

PROJECT HIGHLIGHT – COUNTRY CLUB RENOVATIONS

LAKESTIDE GOLF CLUB BURBANK, CALIFORNIA

The KSD Group was hired by Lakeside Golf Club in November of 2001 to complete an ongoing ADA upgrade of an elevator tower and assist in the bidding and award of a \$3.4 million renovation and addition to the clubhouse, parking and main entry to the Club.

KSD assisted in four concurrent tasks:

- (1) Zoning approval of the project, which included zoning appeals, hearings and negotiations with neighbors. Final approval was obtained in April 2002.
- (2) Final development of construction documentation and final selection of Phase II General Contractor subsequent to an RFP process and interviews.
- (3) Review and confirmation of the Phase II project budget for the work being considered; preparation of contract for Phase II work.
- (4) Completion of the handicap elevator tower under separate contract.



The Lakeside Membership had approved an expenditure of \$3.4 million, \$700,000 of which had already been expended on multiple architects and contractors. A realistic budget was established, at which time it was recognized that the Membership-approved amount was insufficient for the renovation work proposed.

KSD worked with the Building Committee and Board of Directors at Lakeside to complete the construction documentation for the work as approved by the Membership and subsequently put the project out to competitive bid. Once bids were established and a final budget was achieved, the Building Committee, via the Board of Directors, presented its findings to the Membership, which on two separate occasions narrowly defeated the proposed work. Construction is presently deferred.

The KSD Group is presently working with Lakeside Golf Club to find ways to achieve the construction objectives in a phased manner. The handicap tower was completed.



Location:

Lakeside Drive, Burbank, CA

Client:

Lakeside Golf Club, Burbank, CA

Architect:

MCG Architecture, Pasadena, CA

General Contractor:

Phase I: Fast-Track Construction, Culver City, CA

Phase II: EPI General Contractors, Van Nuys, CA

Start/Completion:

Winter 2001/NA

Constructed Value:

\$1.4 Million - Completed

\$3.2 Million - Pending Board Approval