

Invest in CCD Q&A:

LOWER LEVEL DINING ROOM/BAR RENOVATION & EXTERIOR VIEWING DECK

At the December 19, 2017 Country Club of Decatur Board meeting, 14 Board members were present and unanimously approved a one-time assessment for the fiscal year 2017-2018 applicable to all Club members to fund the renovation of the lower level dining room/bar area and to construct a wooden deck along the northwest side of the clubhouse. The additional outdoor seating will extend along the north end of the Clubhouse to provide outdoor enjoyment and provide views of the lake and the #9 hole of the golf course.

The Renovation Committee established a dedicated email address where members could share their comments or ask questions about the renovation. The following is a collection of some of the questions and comments received followed by an explanation that will help clarify how the committee came to their decisions and what the plan is in the coming months.

Why do we need to do anything? I like the lower level grille just like it is.

- The lower level grille has not been remodeled since the late 1980's or early 1990's. The look is outdated and worn out. As members we probably don't notice that, as we have become comfortable with the space. However, we have heard from guests that the condition of that dining area doesn't match the class of the rest of the building. Unfortunately, for many of us, we spent a good amount of money decorating our own homes with the best products. We are very comfortable with the look that we have achieved. But if you haven't re-decorated in the last 5 to 7 years and you decided to sell your home, a buyer is going to walk through and think "Ugh.... This house is so dated!!"

We just replaced the carpeting in the lower level a couple years ago.

- That is true. The previous carpeting was in horrible condition. At the time, the Board elected to replace the carpeting as a "quick fix" with a lower grade carpeting designed to last 4 to 5 years. The carpeting that we are proposing should last 15 years or so. In addition, we are proposing using a new concept of carpet squares so that if a section of carpet becomes worn or stained we can easily replace it with spare carpeting sections that we would have on hand.

What is going to be done to the walls? Are we going to keep the existing wall paper?

- The existing wallpaper presents a problem. It is loose and peeling off in places. We had sub-contractors look at the issue and have determined that the best solution is to place ¼" thick drywall right on top of the wall papered walls, then tape and finish the drywall and paint with a warm color that will compliment the rest of the design components. On the accent walls that get the stacked stone, we will screw metal lath to the studs in the wall and then use a mortar mix to adhere the stacked stone to the metal lath.

Why do we need to expand the bar area?

- Our research shows that successful clubs are providing a less formal atmosphere that promotes usage by entire families or groups of friends that want to get together to watch a game or a golf tournament. Our current lower bar area has 4 bar stools and a couple of 26" televisions. We want to provide an area with expanded seating at the bar with a larger television along with a casual area that the bar extends into that will have high top tables, banquette seating and three large screen televisions where members should feel comfortable in a pair of jeans or coming in off of #18 green in golf attire. CCD has the most beautiful bar area in the city with the most beautiful view of Lake Decatur on the main floor of the Club. That bar area has a very formal feel to it that serves us well during outings or club events. However, as a casual place to meet for a drink or a quick bite to eat, it does not fit the bill.

I don't like high-top tables. Aren't we decreasing the number of seats in the lower level?

- With the addition of high-top tables and banquette seating in the small grille, we will provide an atmosphere that accommodates many desires. Some people prefer the ability to stand around a high-top table and converse with friends while watching an event on television. We are still providing plenty of low-top seating in the lower dining area and banquette sitting in the bar area for those who do not prefer bar stool height seating.

I was not impressed with the renderings provided in the Annual Meeting and the website power point. Everything looks so harsh and cold. It looks like a cafeteria or a Steak-n-Shake restaurant.

- The initial renderings were designed to convey the concept of the renovation and enhanced layout rather than convey the final design finishes. However, the renovation committee understands that the membership was taken off guard by the stark color scheme and would like to apologize for alarming the membership. We were very pleased with the membership feedback that was shared regarding what mood should be set in the lower area and based on your feedback the renovation committee chose carpeting, upholstery, and stacked stone with warm earth tone colors that will provide a comfortable country club feel to the lower dining area. In addition, the members indicated that they love the look of the dark walnut in the lower level. We heard you there also. All of the dark walnut on the fire place, under the windows, at the corner television cabinet and under the bar will remain and will be renovated and refinished if there are any nicks in the wood such as under the bar. Our licensed interior designer calls the new look "Fresh Classic."

The chairs in the lower dining area are the most comfortable chairs at the Club. People aren't going to sit there and enjoy cocktails in a hard, uncomfortable chair.

- We heard you again, and we agree. Our existing chairs are extremely well made and are of the best quality materials. We intend to take the upholstery off the existing chairs, have them stripped and re-finished with a darker stain to compliment the new wooden table tops and then re-upholster with new vinyl and fabric. Great comment, members!

When is all of this going to take place and where are we going to dine in the meantime?

- We plan to begin demolition as soon as the Club closes in January. Furniture will be removed, carpeting will be stripped, walls will be re-constructed as required, the old bar top and lighting fixtures will be removed and then we will start re-construction. Our hope is to complete the lower level renovation by mid to late March before the spring activities at the Club kick into full swing. In the meantime, all dining will take place on the main level in the Terrace or Main Dining Room. The construction of the deck will not take place until later in the spring. However, immediately, we are working to get a structural engineer to design the structural support system of the deck. Their stamped design will then be submitted to the City for approval. Upon City approval, we can then submit a bill of material to the generous members who have offered to provide the lumber for the structural support and railing systems of the deck. They have their own sawmill and planer, but it is important to them to start work on the bill of material this winter because their business gets very busy in the spring. The actual decking surface will be composite decking material that will be very low maintenance and will have a 10-year warranty for commercial use. All deck structural and decking material will be a color that compliments the existing wood trim on the Clubhouse.

It seems like a lot of money to spend on renovation of a small space?

- Construction and renovation is expensive, and will get more expensive in the coming years. Just the furniture, the furnishings, and the floor covering is over \$100,000. We are looking at high quality materials because we expect them to hold up to normal wear and tear and last a long time. Adding a new bar top, new televisions, new light fixtures increases the project cost to \$115,000 to \$120,000. Our own maintenance staff is doing a fair amount of the work to reduce costs, but we also have work that would need to be completed by qualified sub-contractors.

Are we going to take on additional debt to complete these projects?

- No. The approved assessment should cover the cost of the two projects. In addition, we have included a 15% contingency balance to cover unanticipated costs that all construction projects seem to encounter.

The men's card room is in need of updating as well. Is that included in the scope of the renovation?

- It is not included in this renovation. In an effort to hold the cost of the renovation and keep the amount of the assessment as low as possible, nothing was included to address the needs of updating the men's card room. Already a number of generous members have offered to pay more than the minimum investment requested to ensure that these projects are a success. Hopefully, members who use that card room will also be interested in making an additional investment in the Club to allow us to address those needs.