

ARCHITECTURAL STUDIO

P.O. Box 10369 Pittsburgh, PA 15234

> ph: 412.325.2100 www.dsstudio.biz

May 22, 2024

Mr. Kyle Beidler, Assistant Township Manager

Cranberry Township
2525 Rochester Road
Cranberry Township R

Cranberry Township, PA 16066-6499

Via Email: Kyle.Beidler@cranberrytownship.org

Proposal: Cranberry Highlands Clubhouse Renovations

Kyle,

Based on our meeting and discussions; the following represents our understanding of the scope related to the Cranberry Highlands Clubhouse renovations:

- 1. Cranberry Highlands Golf Course and Cranberry Township are contemplating renovation of the Clubhouse and surrounding area.
- 2. The design shall be consistent with the current style of the Clubhouse.
- 3. Renovations and expansion will include:
 - a. New finishes and upgrades to existing event space.
 - b. New finishes and "flip" bathrooms add fixtures where possible.
 - c. Assessment of existing attic HVAC unit possible relocation of new unit
 - d. Review of sprinkler system with inspector or fire marshal. (Note: Sprinkler design not included in this proposal.)
 - e. Expansion north of bar area indoor and outdoor bar area.
 - f. Expansion north for storage (adjacent to existing cooler).
 - g. New roof entire building; including new porch area and Pavillion.
 - h. Covered porch and outdoor area shared for events and "after golf" use. Coordinated and connected to outdoor bar area.
 - i. Expanded outdoor porch on north side of existing building.
 - j. Storage structure tastefully added onto existing pavilion.
 - k. Upgrade of side roll-down walls on pavilion, or possibly alternative for weather protection
 - I. Re-condition all exposed wood in pavilion.
 - m. Evaluation and engineer's suggested solutions for sewage problems in golf cart storage area. Likely will require a new sanitary line to manhole run at ceiling of golf cart area.
 - n. Investigation and remediation of water infiltration at northwest corner of building.
- 4. Designstream's services must integrate and collaborate with Jesse Horner (Operations Manager).

SCHEDULE:

The following is our anticipated schedule for completion of this project: (NOTE: Schedule is dependent on any current or planned reservations for use of the event space over fall or winter months.)

- May / June 2024: Programming, collection of existing condition details and evaluation; then proposed conceptual design.
- July August 2024: Completion of Construction and Bid Documents.

(Continued)



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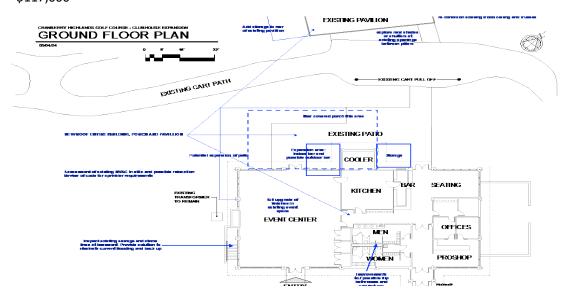
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Schedule (continued):

- September 2024: Out to bid.
- October 2024: Receive bids, Council to award contract, Notice to proceed
- Late October 2024: Mobilization, contract execution and commence construction.
- April 2025: Substantial completion with finish of exterior roofing, sanitary line and paving to occur during late spring and early summer.

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

- \$ 72,000 Designstream time for construction documents of the scope listed and item incidental to completion of the scope illustrated on the attached plan, including interior design and construction phase services.
- \$ 23,000 Structural Engineer for foundations, addition framing and structural work.
- \$ 22,000 MEP (does not include civil work or new sprinkler system design). \$117,000



Upon your review and acceptance, 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,

Kevin T. Turkall, AIA

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President