

Remodel Remake

Update on the Proposed Clubhouse Remodel

History:

As an outcome of the membership survey conducted a few years ago, there were three initiatives that rose to the top for the Long-Range Planning Committee. These included a possible clubhouse remodel, a gym and boat storage/parking. While all these areas are being addressed, we formed and expanded committee of interested members and subject matter experts to evaluate clubhouse options.

Relative to the clubhouse, the member survey noted, club ambiance was deemed 72% important/very important. The bar area, 71% was important/very important and family dining and outdoor dining scored 74% and 75% respectively, as important/very important.

When we shared concepts last summer with the membership of what the clubhouse complex COULD look like, it helped align a lot of thinking and created a lot of excitement. Not surprisingly, the cost of such a project is also a big concern. Over the last several months, through board meetings, newsletters, emails, comment boxes and neighborhood conversations, we have compiled a list of modifications to the proposed design. The Ad-Hoc Clubhouse Remodel Committee believes these modifications ~~will help~~ address many of the member requests and make the overall project *less expensive* while addressing functionality issues and making more appealing to a broader audience of our membership and guests.

Update:

The following are proposed modifications to specific areas based on community input:

Dining Room:

1. Try to avoid removing the roof to vault the ceiling.
2. Develop a design that brings in the desired "lodge" look with other ceiling design possibilities including a partial vault, removing "cottage cheese" ceiling treatment, a tray ceiling, use of fake beams and other added wood touches, with an attempt to maximize ceiling heights.

3. Spend significantly less money in this space due to proposed expansion of bar and outdoor seating.
4. Use a movable room divider so the space can be used for meetings and other events without completely shutting down inside dining.
5. Upgrade the AV system throughout the clubhouse and improve/upgrade the HVAC.

Bar:

1. Expand the bar area into the current pro shop space.
2. Vault the ceiling to create the lodge look and have a good flow and design with the outside covered patio. Treatment/design to be compatible with “vaulted ceiling” in dining room.
3. Consider a fireplace feature that could be two-sided to benefit the bar and the outdoor space.

Pro Shop:

1. Build a new pro shop structure that is at least partially adjacent to the existing clubhouse. This will create better traffic from people in/out of the clubhouse, better access to clubhouse restrooms (vs. having to have a restroom in a non-adjacent structure) and less expense from electrical, plumbing, etc.
2. Maintain the layout of first hole. Don't moving the 1st tee forward, which could possibly change the Par-5 status.
3. Confirm any limitations from the current septic system.

Outside Patio:

1. Gain space on the outside patio by going out towards the direction of the putting green and 6th green to keep new pro shop as described above and not move the 1st tee.
2. Create a structure to accommodate covered outdoor seating/dining area off the bar/dining room that would still allow for more seating.
3. Incorporate a single inside/outside fireplace and possibly a separate fire pit.

Current Open Area:

1. Leave open space that might possibly be utilized in the future if a kitchen expansion is necessary.
2. Remodel/upgrade the bathrooms and expand to meet the needs of the increased seating.

3. Maintain a space for golf scoring and storage lockers for the different clubs.

Fire Feature:

1. Build double-sided fireplace that could serve the bar and the covered outside dining area.
2. An additional fire feature such as one or more fire pits could also add more seating and provide a way to extend the seasonality of outdoor seating.

Entrance:

1. Make alterations to the entrance to make it more inviting, attractive, and able to handle a host/hostess station and an area for waiting guests, coat closet, etc.
2. Redesign the approach to have a drop off area in the front by the parking lot and a walkway to the entrance.
3. Build a bigger/wider/longer entrance overhang and circular driveway to enable safe and easy loading for people with disabilities.
4. Create better flow through from the entrance to the bar without disrupting the diners and the service area from the kitchen.

The next steps include addressing our design budget and presenting the latest proposals to the board while we continue to get member feedback. Please address any of your questions about the process by emailing clubhouseremodel@lacchoa.com.