

# *Renovating for Recreation*



ENVIRONMENTS  
BY DESIGN

Better...by design

# Case Study

**CLIENTS LIVED IN A COUNTRY CLUB  
COMMUNITY AND WISHED TO  
BUILD-OUT THEIR 20 YEAR OLD  
UNFINISHED BASEMENT.**

**THEY LIKED TO ENTERTAIN AND  
WERE AVID GOLFERS.**

## *Original Wish List:*

- DEDICATED HOME THEATER
- GOLF SIMULATOR
- FORMER BAR WITH SEATING
- POOL TABLE AREA
- CARD AREA
- WORKOUT ROOM
- FULL BATHROOM



## *Before Photos>>*

- EXISTING BASEMENT



# Challenges:

- STRUCTURAL ISSUES:
  - > CRACK IN FOUNDATION WALL
- LOW CEILING (8' OR LESS) - GOLF SIMULATOR REQUIRES 10' CEILING TO CLEAR SWING
- NUMEROUS COLUMNS
- SHORT CONSTRUCTION SCHEDULE
- WATER METER COMING OUT OF WALL IN MOVIE THEATER



## Construction Photos>>

- RAISED HOUSE TO ADDRESS CRACK IN FOUNDATION
- NO DAMAGE TO DRY WALL ON THE TWO FLOORS ABOVE
- RELOCATING ELECTRICAL PANEL
- DUG 2 FT. DOWN IN CORNER FOR GOLF SIMULATOR REQUIREMENTS





## After Photos>>

- EPOXY FLOOR TREATMENTS
- REDUCED NUMBER OF COLUMNS
- PLEXI-GLASS WALL PROVIDES VISUAL TO SIMULATOR AND A MORE OPEN FLOOR PLAN
- "GOLF CART" PATH CREATED IN FLOOR DESIGN
- MURAL OF THEIR HOME ON GOLF COURSE IS ON ACOUSTICAL PANEL FOR GOLF BALL DEFLECTION AND SOUND ABSORPTION



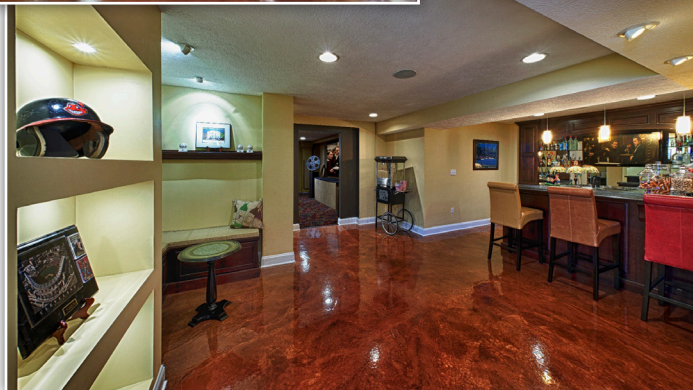
## After Photos>>

- CUSTOM DESIGNED FAMILY CRESCENT ETCHED IN MIRROR



## After Photos>>

- EPOXY FLOORING AND LIGHTING CREATES A TALLER CEILING EXPERIENCE
- INTEGRATED DISPLAY NICHE FOR SPORTS PARAPHERNALIA
- RELOCATED HVAC DUCTING AND REMOVED COLUMN TO OPEN UP SPACE





## After Photos>>

- EQUIPMENT CABINET DESIGNED TO HIDE LARGE WATER METER ON FRONT WALL
- TWO TIERED SEATING AND ACOUSTIC WALL TREATMENTS



## *After Photos>>*

- REMOVED COLUMN AND DESIGNED SEATING TO WORK WITH LOW CEILING



*After Photos>>*

- HOME AUTOMATION SYSTEM FOR ENTIRE HOUSE AND THEATER



- PROJECT WON  
NUMEROUS DESIGN  
AWARDS



DESIGN/BUILD



TECHNOLOGY INTEGRATION

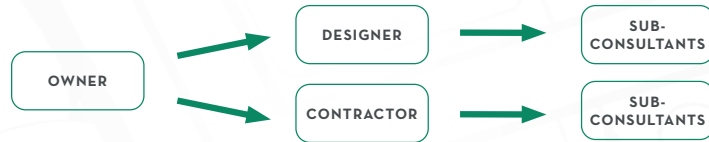


CONSTRUCTION MANAGEMENT



## DESIGN-BUILD CONTRACTUAL RELATIONSHIP

### *Traditional Project Delivery*



OWNER MUST MANAGE TWO SEPARATE CONTRACTS; OWNER BECOMES MIDDLEMAN, SETTLING DISPUTES BETWEEN THE DESIGNER AND THE CONTRACTOR. DESIGNER AND CONTRACTOR CAN EASILY BLAME ONE ANOTHER FOR COST OVERRUNS AND OTHER PROBLEMS.

VS

### *Design-Build Project Delivery*



OWNER MANAGES ONLY ONE CONTRACT WITH A SINGLE POINT OF RESPONSIBILITY; DESIGNER AND CONTRACTOR ARE ON THE SAME TEAM, PROVIDING UNIFIED RECOMMENDATIONS. CHANGES ARE ADDRESSED BY DESIGN-BUILD ENTITY, NOT USES AS EXCUSES.







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