



ARCHITECTURAL STUDIO

P.O. Box 10369
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January 18, 2022

Mr. Dan Santoro, Manager
Cranberry Township
2525 Rochester Road
Cranberry Township, PA 16066-6499
Via Email: dan.santoro@cranberrytownship.org

Proposal: Cranberry Highlands Clubhouse Expansion
Phase I - Conceptual Design

Dan,

Based on our meetings and discussions; I believe we have a good grasp on the services you are requesting for conceptual expansion of the Clubhouse and surrounding areas. I realize there is on-going discussion about the location of some amenities. We welcome additional dialogue and conversation before finalizing our ideas and submitting them for review. The following represents my understanding of the work scope for the Phase I "Conceptual Design" of the Clubhouse expansion:

1. Cranberry Highlands Golf Course and Cranberry Township are contemplating expansion of the Clubhouse and surrounding area.
2. The design must "dovetail" with renovations to the practice range and golf course.
3. Expansion will include an improved / enlarged venue to host events in excess of 200 guests with appropriate amenities including but not limited to:
 - a. Addition to the existing building with expanded banquet room to include table seating for 200, storage and a larger dance floor.
 - b. Expanded serving kitchen (not full cooking kitchen). Event catering will be brought in from outside catering company. Daily kitchen service will have the capacity to provide limited "golf" menu items such as burgers, hotdogs, pizza and sandwiches.
 - c. Expanded Pro Shop.
 - d. Possible indoor hitting / simulator bays.
 - e. Enhanced outdoor patios areas.
 - f. Analysis of circulation separation between golfers and event guests.
 - g. Delivery and trash service improvements.
4. Cranberry Township has engaged Frye/Straka golf course designers to prepare options for renovations to the golf course and driving range. Designstream's services must integrate and collaborate with Frye/Straka and Jesse Horner (operations manager).
5. Cranberry Township wishes to explore Phase I services only at this time, which will include conceptual design for the scope mentioned above, plus collaboration on related items.

For the services listed above and those incidental to completing this project, Designstream llc offers the following:

(Continued)



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Mr. Dan Santoro, Manager
Re: Cranberry Highlands Clubhouse Expansion

18-Jan-2022
Page 2 of 2

PHASE I: Conceptual Design [\$27,330]

To document existing conditions, prepare "as-built" cad files (Cranberry Township will have electronic versions for your records), generate conceptual plans for review and then prepare conceptual renderings of the building plans and images for review and presentation to Council. Our fee does not include a cost estimate, but one can be provided if requested. Prices and schedules are volatile right now and it is difficult to determine an accurate budget. I anticipate the cost to provide an estimate in the range of \$5-6,000.

Upon your review and acceptance Dan, we can start work. Our typical contract for projects of this nature is a written agreement between Owner and Architect. A draft copy can be provided if requested. Please call me with any questions or concerns.

Sincerely,

A handwritten signature in blue ink, reading "Kevin T. Turkall".

Kevin T. Turkall, AIA
President