/buffet facility that will meet state regulatory requirements and provide members with improved table service.
- Improve our capabilities to manage storm-water run off which affects every area of the Clubhouse.

Background & Discussion

The Sports Bar evolved from the roof space created when we reinvented and expanded the 19th Hole in 2006. Starting with a 7,200 sq. ft. open area, in response to Member suggestions, management constructed a bar and seating and added some TVs as a way for Members to enjoy the outdoor area and views. Over time more tables and seating, more TVs, a canvas cover and later, a moveable roof section were added. The venue grew in popularity and is now used extensively for casual evening dining, group sports event viewing, parties, and large gathering/dining events such as Nine Wine and Dine, PGA shootout reception, etc. We have extensively “tested” its continuing desirability over the last 6 years. Now it is time to replace the temporary, eclectic, hand-me-down furniture and furnishings, and the leaky, unreliable canvas canopy and to address the Florida State regulatory compliance issues associated with outdoor cooking/buffets.

As you may recall, the current fiscal year (2015/2016) Capital Budget included a \$300,000 provision for Clubhouse décor upgrades. The main focus this past summer was to be the Sports Bar seating, both its eclectic composition and inconsistent seating comfort. Decorators Unlimited, a local design firm, well known to some members and experienced in working with area clubs, put together a complete design proposal encompassing the entire 7,200 square feet of the Sports Bar venue. This proposal was formulated after the firm conducted focus group sessions in 2015. The suggested themes of casual, comfortable and coordinated were incorporated by Decorators Unlimited in the exciting design proposal presented to Board members last July. As you would expect, a design project of this magnitude cost well over \$300,000. Therefore, the Board authorized management to move ahead with some of the structural components of the proposal that would be needed with any upgrade, specifically a proper floor and perimeter railings with tempered glass (similar to the tennis stadium area); these were completed last summer. The next phase of the Sports Bar Redesign, including furniture and overall décor, is proposed to be completed this coming summer.

Artistic Computer Renderings

**VIEW FROM SOUTH
GREEN OF 9TH
HOLE; SECOND
FLOOR PROPOSED
LOUVERED ROOF
(OPEN OR CLOSED
ACCORDING TO
WEATHER)**



**PHOTOGRAPH OF EXISTING
STRUCTURE**

**BIRDS EYE
VIEW OF
PROPOSED
LOUVERED
ROOF**



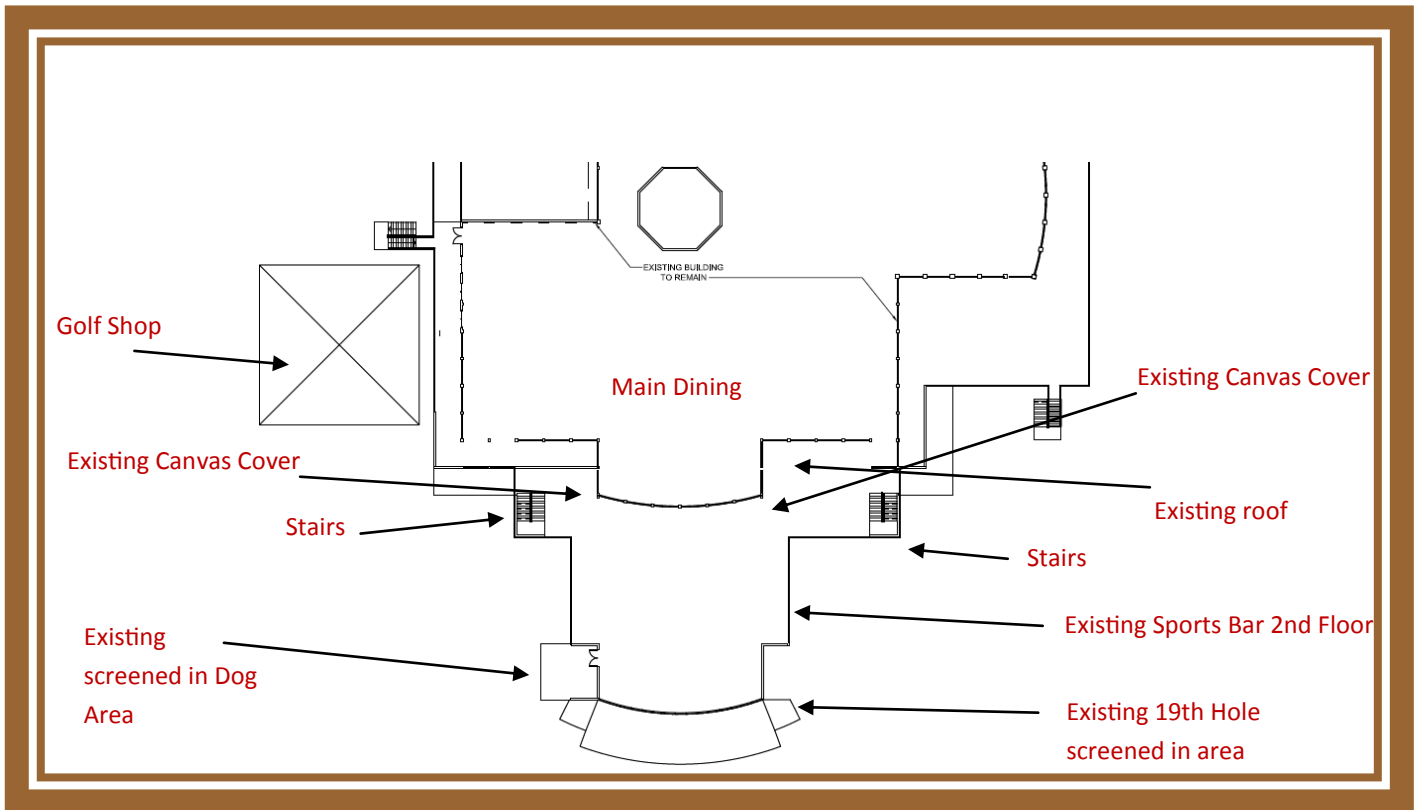
Background & Discussion (con't)

A key component of the project is, of course, the new outdoor-rated dining furniture including chairs, barstools and tables plus lounge seating furniture. The decorating component of this project provides for a beverage/snacking bar as the focal point of a Sports Bar ambiance. The decorating design plan includes functional and accent lighting and mill work for the structural and design columns, cabinetry, ceiling fans, lanterns, sconces, point-of-sale stations and associated installation. The total cost of this component is \$1,100,000 of which about \$750,000 is for the labor intensive mill work (14 interior and 22 perimeter columns, see rendering below) , cabinetry, paneling, etc.



Replacement of the canvas canopy roof system with the louvered system is another important component of this project. This system, described on page 12 of this booklet, will be a major architectural upgrade (*please see the photos and renderings on pages 8 thru 11*). It is a proven system now in use at Admirals Cove and Ibis Country Clubs and other dining venues in South Florida. The 13 ft. high roof system will allow abundant air circulation, sky-views and endless landscape perspectives. It has automatic closing capability in case of rain and automatic louver angle change that follows the sun as well as manual controls. The side screens operate electronically and provide wind and rain protection. The structural design incorporates important utility functions such as storm water drainage, electrical conduits and sprinkler system. Both heating and blower-driven cooling features have been included in the design. This roof system will be a major asset to Members enjoyment of this wonderful dining and gathering venue. This 5,280 sq. ft. louvered roof section is budgeted at \$747,000.

Existing Sports Bar Venue



Line Drawing 




Google View

Background & Discussion (con't)

This louvered system requires two ancillary and costly components, both of which add significantly to the overall project cost: the first is a fixed roof addition along the main dining room (*see rendering on bottom of page 8 and diagram on page 11*) running from the west staircase vestibule all the way to the east vestibule (2,400 sq. ft.) where the current bar is located. This roof structure addition allows for the secure water management tie-in of the louvered roof to the Clubhouse. Storm water management is a major concern here and we must have a reliable structure to ensure that we don't have water damage problems. In addition, the fixed roof area over the east end is needed to comply with state regulations regarding the kitchen/buffet equipment discussed later. The \$657,000 budget for this roof expansion includes the vestibule enclosure for the satellite kitchen/grill/buffet and a new elevator to whisk members directly from their golf carts below to the vestibule area.

The second component is another louvered roof system to replace the canvas roof over the screened 19th Hole area facing the South Course 9th green. We had budgeted to strengthen and repair this leaky canvas cover anyway, but the storm water run-off generated by the Sports Bar louvered roof conduits cannot be accommodated by canvas material. Installing an integrated, similar roof system with a continuation of all of the water conduit features plus a "super gutter" will allow for a secure routing of water totally away from the Clubhouse. The not insignificant side benefit of this installation is the enhanced outdoor dining experience afforded by installing the louvered roof system in this section of the 19th Hole as well. The proposed roof will have all the features of the Sports Bar roof and side screens so as to provide a much improved dining experience downstairs. And, it is demonstrably much more appealing both inside and out compared with the current canvas and screen configuration. (*please see page 9*).

The louvered system installation for this 2,080 sq. ft. area includes the construction of concrete footers and columns and a curved design that matches the existing architectural design. The cost of this component is \$291,000. Both louvered systems come with a ten-year warranty.

As mentioned previously, this project incorporates a dedicated satellite kitchen/grill/buffet section. This is needed in order to meet member's demands for timely service and Sports Bar menu specifics and variety while at the same time operating within the now more frequently enforced Florida state regulatory health mandates. This facility, with its required hooded exhaust features, will be located at the east end of the Sports Bar fixed roof section where the current bar is situated. Members will be able to order and receive grilled offerings and select buffet items in a separate, enclosed section easily accessible to the dining area. This component is budgeted at \$225,000.

The project cost table on page 14 lists all of the components of this project including professional fees and ancillary expenses. Elsewhere in this brochure you will find renderings, drawings and brief background reviews of the professionals involved in the planning and potential execution of this project.

Artistic Computer Rendering



LOOKING UP TOWARD THE LOUVERED ROOF



VIEW SHOWING FIXED ROOF ADDITION REPLACING EXISTING CANVAS

Artistic Computer Renderings

CASUAL OUTDOOR AREA VIEWS—LOOKING AT THE EXTERIOR OF THE UPPER SPORTS BAR AND 19TH HOLE OUTDOOR PATIO (WHEN LOUVERS ARE OPEN)

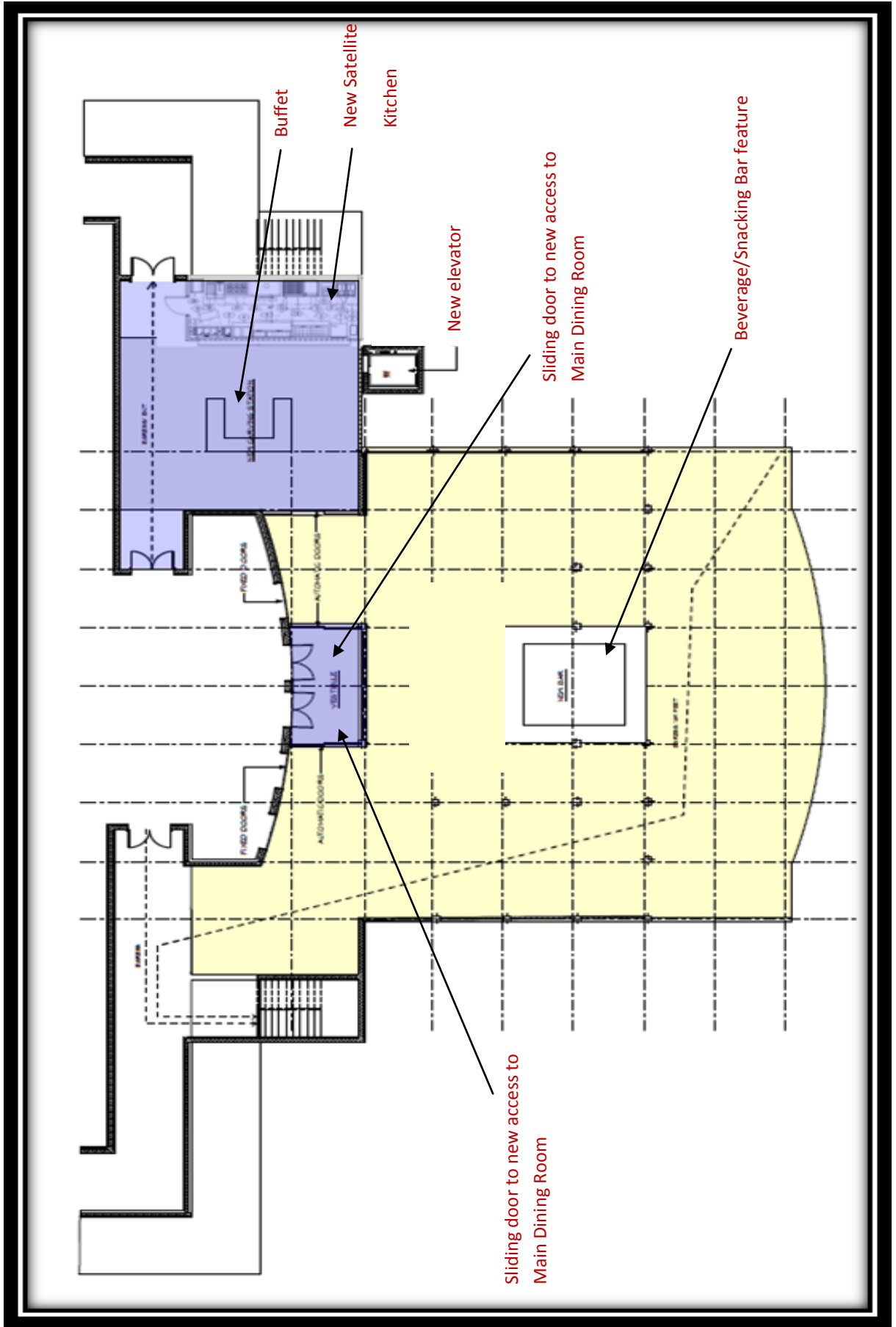


EXISTING 19TH HOLE OUTDOOR PATIO

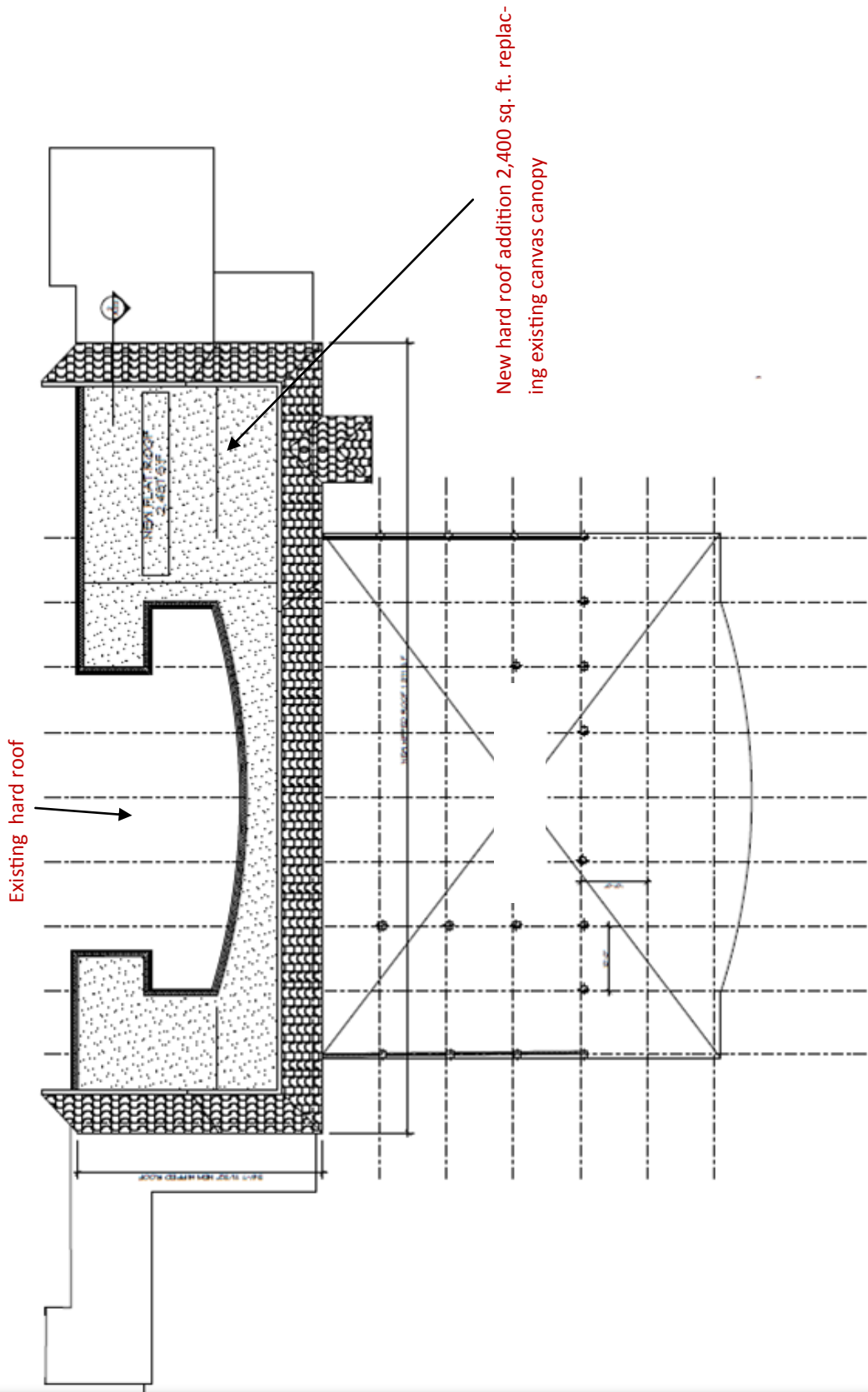


CASUAL OUTDOOR AREA VIEWS—19TH HOLE OUTDOOR PATIO WITH LOUVER ROOF SYSTEM IN PLACE OF CANOPY (WHEN LOUVERS ARE OPEN)

Satellite Kitchen, Buffet, Elevator and access to Main Dining Room



2,400 Sq. Ft. Hard Roof Addition

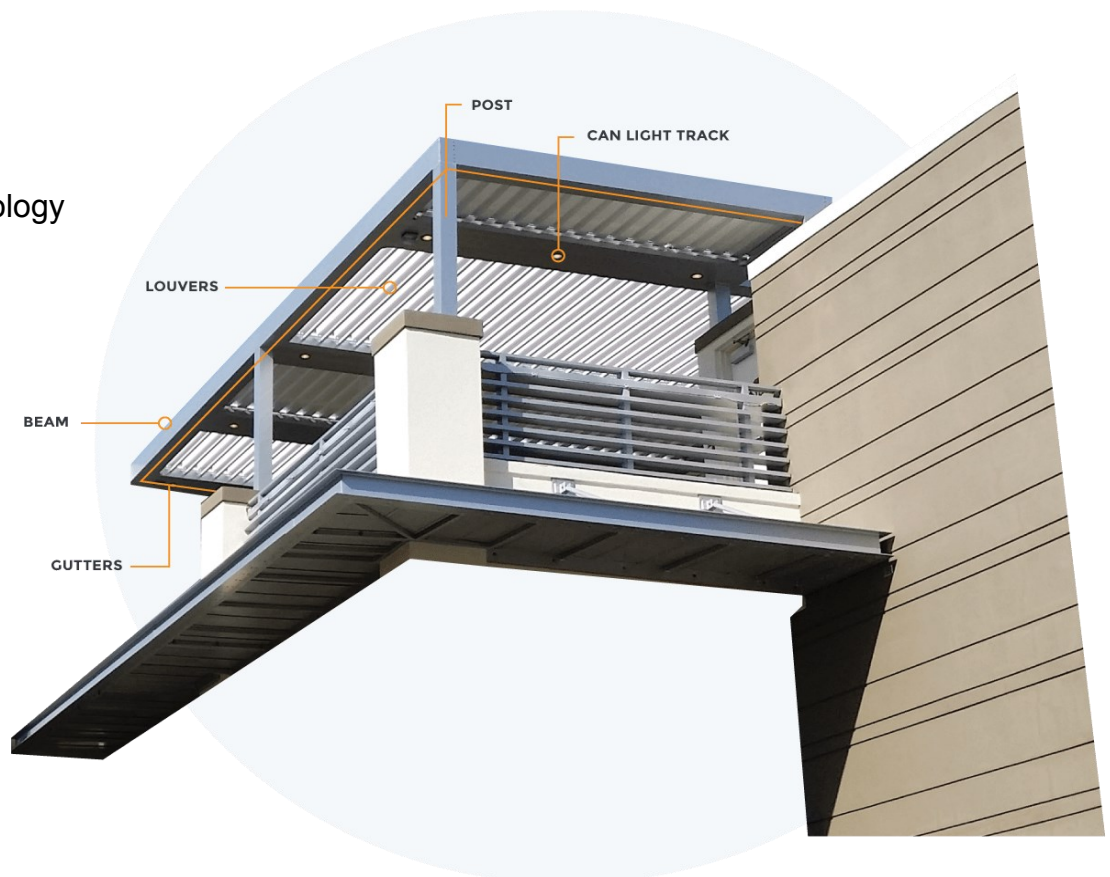


Introduction to Louvered Roof System

The proposed louvered roof system is manufactured entirely in the U.S.A. using recycled aluminum and stainless steel components for a low maintenance, long-lasting product. The Arcadia system is engineered to meet Miami-Dade code and to withstand high winds.

Arcadia's louvered roof system is ideal for any outdoor living area such as patios, decks, lanais, verandas, entry ways, courtyards, outdoor kitchens, swimming pools and spas to compliment any architectural style. Units are attached to existing structures to enhance any area requiring convenient sun weather control. It will adapt to our architecture allowing for a completely customizable installation. The patented Arcadia system has a full complement of advanced technology both within the system as well as driving the operational controls. Everything is designed to work in unison. The result is a hand-controlled unit with a dynamic connection to our outdoor space.

- Completely extruded aluminum system
- High Quality Building Materials
- Color Options
- Integrated Gutter System
- Versatile
- Green
- Range of Motion
- Advanced Technology



About the Professionals



TIM MARSHALL
A.T. Design, Inc.

Timothy Marshall, PE is a licensed professional engineer in the States of Florida and Texas, and is the sole shareholder in the engineering firm A.T. Designs, Inc., which is located in North Palm Beach. His firm specializes in the evaluation, assessment, and rehabilitation of damaged buildings and structures. In addition, he is a licensed threshold and building inspector and also provides expert witness testimony and litigation support for construction defect and windstorm damage cases. Mr. Marshall has over thirty (30) years experience in the field civil and structural engineering, construction, and project management. He is presently providing Frenchman's Creek Country Club both owner representation and consulting services for several of the ongoing and pending special construction projects.



BARRY CRAFT
Craft Construction Company & Garcia Stromberg, Architect

Barry has been in the construction industry for 35 years holding field level, executive, principal and officer positions with notable top 50 and 100 ranked general contractors in the country. Prior to founding his own company, Barry was associated with Kast Construction and had supervisory responsibility for Back-of-the-House and Fitness Center projects. Recently his company constructed the new outdoor corridor between the Pro Shop and Clubhouse; and the Porte Cochere on the East side of the 19th Hole facing the fitness center.



BOB MARTIN
Decorators Unlimited

Founded in 1985 and headquartered in South Florida, their skilled staff creates beautiful luxury spaces around the globe, offering comprehensive interior design and collaborative consulting on projects. Their award-winning interiors feature stunning details and exquisite furnishings, fabrics, and finishes. Our exclusive residential clientele and luxury home builders have come to rely on our unparalleled interior design expertise, superior-quality products, and outstanding customer service to make their projects magnificent. In addition to many South Florida Club clients (including Admiral's Cove and Ibis Country Club), Decorators Unlimited has several residential clients in Frenchman's Creek.



BOB McALLISTER
Absolute Aluminum

Twenty-eight years of aluminum fabrication and expertise in both the commercial, builder and residential markets. The project team consists of experienced construction specialists. Absolute Aluminum has worked with other Country Clubs including Ibis and Admiral's Cove. Recently they repaired and strengthened the existing Sports Bar canopy at Frenchman's Creek after high winds destroyed some of the canvas and super structure.

Cost of Project

SPORTS BAR PROJECT COST	
• Louvered Roof Over Sports Bar	\$747,000
• Roof addition, Satellite Kitchen/Grill/Buffer enclosure & Elevator	\$657,000
• 19th Hole Louvered Roof	\$291,000
• Satellite Kitchen and Bar Equipment and Other Accessories	\$225,000
• Millwork, Furniture, Fixtures and Other Decor Accessories	\$1,100,000
• Professional Fees, Civil Site Work, Permits & Miscellaneous	\$360,000
• Contingency	<u>\$220,000</u>
TOTAL COST	\$3,600,000

Timeline

Town Meetings	February 19 and March 12, 2016
Special Meeting (<i>membership vote to approve project</i>)	April 9, 2016
Permits & Other Authorizations	Approx. 10 to 12 weeks
Project Timeline	May through November

Funding

At the Finance Committee meeting on February 17, 2016, the Committee, Chaired by Bill Gersten, unanimously recommended that this project be internally funded, subject to Board approval. Based on the capital fund cash flow from new membership projections and some seasonal short term financing, this project can be funded without an assessment to the membership.

Board Recommendation

The Board has enthusiastically and unanimously endorsed this project and strongly recommends membership approval. This is a very exciting and dramatic upgrade to our Clubhouse; one that everyone will enjoy and appreciate every day over the many years ahead. It is sure to become another selling point for new memberships; an added “return on investment.”

Question and Answers

1. What will the visual effect of the louvered roof system?

The membership has commented as to the “tent” appearance of the clubhouse as they look from the south course 9th tee box. The new louvered roofing system eliminates the awnings and tent appearance and replaces it with a formal roof structure that will blend with the overall design of the clubhouse

2. Will we still have an “open-air” outside dining experience?

Most certainly yes. The open air and outside dining experience will remain. What the new louvered roofing system permits us to do is to open the Sports Bar to the outside on a beautiful Florida day and night. As the sun moves across the sky the louvers automatically adjust to provide appropriate shading. During inclement weather the louvered roof will be closed to provide a pleasant dining experience, including ventilation and heat as needed.

3. What is the planned start and end dates for construction?

The project will start in mid-May and be completed in November.

4. How can we be sure that the project will stay on budget and is the project being competitively bid?

The community has hired a team of professionals comprised of an architect, designer, general contractor, engineer and project manager to coordinate the overall planning and design to accurately determine the overall costs and to review the competitive bids received. All of the major component budgets are based on firm bids.

5. How will the project be financed?

The project will be paid from the Capital Reserve Fund and some short term financing without any assessment to the membership.

6. Who will be overseeing the project for Frenchman’s Creek?

Tim Marshall, who has been at Frenchman’s Creek overseeing other projects. (*see bio on Page 13*).

7. Will there be any additional access to the Sports Bar?

Yes. There will be a new elevator near the base of the east stairway to the Sports Bar which will go to the new satellite kitchen/buffet area. There will be a new doorway from the center of the main dining room to allow member access and improve traffic flow between the Sports Bar and the main dining room. There will also be a new walkway from the front of the Clubhouse valet around the west side of the building connecting to the upper patio walkway.

8. Why do we need another kitchen?

In order to address state regulatory compliance issues associated with outdoor cooking, the equipment must be operated within an environmentally protected area.

Working Together For Our Future



13495 Tournament Drive, Palm Beach Gardens, FL 33410