



Health and Lifestyle Center
Elevation Concept

A New Improvement for The Commons Club

At The Brooks

Expanding, Modernizing and Improving Our Health & Lifestyle Center

Health & Lifestyle Center Renovation Newsletter #1 (9/20/19)

Background:

Following a successful member vote in the spring, the plan to create a new, reinvigorated Health & Lifestyle Center is now in full swing. Updating and enhancing this important member amenity will significantly improve not only the user experiences, but also the overall appeal of investing and living in The Brooks and Shadow Wood Preserve. Over the coming months we will be issuing a series of these Newsletters to keep you up to date on the progress of the project. Additionally, we will be creating a separate section on the TCC website that will provide additional details and pictures/videos as the project progresses.

Approach:

The TCC Board has established a Building Committee chaired by Barry Huff to oversee the project. Committee members include Rod Woolsey, Jim Ward, Pat Egan, Jim Merritt, and Jack Meeker. ***At the current time, for any interested members with construction specific experience, the Committee has one additional position available.*** If interested, please contact the Club's President, Jim Merritt: jmerrittsw@gmail.com – 239-405-1944. Joe Archazki, our Club Manager, will serve as the day-to-day Project Manager representing the Club's interest and will be the interface with all our outside project support companies as well as all permitting agencies.

For architectural services, the Club has retained Humphrey-Rosal Architects. Dave Humphrey designed the original TCC campus twenty-years ago and has designed and renovated more than one hundred private clubs in our region. The Club has also engaged D. Garrett Construction, Inc. for their club construction and renovation expertise. Garrett has provided construction management services for more than one hundred club projects, including: Grey Oaks, Bonita Bay, and Spring Run. For Civil Engineering services, we have hired Agnoli, Barber, & Brundage, Inc. (ABB) to facilitate and expedite all required Village and other regulatory permits prerequisite to obtaining a building permit.

We have also established a Design Committee chaired by Sandy Varnum. Committee members include Joan Merritt, Daniela Jacob, Suzie Romanovich, Judy McAuliff, Jane Alter, Phil Douglas, and Georgette Glover. Noller Design Group, a professional club design firm, has been selected to lead the design process.

The start of construction is planned for late spring of next year with a reopening scheduled around November 1, 2020. While we will keep the current fitness center open as long as possible for member use, we anticipate that it will be closed for six or seven months during the construction and renovation activities. Our management team has tentatively secured two alternative workout and spa facilities for our members use for the summer months – these plans will be communicated to you once finalized.

Next Steps:

The next steps during the up-coming pre-construction stage include:

- **Humphrey-Rosal Architects** – develop detail drawings to support permitting, construction and cost/schedule refinement
- **AB&B Civil Engineers** – develop and submit a Development Order to the Village of Estero in November. In addition, develop a South Florida Water Management District Environment Resource Permit and other relevant permits as required
- **D. Garrett Construction** – develop a detailed construction budget and schedule and perform a value engineering analysis to maximize cost effectiveness

Monitoring of Project Cost & Schedule:

Critical to the successful execution of this expansion project will be continuous detailed tracking of both the project cost and schedule compared to the project plan. This will be done regularly by all relevant team players and agents, evaluating all aspects of the project. Finally, we are committed to keeping you, the TCC members, informed as to how the project is proceeding on an on-going basis.

The TCC Health & Lifestyle Center Building Committee