

May 22, 2024

Mr. Kyle Beidler, Assistant Township Manager

Cranberry Township
2525 Rochester Road
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
 - l. 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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