THE LOOKOUT MOUNTAIN CLUB

PHASE I CAPITAL IMPROVEMENTS PLAN

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LETTER FROM THE PRESIDENT

Dear Members,

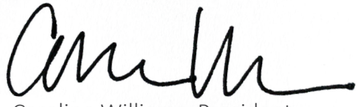
In the latter half of 2020, your Board embarked on developing a Strategic Plan for the Lookout Mountain

Club. To begin, we had to understand what our membership wanted, not only today, but also in the future. Reaching out to seasoned experts, a partnership was formed between the Club and the McMahon Group, one of the premier firms in advising private club strategy, to complete an in-depth study of all aspects of our Club including facilities, operations, governance, finance, marketing and communications, taking into consideration all stakeholders in the Club including the members, staff and management.

Focus groups were held in the summer of 2020, giving McMahon the opportunity to drill down and identify all the opportunities within our Club, making the content of the study uniquely ours. In August of that year, a comprehensive survey was developed and sent to all members, as well as spouses, to garner input. From there, 10 foundational pillars were identified in the fall based on the feedback provided by the members, with one of the highest-ranking being Master Planning of both campuses. The Board appointed Wes Robbins, Master Planning Chair, to put together a group of diversified members that would drive the development of the plan. One of the first initiatives was for the committee to partner with Atlanta-based Kuo Diedrich Chi (KDC), a full-service architecture firm that specializes in master planning and design for private clubs worldwide, to develop the facilities plan for both campuses and with world-renowned golf architects Kyle Franz and Tyler Rae to oversee the restoration plans of our Seth Raynor course, adhering to the provisions set forth in the Gil Hanse plan. Initial plans were developed and tested this past spring and summer to gain member feedback and add yet another layer of insight to the process to refine and sharpen the direction, ultimately solidifying the final plan and the recommendations for Phase 1 implementation that you are seeing today. Once the phasing was determined, the Finance Committee was then able to apply several options that were prepared in advance of the final plan. They spent a considerable amount of time vetting each option and finally coming to a recommendation.

This has been a long and methodical process. I want to thank the membership, Master Planning Committee, Finance and Greens Committees, the Board and our partners, as well as the staff and management, for their interest, time and dedication in collaborating and working cohesively toward developing the Lookout Mountain Club Master Plan. Our future depends on an informed decision by our membership, so I encourage you to take the time to actively participate in the process. It is important to understand that the Master Plan is a comprehensive plan that looks at the entire Club and creates a blueprint for the future. The Committee broke the plan down into a phasing strategy based on the membership priorities and a proposed budget. Included in this brochure are the details for the capital improvements for Phase 1. After reviewing the materials and attending the upcoming town hall presentation, I know you will concur with the Board and Master Planning Committee's unanimous approval of Phase 1 that is a vital investment for our current members and future generations of the Lookout Mountain Club. With your approval, this will serve as the foundation that will ultimately protect and improve upon our beautiful assets, all while subscribing to our mission and vision of being distinctly Lookout and decidedly extraordinary.

Should you have any questions, please do not hesitate to reach out to me or our Master Planning Chair, Wes Robbins.



Caroline Williams, President

MISSION STATEMENT

The Lookout Mountain Club was founded to provide generations of members and their families with welcoming hospitality and amenities in a location that celebrates the very best of our home, its people and its culture. We strive to be the first choice for members seeking recreational and social experiences that are distinctly Lookout and decidedly extraordinary.

VISION

At the Lookout Mountain Club, we have a vision for a more connected community – for today and for generations. A community that feels like family; that gathers to recreate and celebrate in a historic place like none other. We are proud to be there in moments big and small in our members' lives, providing them with extraordinary experiences of togetherness through our nationally recognized Seth Raynor golf course, incredible dining facilities, beautiful architecture and family-focused amenities.

ACKNOWLEDGEMENTS

Board Members

President – Caroline Williams
Treasurer – Mike Kramer
Secretary – Wes Robbins
Katherine Currin
Lucia Hopper
Barton Mathews
Brad Respess
Tish Stewart
Rob Stickley
Jay Walston
Miller Welborn

Professionals

Mark Diedrich – Architect
Jonathan Young – Land Planner
Traci Rhodes – Interior Designer
Jim Ryan – Golf Course Design
Tyler Rae – Golf Architect
Kyle Franz – Golf Course Design

Greens Committee

Chair – Jay Walston
Grant Caldwell
Wes Robbins
Patten Smith
Doug Stein
Margaret Thompson
Chas Torrence

Finance Committee

Chair – Mike Kramer
Rush Baker
David Caines
Frank Schriner
Josh Wilson

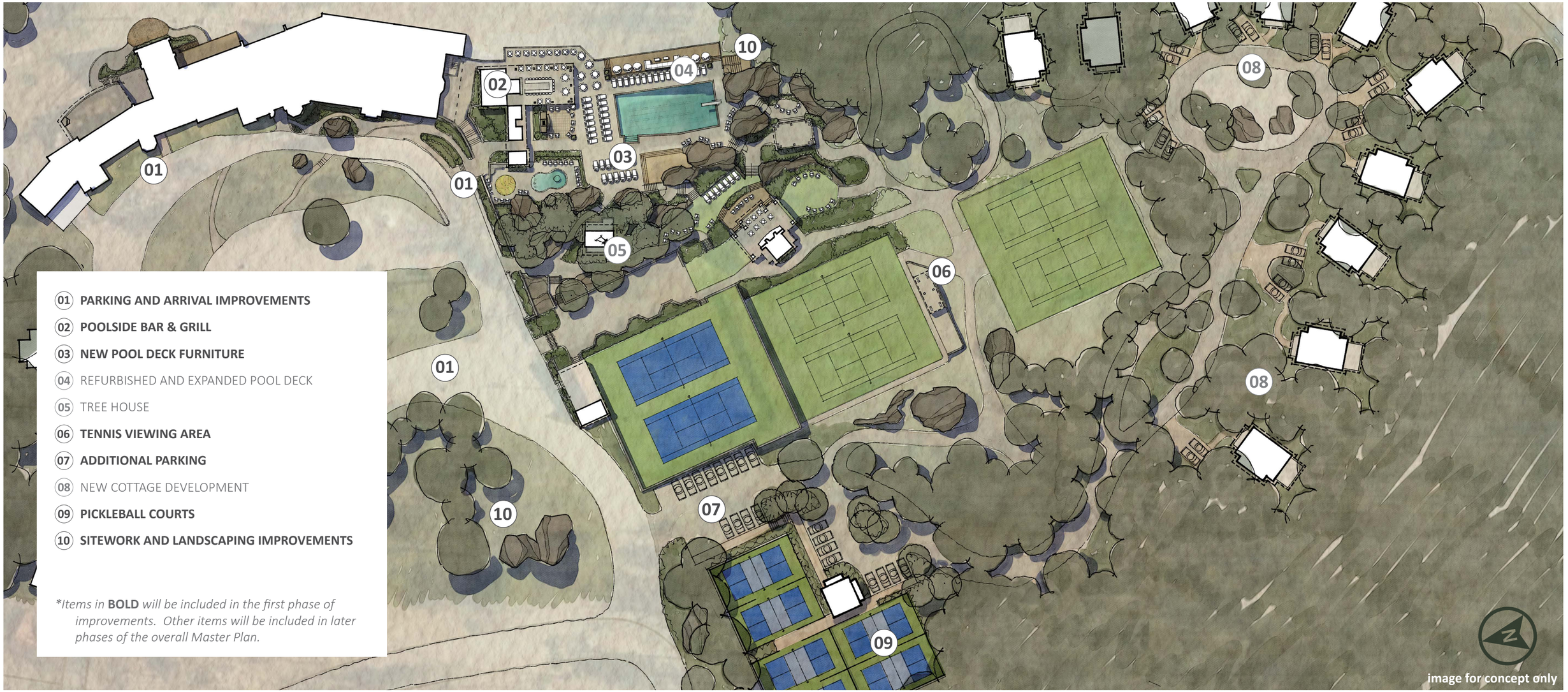
Master Planning Committee

Chair – Wes Robbins
Amy Arrowsmith
Garth Brown
Carol Campbell
Tyler Duke
William Haisten III
Mike Kramer
Karen Leavengood
Kevin Lloyd
Lindsay Moore
Ann Henley Perry
Brad Respess
Scott Smith
Fletcher Thompson
Jay Walston
Caroline Williams

FAIRYLAND CAMPUS

The consultant team worked with the Master Planning committee to develop a phased plan for the Fairyland Campus that prioritizes the findings from the McMahon Strategic Plan. These priorities were confirmed during focus groups with members this summer in which in-progress plans were reviewed with members. The following priorities were identified through member input, for which the solutions are illustrated in the following pages:

- Upgrade the appearance of the landscaping around the clubhouse and grounds
- Provide an outdoor bar/socializing area with comfortable seating and fire pits
- Expand the outdoor/patio dining area
- Upgrade the existing casual bar/pub area
- Upgrade the kitchen
- Upgrade the appearance of the outdoor/patio dining area
- Provide an adult casual grill adjacent to the bar/lounge
- Provide a casual family grill area separate from the adult casual dining area
- Create covered outdoor dining area
- Upgrade the pool area to provide a more resort-style pool appearance, i.e., additional shade, improved poolside dining and beverage service, etc.
- Add a poolside sports bar for casual use 9 months of the year
- Upgrade the fitness locker rooms
- Provide dedicated pickleball courts



01 **PARKING AND ARRIVAL IMPROVEMENTS**

02 **POOLSIDE BAR & GRILL**

03 **NEW POOL DECK FURNITURE**

04 REFURBISHED AND EXPANDED POOL DECK

05 TREE HOUSE

06 **TENNIS VIEWING AREA**

07 **ADDITIONAL PARKING**

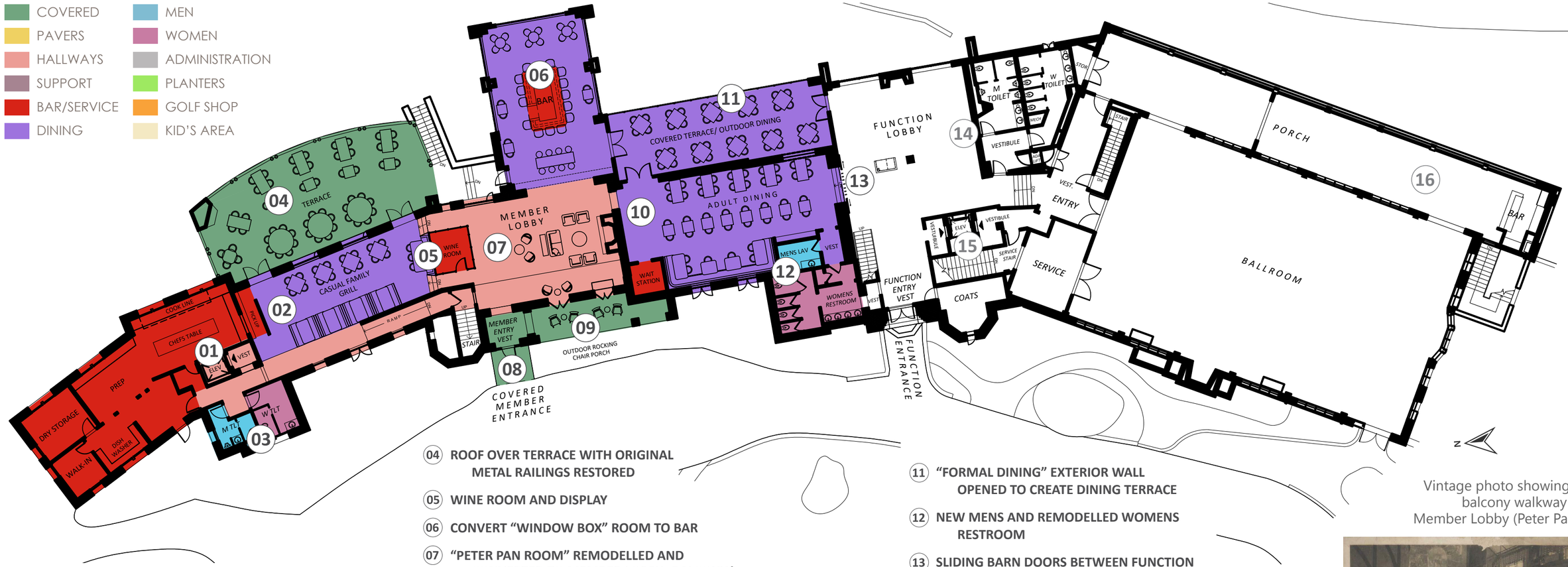
08 NEW COTTAGE DEVELOPMENT

09 **PICKLEBALL COURTS**

10 **SITEWORK AND LANDSCAPING IMPROVEMENTS**

Items in* ***BOLD* *will be included in the first phase of improvements. Other items will be included in later phases of the overall Master Plan.*

OVERALL MASTER PLAN - FAIRYLAND CAMPUS



01 **NEW ELEVATOR**

02 **CONVERT EXISTING BAR ROOM TO CASUAL (FAMILY) GRILL, REMOVE FLOOR ABOVE TO INCREASE CEILING HEIGHT**

03 **REMODEL RESTROOMS**

04 **ROOF OVER TERRACE WITH ORIGINAL METAL RAILINGS RESTORED**

05 **WINE ROOM AND DISPLAY**

06 **CONVERT "WINDOW BOX" ROOM TO BAR**

07 **"PETER PAN ROOM" REMODELLED AND CONVERTED TO MEMBER LOBBY. BALCONY/ WALKWAY RESTORED OVERHEAD (SEE PHOTO)**

08 **REMODEL MEMBER ENTRANCE**

09 **OPEN ENCLOSED ROCKING CHAIR PORCH**

10 **"LIBRARY ROOM" CONVERTED TO FORMAL DINING**

11 **"FORMAL DINING" EXTERIOR WALL OPENED TO CREATE DINING TERRACE**

12 **NEW MENS AND REMODELLED WOMENS RESTROOM**

13 **SLIDING BARN DOORS BETWEEN FUNCTION LOBBY AND ADULT/FORMAL DINING**

14 REDECORATED FUNCTION LOBBY & RESTROOMS

15 ADA ACCESSIBLE ELEVATOR

16 REDECORATED BALLROOM PORCH AND BAR

*Items in **BOLD** will be included in the first phase of improvements. Other items will be included in later phases of the overall Master Plan.*

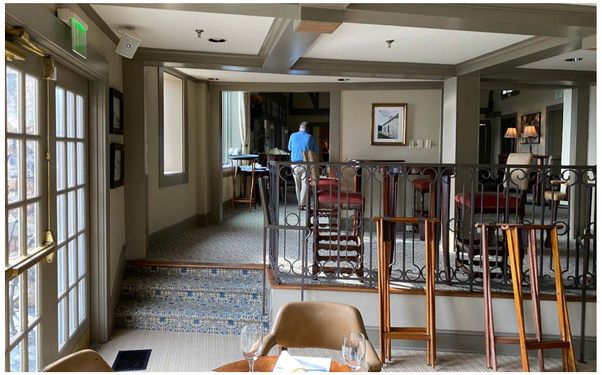
BELOW
Vintage photo showing original balcony walkway through Member Lobby (Peter Pan Room)

ABOVE
Rendered view of the Bar Room, converted to a Casual/Family Grill with ceiling opened above.

LEFT
Photo of current bar area, taken from corresponding angle

ABOVE
Rendered view of the Bar Room, converted to a Casual/Family Grill with ceiling opened above. There is a new wine room in the background and mezzanine walkway overhead.

RIGHT
Photo of current bar/dining area, taken from corresponding angle



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ABOVE
Rendered view of 'Window Box' room, converted into Member Bar

LEFT
Photo of 'Window Box' room, taken from corresponding angle

MEMBER DINING IMPROVEMENTS

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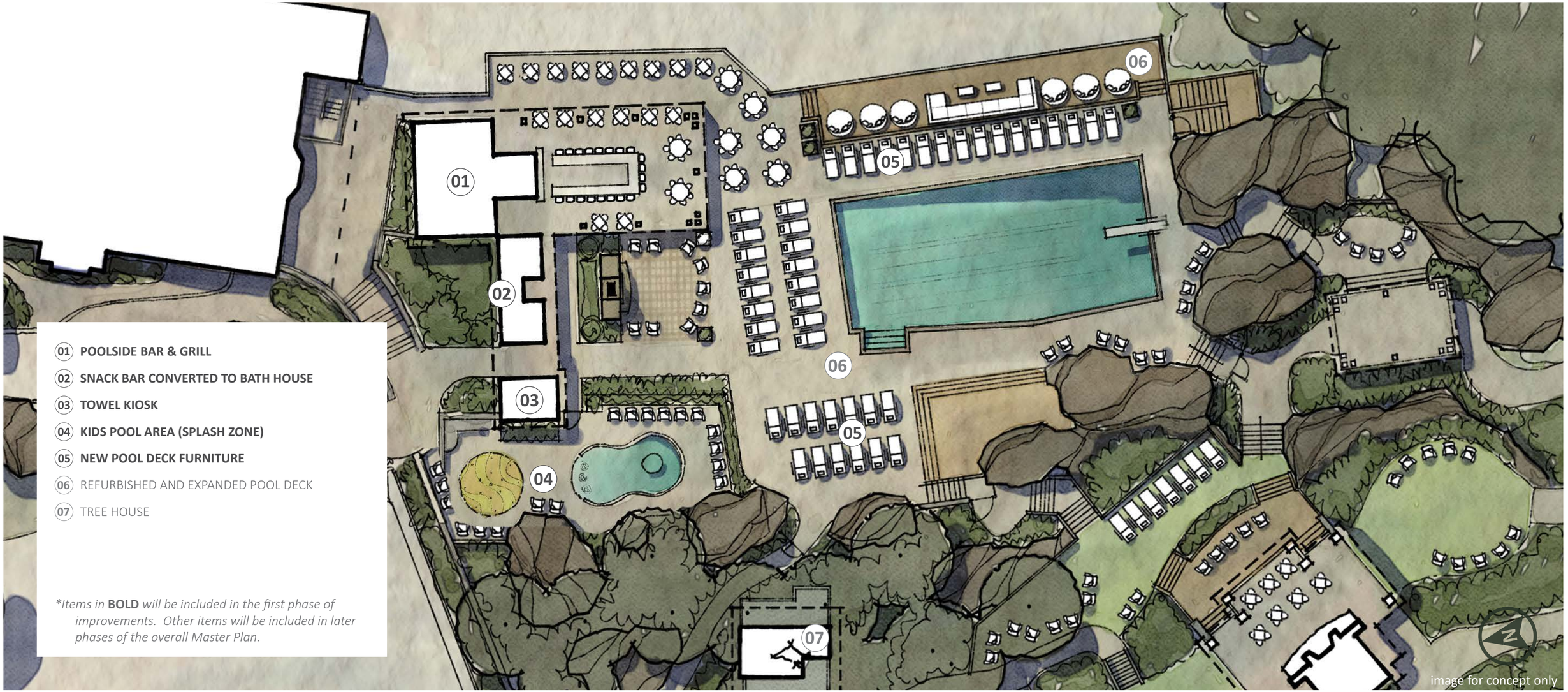
ABOVE
Rendered view of remodelled 'Formal Dining' room, converted into a formal/adult dining terrace by re-opening exterior wall

RIGHT
Photo of current 'Formal Dining' room, taken from corresponding angle

MEMBER BAR AND ADULT DINING TERRACE RENDERINGS - FAIRYLAND CAMPUS



01 **POOLSIDE BAR & GRILL**

02 **SNACK BAR CONVERTED TO BATH HOUSE**

03 **TOWEL KIOSK**

04 **KIDS POOL AREA (SPLASH ZONE)**

05 **NEW POOL DECK FURNITURE**

06 REFURBISHED AND EXPANDED POOL DECK

07 TREE HOUSE

Items in* ***BOLD* *will be included in the first phase of improvements. Other items will be included in later phases of the overall Master Plan.*

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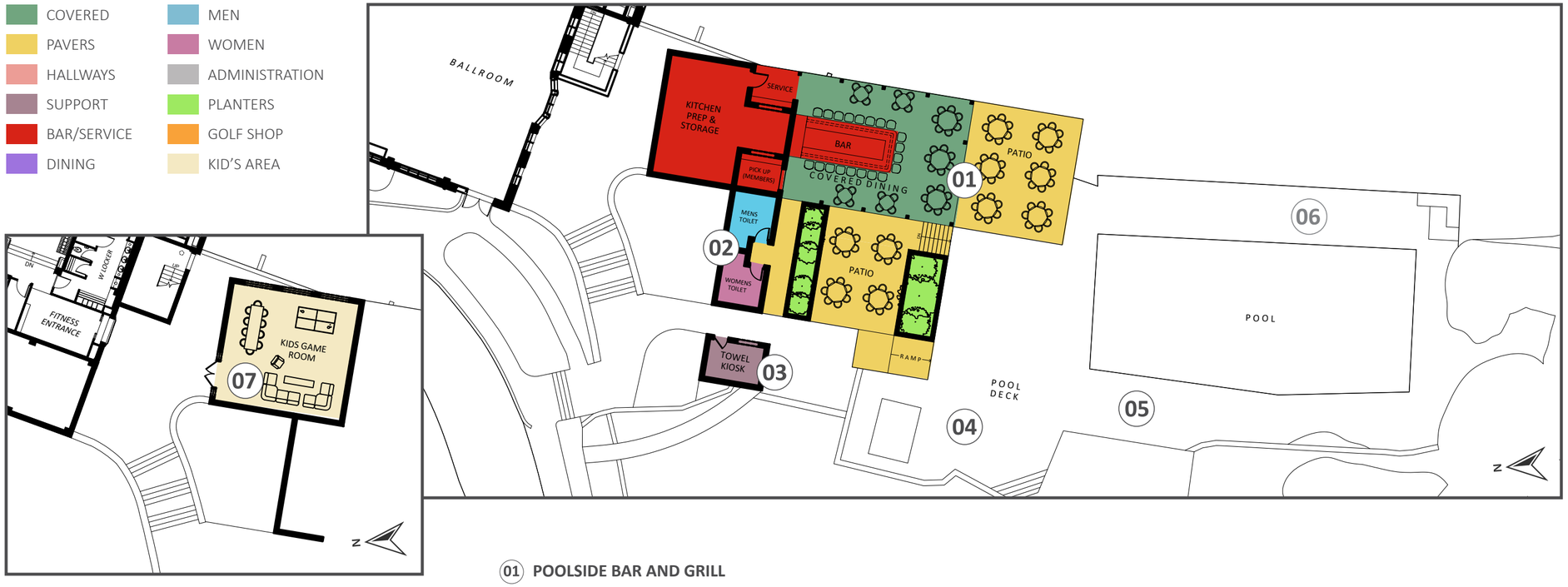
POOL AMENITY IMPROVEMENTS



01 **POOLSIDE BAR AND GRILL**

02 **SNACK BAR CONVERTED TO BATH HOUSE**

03 **TOWEL KIOSK**

04 **KIDS POOL AREA (SPLASH ZONE)**

05 **NEW POOL DECK FURNITURE**

06 REFURBISHED AND EXPANDED POOL DECK

07 **GAME ROOM/ KIDS AREA UNDER POOLSIDE GRILL**

Items in **BOLD will be included in the first phase of improvements. Other items will be included in later phases of the overall Master Plan.*

RIGHT
Inspirational imagery for the look and feel of renovated pool deck

POOL AMENITY IMPROVEMENTS

RENDERINGS OF REMODELLED POOLSIDE AREA - FAIRYLAND CAMPUS

GOLF CLUBHOUSE RENOVATIONS

The consultant team worked with the Master Planning committee and golf course architects Tyler Rae and Jim Ryan to develop a phased plan for the Golf Club Campus that prioritizes the findings from the McMahon Strategic Plan. As indicated in the strategic plan and supported by member focus group input this summer, the golf course renovations will take precedent in phase 1 of the master plan at this campus. While the golf course is a priority, some funding has been set aside for clubhouse improvements. The following priorities were identified through member input, for which the solutions are illustrated in the following pages:

- Add a grille/pub area
- Relocate the pro shop for better operations
- Provide a kids area in the clubhouse

- COVERED
- PAVERS
- HALLWAYS
- SUPPORT
- BAR/SERVICE
- DINING
- MEN
- WOMEN
- ADMINISTRATION
- PLANTERS
- GOLF SHOP
- KID'S AREA

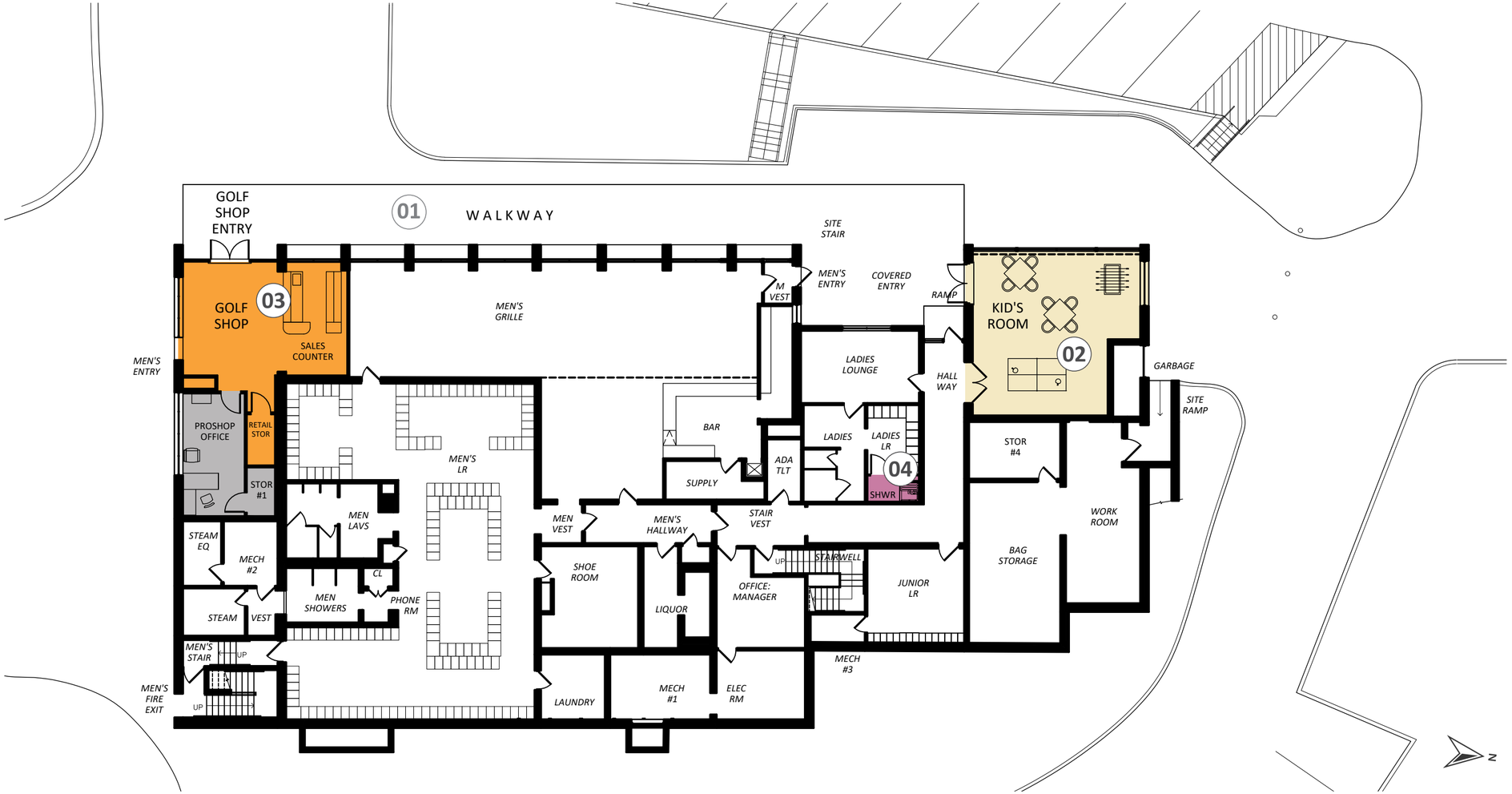
01 PAVED WALKWAY BETWEEN GOLF SHOP AND COVERED ENTRANCE

02 OLD PRO SHOP CONVERTED TO KIDS ROOM

03 GOLF SHOP WITH SEPARATE ENTRANCE

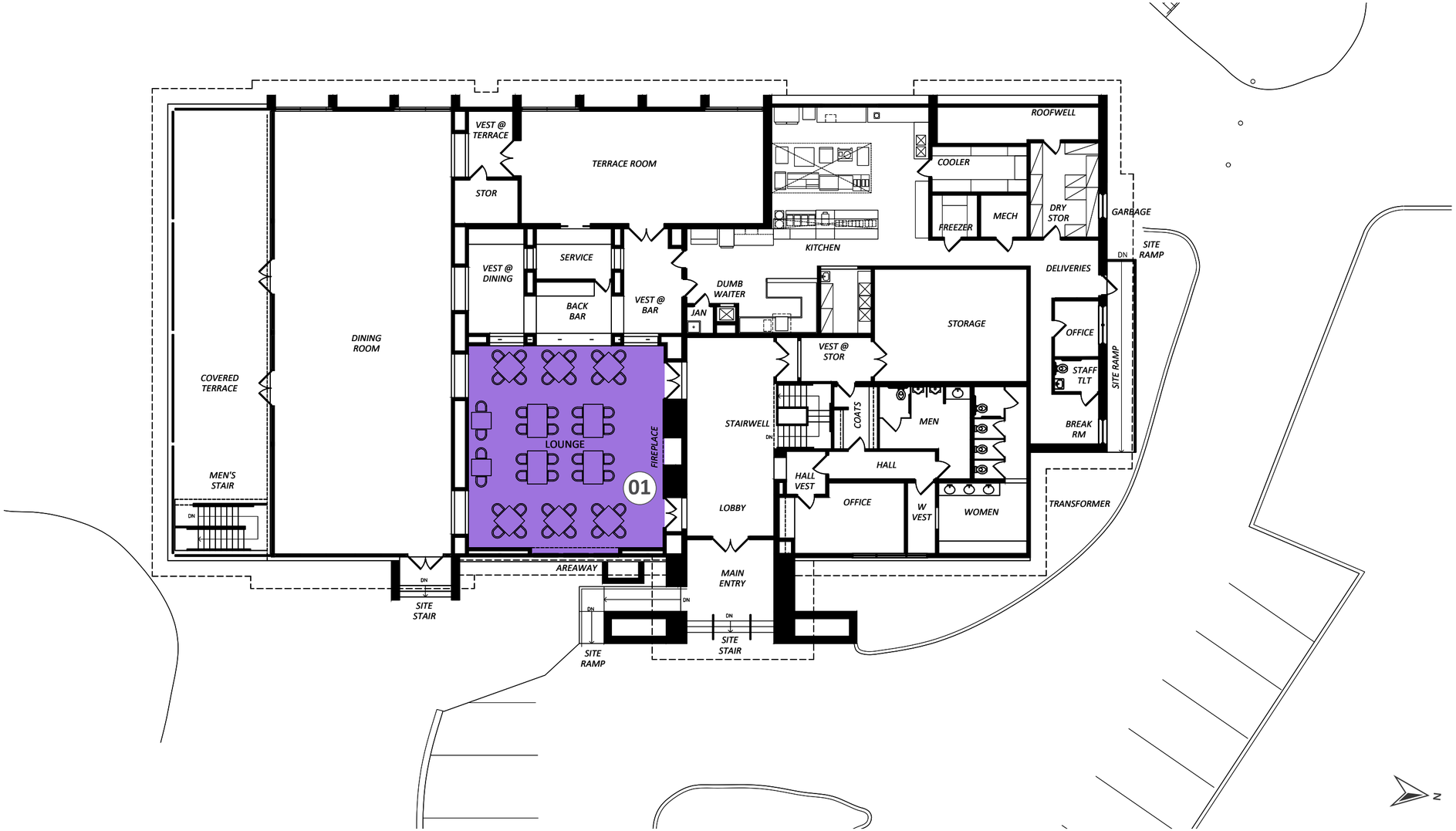
04 WOMEN'S LOCKER ROOM SHOWER

Items in **BOLD will be included in the first phase of improvements. Other items will be included in later phases of the overall Master Plan.*



- COVERED
- PAVERS
- HALLWAYS
- SUPPORT
- BAR/SERVICE
- DINING
- MEN
- WOMEN
- ADMINISTRATION
- PLANTERS
- GOLF SHOP
- KID'S AREA

01 REMODELLED LOUNGE



Items in **BOLD will be included in the first phase of improvements. Other items will be included in later phases of the overall Master Plan.*

GOLF COURSE RENOVATIONS

The consultant team worked with the Master Planning committee and golf course architects Tyler Rae and Jim Ryan to develop a phased plan for the Golf Club Campus that prioritizes the findings from the McMahon Strategic Plan. As indicated in the strategic plan and supported by member focus group input this summer, the golf course renovations will take precedent in phase 1 of the master plan at this campus. The following priorities were identified through member input, for which the solutions are illustrated in the following pages:

- Renovate the 30-year old greens
- Continue to pursue implementation of the Gil Hanse course master plan
- Add more cart paths to reduce course closures

HOLE	PAR	YARDS
1	4	443
2	4	460
3	4	382
4	3	224
5	4	390
6	3	126
7	4	455
8	4	358
9	4	375
OUT	**34**	**3213**
10	5	575
11	4	418
12	4	348
13	3	203
14	5	500
15	4	445
16	3	170
17	4	410
18	4	399
IN	**36**	**3468**
TOTAL	**70**	**6681**

KEY

- NEW TEES
- EXISTING TEES TO BE RELEVELED & EXPANDED
- EXISTING TEES TO REMAIN
- NEW SAND BUNKERS
- EXISTING SAND BUNKERS TO BE REBUILT AND EXPANDED
- EXISTING SAND BUNKERS TO REMAIN WITH NEW LINER
- NEW GREENS & GREEN EXPANSIONS
- EXISTING GREENS TO REMAIN
- FAIRWAY EXPANSIONS
- EXISTING FAIRWAYS TO REMAIN
- NEW NATIVE AREAS
- EXISTING NATIVE AREAS TO REMAIN
- NEW CART PATH
- EXISTING CART PATH TO REMAIN
- TREES, CART PATH, SAND BUNKERS, ETC. TO BE REMOVED

Hole #1

Par 4

Blue:	443
White:	427
Lookout:	380
Gold:	378
Red:	344

01 Shift, relevel and square up tees.

02 Construct two new tees that are better aligned with the new back tees and closer to the new cart path.

03 Flip cart path from left side to the right side of the hole. Build new putting green to reflect new cart/golfer flow. Improve drainage in this area, as well.

04 Extend fairway towards existing bunkers. Core out existing fairway bunkers and replace liner and sand for improved playing conditions.

05 Shift cart path further from the green.

06 Core out existing greenside bunkers and replace liner and sand for improved playing conditions.

07 Expand green to the extents of the existing green pad and to recapture lost hole locations.

Hole #2

Par 4

Blue:	460
White:	436
Lookout:	351
Gold:	348
Red:	304

01 Add new back tee.

02 Remove existing three tees and simplify into one large tee that is aligned to the hole.

03 Add new forward tee.

04 Flip cart path from the left to the right of the hole. Adjust native lines to reflect new cart path location.

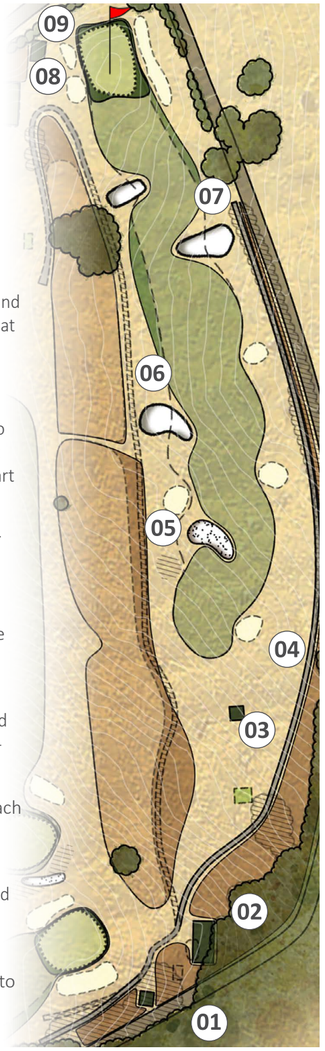
05 Remove first fairway bunker on the left and add a new bunker on a diagonal angle per the Raynor plan. Core out and reline the first three remaining fairway bunkers.

06 Rebuild and expand existing fariway bunker. Core out and reline bunker across the fairway.

07 Rebuild and expand approach bunkers. Add new liner.

08 Core out existing greenside bunkers and replace liner and sand for improved playing conditions.

09 Significantly expand green to recapture lost shape.



*See page 33 for graphic key

Hole #3

Par 4

Blue:	382
White:	361
Lookout:	350
Gold:	298
Red:	290

01 Add new back tee. Raise tee two feet.

02 Relevel and square up existing main tee.

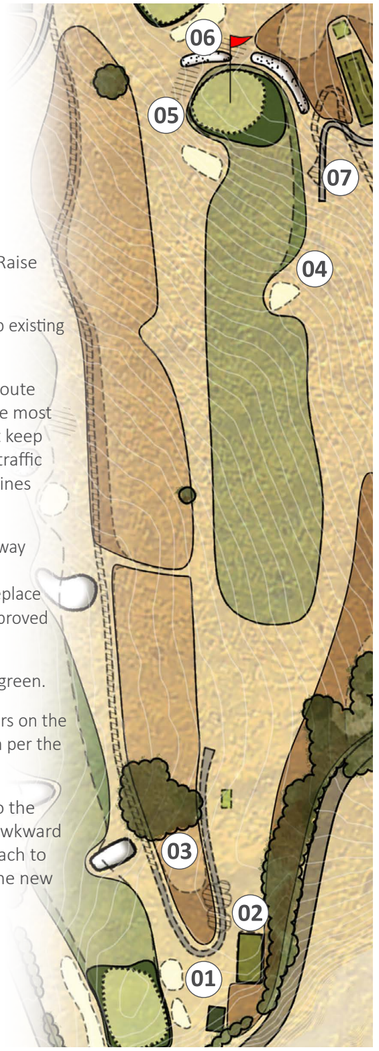
03 Per the cart path reroute on Hole #2, eliminate most of this cart path, but keep turn around in high traffic area. Adjust native lines accordingly.

04 Core out existing fairway bunker and front left greenside bunker. Replace liner and sand for improved playing conditions.

05 Significantly expand green.

06 Construct new bunkers on the backside of the green per the Raynor plan.

07 Shift the cart path to the right and elimnate awkward turn. Expand approach to the right to match the new green dimensions.



Hole #4

Par 3

Blue:	224
White:	206
Lookout:	197
Gold:	191
Red:	171

01 Add new back tee.

02 Expand and square up existing main tee.

03 Shift cart path from the right of the hole to the left to accomodate new bunkering.

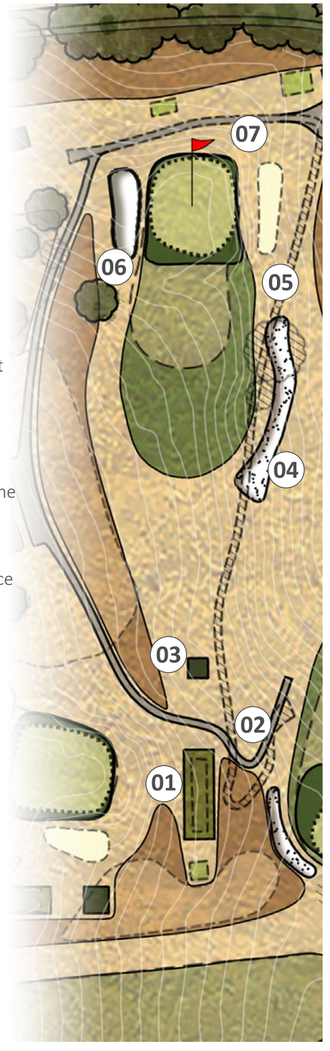
04 Add new forward tee.

05 Construct new bunker per the Raynor plan.

06 Core out existing right greenside bunker and replace liner and sand for improved playing conditions.

07 Rebuild and expand existing left greenside bunker.

08 Largely expand green and consider regrading fairway approach to improve drainage and intended playability.



Images for concept only.

Hole #5
Par 4

Blue:	390
White:	370
Lookout:	367
Gold:	355
Red:	274

01 Expand and square up existing back tee.

02 Per cart path shift on Hole #4, build new cart path turnaround.

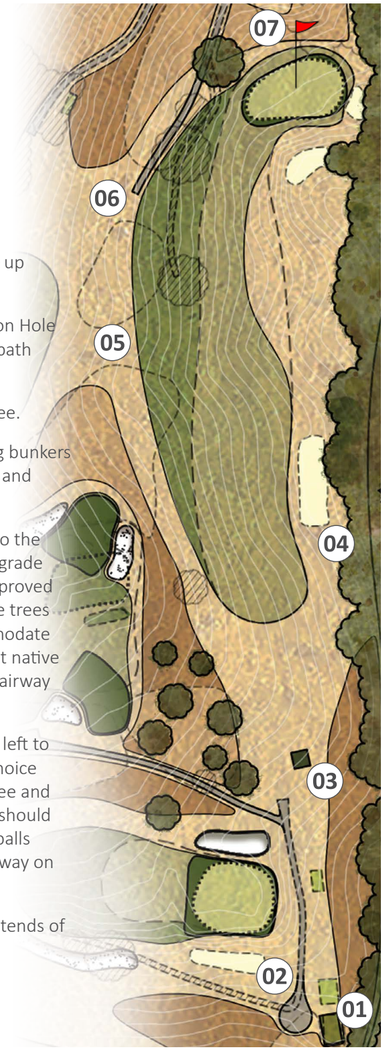
03 Add new forward tee.

04 Core out all existing bunkers on Hole #5. Reline and replace sand.

05 Swing fairway out to the left and partially regrade landing area for improved playability. Remove trees necessary to accomodate new fairway. Adjust native to match the new fairway line.

06 Shift fairway to the left to allow for a wider choice of options off the tee and better angles. This should also help alleviate balls running off the fairway on the right.

07 Expand green to extends of existing green pad.



Hole #6
Par 3

Blue:	126
White:	117
Lookout:	111
Gold:	108
Red:	104

01 Expand and square up existing main tee.

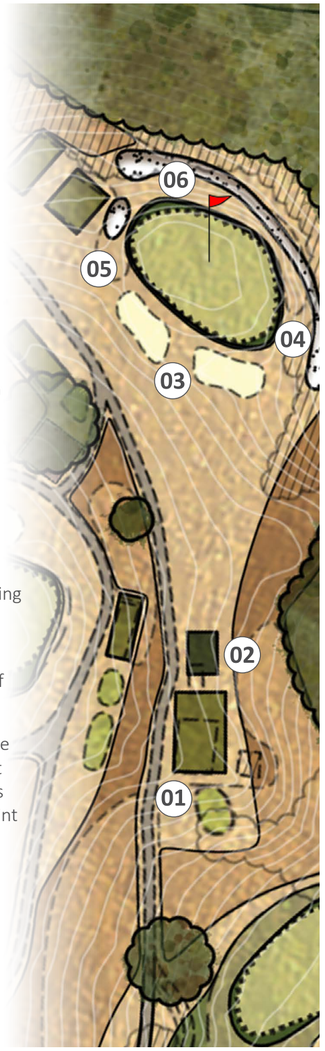
02 Add new forward tee.

03 Core out existing front greenside bunkers, deepen them, reline and replace sand.

04 Re-add back bunkers to restore "island" effect of the hole. Thin trees to the right and behind green to accomodate these new bunkers and improve growing conditions on the putting surface.

05 Expand green to extends of existing green pad.

06 Opportunity to replicate the famous short hole found at many other Raynor courses with a depressed thumbprint within the middle-front portion of the green.



*See page 33 for graphic key

Hole #7
Par 4

Blue:	455
White:	427
Lookout:	395
Gold:	336
Red:	329

01 Relevel and square up all existing tees (except the forward tee). Thin trees to the right for improved playability.

02 Construct new forward tee.

03 Core out all existing bunkers on Hole #7. Reline and replace sand.

04 Expand fairway to the left and slightly shift cart path to accomodate new fairway line. Thin out treeline down this entire side of the hole and replace with native.

05 Add subsurface drainage throughout this area to alleviate surface water flooding and improve growing conditions.

06 Significantly expand approach to the left of the green and towards the tee.

07 Expand green to extends of existing green pad.

Hole #8
Par 4

Blue:	358
White:	313
Lookout:	309
Gold:	307
Red:	275

01 Extend subsurface drainage from Hole #7 fairway through this area.

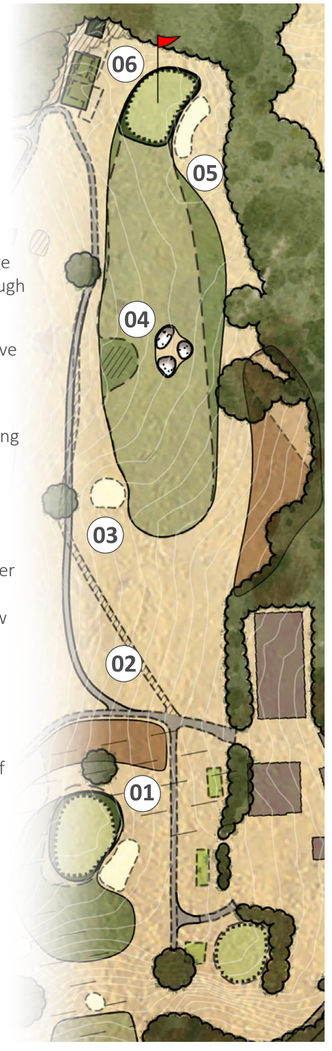
02 Reroute cart path to remove it from the players' vision.

03 Core out, reline and add new sand to the first existing fairway bunker.

04 Remove existing fairway bunker and replace with a Principal's Nose bunker complex to challenge longer hitters. Expand fairway to the right to match this new feature.

05 Core out, reline and add new sand to the existing greenside bunker.

06 Expand green to extents of green pad.

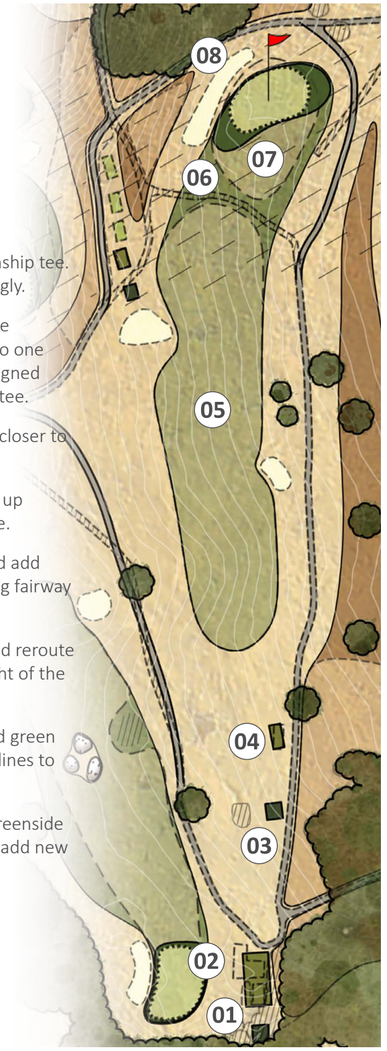


Images for concept only.

Hole #9

Par 4

Blue:	391
White:	375
Lookout:	360
Gold:	298
Red:	264



01 Add new championship tee. Thin trees accordingly.

02 Combine middle tee conglomeration into one larger tee that is aligned with the new back tee.

03 Construct new tee closer to the cart path.

04 Relevel and square up existing forward tee.

05 Core out, reline and add new sand to existing fairway bunkers.

06 Connect fairway and reroute cart path to the right of the green.

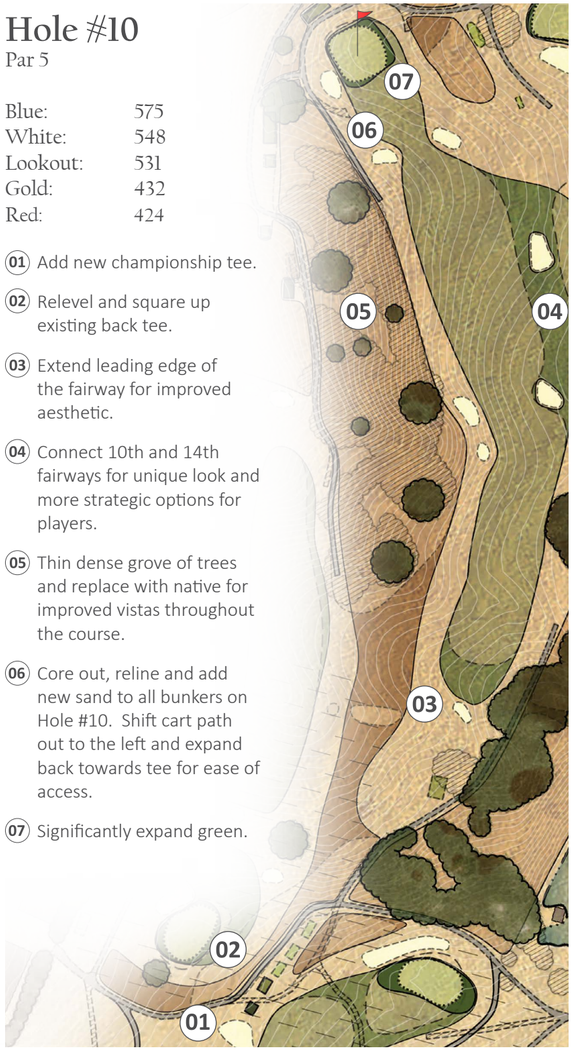
07 Significantly expand green and adjust fairway lines to match.

08 Core out existing greenside bunker, reline, and add new sand.

Hole #10

Par 5

Blue:	575
White:	548
Lookout:	531
Gold:	432
Red:	424



01 Add new championship tee.

02 Relevel and square up existing back tee.

03 Extend leading edge of the fairway for improved aesthetic.

04 Connect 10th and 14th fairways for unique look and more strategic options for players.

05 Thin dense grove of trees and replace with native for improved vistas throughout the course.

06 Core out, reline and add new sand to all bunkers on Hole #10. Shift cart path out to the left and expand back towards tee for ease of access.

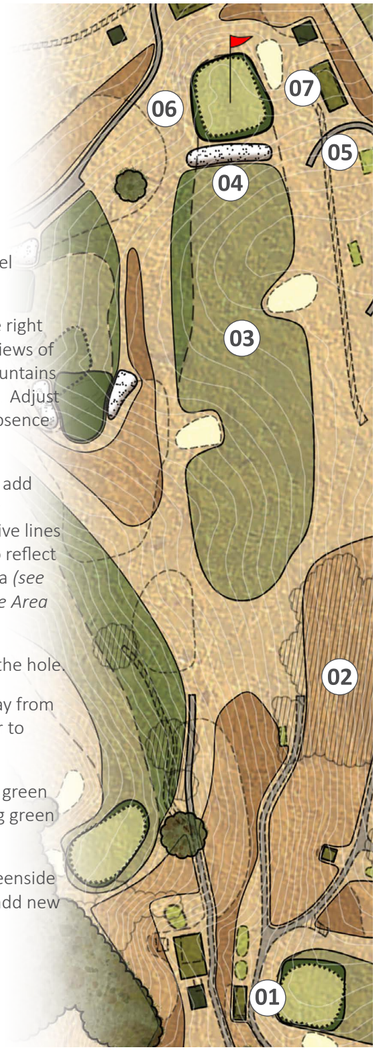
07 Significantly expand green.

*See page 33 for graphic key

Hole #11

Par 4

Blue:	418
White:	403
Lookout:	374
Gold:	249
Red:	246



01 Square up and relevel existing back tee.

02 Remove trees to the right exposing dramatic views of the surrounding mountains from the clubhouse. Adjust native lines in the absence of trees.

03 Core out, reline and add new sand to fairway bunkers. Adjust native lines left of the fairway to reflect new short game area *(see notes on Short Game Area page).*

04 Add Alps bunker to the hole.

05 Adjust cart path away from the new Alps bunker to improve cart flow.

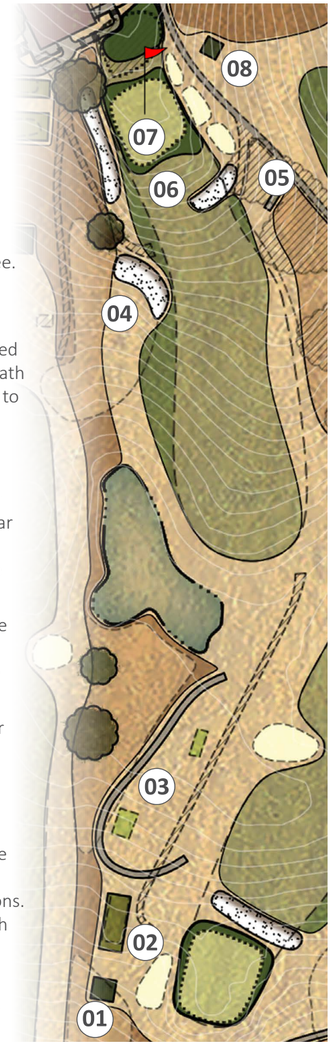
06 Significantly expand green to extents of existing green pad.

07 Core out existing greenside bunker, reline, and add new sand.

Hole #12

Par 4

Blue:	348
White:	334
Lookout:	319
Gold:	286
Red:	237



01 Add new championship tee.

02 Square up and relevel existing back tee.

03 Per cart path changes noted on Hole #11, adjust cart path around the Hole #12 Tees to improve golfer flow.

04 Cut a new fairway bunker into the ridge to turn the hole and challenge longer hitters trying to get up near the green from the tee. Expand fairway line to the left to reflect new bunker.

05 Remove trees right of Hole #12 opening up dramatic views from the clubhouse onto the course below.

06 Add new approach bunker per Raynor plan. Shift cart path entrance right to accomodate for new bunkering.

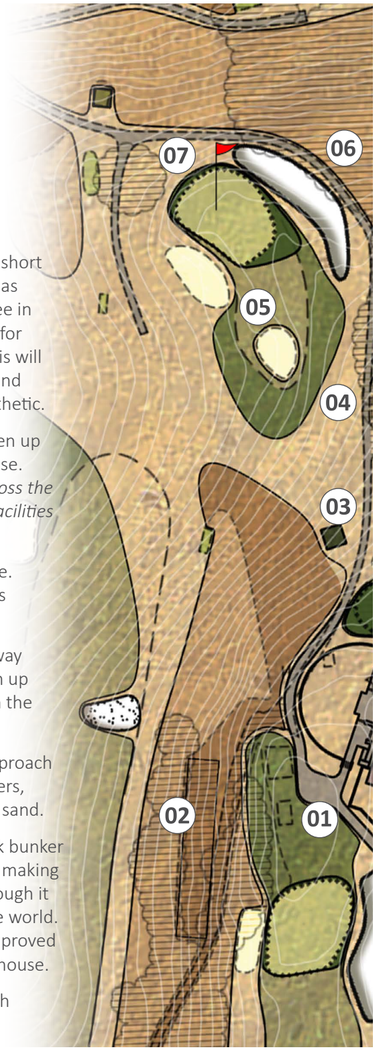
07 Add new bunker left of the green. Expand green to recapture lost hole locations. Eliminate current cart path left of the Hole #1 tees.

08 Core out existing three greenside bunkers, reline, and add new sand.

Images for concept only.

Hole #13
Par 3

Blue:	210
White:	199
Lookout:	176
Gold:	112
Red:	110



01 Create large area of short grass that will serve as the new Hole #13 Tee in addition to a fall off for Hole #18 Green. This will increase tee space and create a unique aesthetic.

02 Remove trees to open up views from club house. *(Move cart barn across the street per the new facilities plan).*

03 Add new forward tee. Adjust native lines as necessary.

04 Greatly expand fairway to allow shots to run up onto the green from the approach.

05 Core out existing approach and greenside bunkers, reline, and add new sand.

06 Expand existing back bunker per the Raynor plan making the green feel as though it is on the edge of the world. Remove trees for improved views from the clubhouse.

07 Expand green in both directions.

Hole #14
Par 5

Blue:	500
White:	481
Lookout:	433
Gold:	430
Red:	368

01 Add new, raised back tee. Remove trees necessary to accomodate new tee.

02 Connect fairway between Hole #14 and Hole #10 for a unique feature. Core out, reline and add new and to all existing fairway bunkers on Hole #14.

03 Cut new bunker into the ridge for strategic interset from the tee; adjust fairway line accordingly.

04 Remove trees for dramatic views from clubhouse.

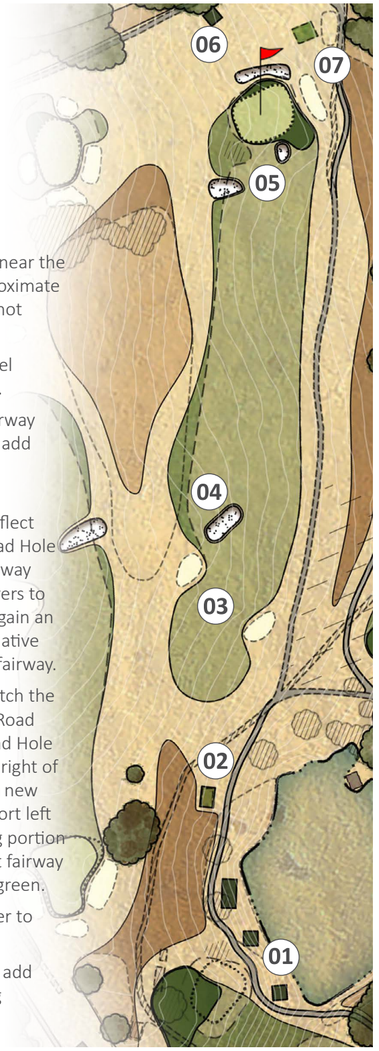
05 Construct new green up and to the left from the existing green per the Raynor plan. Connect islands of fairway past the cross bunkers for improved playability.

06 Shift cart path from the left side of the hole to the right to make the walk from new Hole #14 Green to the new Hole #15 Tees more fluid.

*See page 33 for graphic key

Hole #15
Par 5

Blue:	500
White:	481
Lookout:	433
Gold:	430
Red:	368



01 Construct new tees near the pond to better approximate the Road Hole tee shot angle.

02 Square up and relevel existing forward tee.

03 Core out existing fairway bunkers, reline, and add sand.

04 Add a new, diagonal fairway bunker to reflect the intent of the Road Hole tee shot. Adjust fairway line to allow for players to carry the bunker to gain an advantage. Adjust native lines to reflect new fairway.

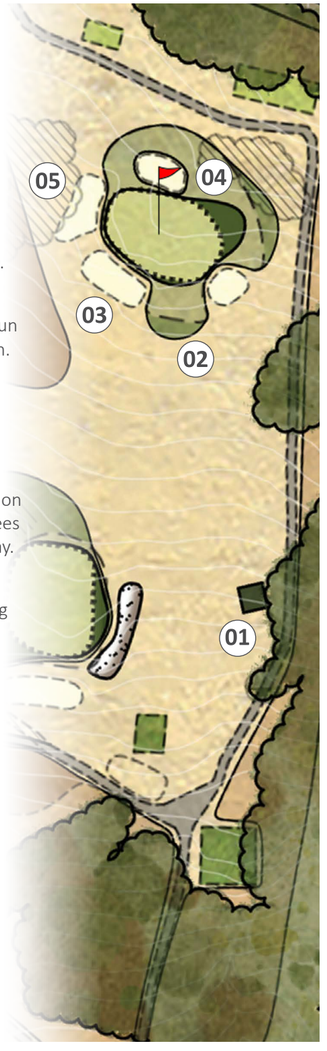
05 Expand green to match the shape and feel of a Road Hole. Add deep Road Hole Bunker on the front right of the green and add a new approach bunker short left to guard the existing portion of the green. Adjust fairway lines to match new green.

06 Add new back bunker to match Road Hole.

07 Core out, reline and add new sand to existing greenside bunker.

Hole #16
Par 3

Blue:	170
White:	166
Lookout:	136
Gold:	135
Red:	100



01 Construct new forward tee.

02 Expand leading edge of fairway to allow for more run up shots to reach the green.

03 Core out all existing greenside bunkers, reline, and add sand.

04 Expand green in back right and expand fairway collection area to match. Remove trees necessary to expand fairway.

05 Remove trees left of the green for improved growing conditions.

Images for concept only.

Hole #17

Par 4

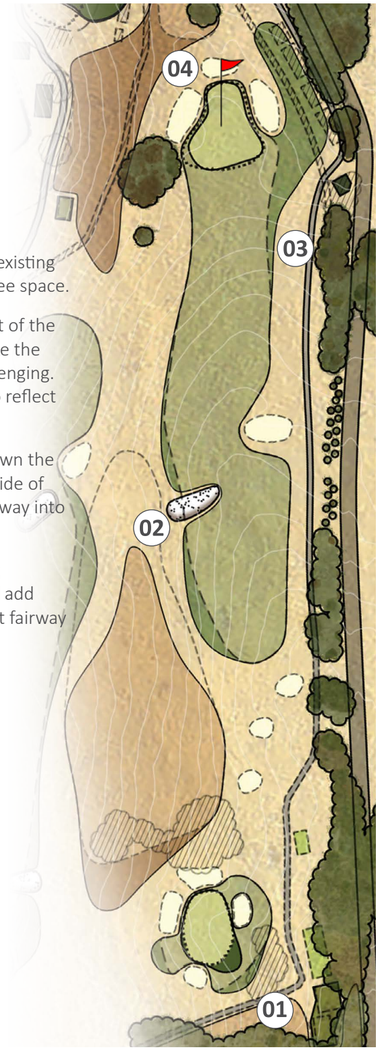
Blue:	410
White:	395
Lookout:	372
Gold:	322
Red:	315

01 Combine back two existing tees for increased tee space.

02 Add new bunker left of the landing area to make the tee shot more challenging. Adjust native line to reflect new bunkering.

03 Extend cart path down the length of the right side of the hole. Bleed fairway into Hole #18 Tees.

04 Core out all existing bunkers, reline, and add sand (including right fairway bunker).



Hole #18

Par 4

Blue:	399
White:	371
Lookout:	345
Gold:	338
Red:	288

01 Tie tees into the fairway on Hole #17. Shift cart path right of new tees.

02 Add new forward tee.

03 Remove trees to unveil dramatic views from the clubhouse. Adjust native lines in response.

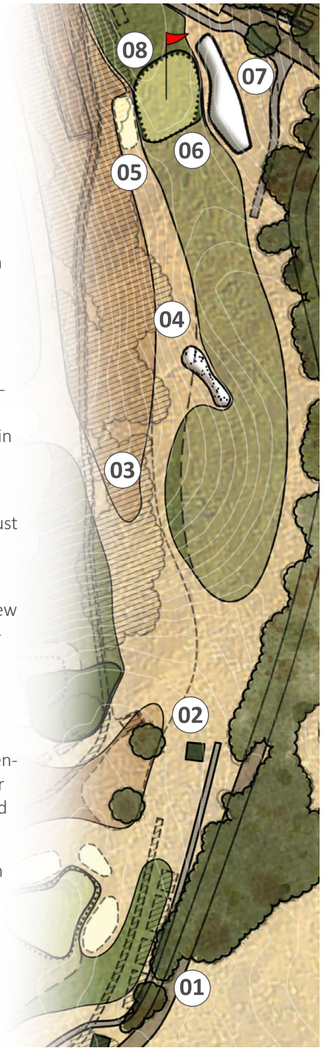
04 Cut new, diagonal fairway bunker into the ridge. Adjust fairway line to reflect new bunker.

05 Core out, reline and add new sand to existing, left greenside bunker.

06 Expand green to extents of existing green pad.

07 Core out existing right greenside bunker, expand bunker towards the clubhouse, and reline and add new sand.

08 Create fall off behind green that ties directly into Hole #13 tee.



*See page 33 for graphic key

DRIVING RANGE

01 Relevel and expand Driving Range Tees.

02 Add two Indoor Hitting Bays connected to a new bag room.

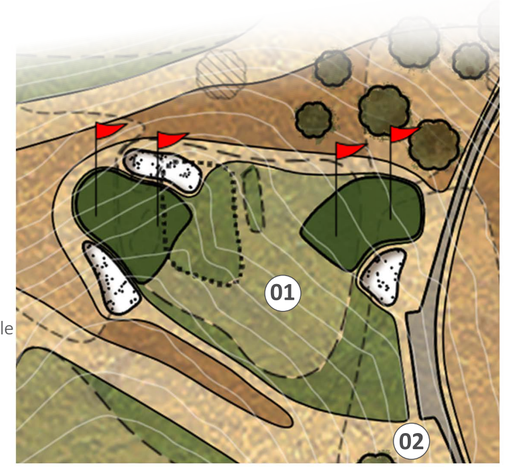
03 Move Cart Barn and Staging Area to this side of the road. Increase size of parking lot to accomodate new flow.

04 Create new target greens in the style of Raynor for more effective practice.

SHORT GAME AREA

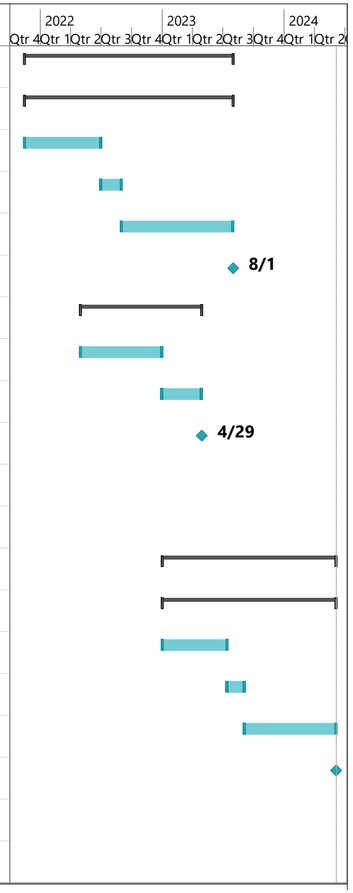
01 Expand Short Game Area to two greens for increase practice options. Build greens in the style of Raynor to better match the style of the golf course.

02 Create parking area for carts to reduce wear and tear of Raynor for more effective practice.



Images for concept only.

ID	Task Name	Duration	Start	Finish
1	**Lookout Mountain Club Phase 1A Proposed Schedule**	**447 days**	**Mon 11/15/21**	**Tue 8/1/23**
2	**Facilities Timeline (Clubhouses)**	**447 days**	**Mon 11/15/21**	**Tue 8/1/23**
3	Facilities Design Period	164 days	Mon 11/15/21	Thu 6/30/22
4	Bid Period / Contract Negotiation	44 days	Fri 7/1/22	Wed 8/31/22
5	Construction	238 days	Thu 9/1/22	Mon 7/31/23
6	Grand Opening	1 day	Tue 8/1/23	Tue 8/1/23
7	**Golf Course Timeline**	**260 days**	**Mon 5/2/22**	**Sat 4/29/23**
8	Golf Course Restoration	175 days	Mon 5/2/22	Fri 12/30/22
9	Golf Course "Grow In" Period	86 days	Sat 12/31/22	Fri 4/28/23
10	Golf Course Grand Opening	1 day	Sat 4/29/23	Sat 4/29/23
11				
12				
13	**Lookout Mountain Club Phase 1B Proposed Schedule**	**372 days**	**Mon 1/2/23**	**Tue 6/4/24**
14	**Facilities Timeline (Pool, Tennis, Fitness)**	**372 days**	**Mon 1/2/23**	**Tue 6/4/24**
15	Facilities Design Period	140 days	Mon 1/2/23	Fri 7/14/23
16	Facilities Bid Period / Contract Negotiation	37 days	Fri 7/14/23	Mon 9/4/23
17	Facilities Construction	196 days	Tue 9/5/23	Tue 6/4/24
18	Grand Opening	1 day	Tue 6/4/24	Tue 6/4/24
19				
20	*Note- All dates are approximate and subject to change.			



*All dates are approximate and subject to change.

Lookout Mountain Club Capital Dues Structure

	Golf Course Improvements		Facilities Improvements		TOTAL	
	Monthly Option*	Lump Sum Option w/ Discount	Monthly Option*	Lump Sum Option w/ Discount	**Monthly Option***	**Lump Sum Option w/ Discount**
Local and National Full Members	$100	$13,320	$100	$13,320	**$200**	**$26,640**
Local and National Regular Members	NA	NA	$100	$13,320	**$100**	**$13,320**

**Monthly option based on a 2 year construction loan convertd to a 10 year permanent financing upon completion of Phase 1. Subject to change based on bank requirements and phasing. Capital dues will be limited to 12 years. Capital dues may be reduced at a later date depending on LMC's financial condition (Lump sum payment will be prorated accordingly and refunded to those members that take that option). Please note the lump sum option significantly improves LMC's ability to implement additional phases of the Master Plan earlier. The lump sum option is encouraged if you are able.*

Construction Cost Breakdown			Cost
PHASE 1A	AREA 1	FAIRYLAND CLUB NEW KITCHEN/DINING/BAR/ADMIN IN MEMBER AREA	$ 3,656,102
PHASE 1B	AREA 2	FAIRYLAND CLUB EXISTING KITCHEN & BANQUET AREA	
PHASE 1B	AREA 3	FAIRYLAND CLUB FITNESS FACILITIES	$ 127,138
PHASE 1A	AREA 4	FAIRYLAND CLUB OVERNIGHT ACCOMODATIONS 3RD FLOOR	$ 49,450
PHASE 1B	AREA 5	FAIRYLAND CLUB POOLSIDE GRILL AND BATHHOUSE	$ 2,020,001
PHASE 1B	AREA 6	FAIRYLAND CLUB POOL AND POOL DECK	$ 1,477,652
PHASE 1B	AREA 7	FAIRYLAND CLUB TENNIS/PICKLEBALL/PROSHOP AND PAVILION	$ 412,844
PHASE 1B	AREA 8	FAIRYLAND CLUB SITEWORK AND PARKING	
PHASE 1A	AREA 9	LOOKOUT MOUNTAIN GOLF CLUB CLUBHOUSE / SITEWORK / EVENT LAWN/TERRACE	$ 383,625
PHASE 1A	AREA 10	LOOKOUT MOUNTAIN GOLF CLUB COURSE RENOVATIONS	$ 4,000,000
PHASE 1B	AREA 11	LOOKOUT MOUNTAIN GOLF CLUB RANGE/GOLF ACADEMY/CART BARN	
		PHASE A Total Costs	$ 8,089,177
		PHASE B Total Costs	$ 4,037,635
		Total Project Costs	**$ 12,126,812**

**Budget is subject to adjustment by board as required*

Area 1 : Fairyland Club New Kitchen/Dining/Bar/ Admin @ Member area — PHASE 1A

Area 3 : Fairyland Club Fitness Facilities — PHASE 1B

PHASE 1A

Area 1 : Fairyland Club New Kitchen/Dining/Bar/ Admin @ Member area — PHASE 1A

DESCRIPTION				
Building Construction Costs			$2,110,554	(includes 7.5% construction contingency)
Grill Kitchen Equipment			$350,000	
New Bar Equipment			$50,000	
Sitework @ Clubhouse	5%	of Bldg Costs	$105,528	
SUBTOTAL HARD COSTS			**$2,616,082**	
Construction/Design Contingency	10%		$261,608	
FF&E Main Level			$386,000	From TRI
FF&E Second Floor PDR				From TRI
FF&E Lower Level Terrace (optional)				From TRI
A/E Design fees	10%		$261,608	
Misc Owner costs *	5%		$130,804	

Area 4 : Fairyland Club Overnight Accomodations @ 3rd Floor — PHASE 1A

DESCRIPTION				
Building Construction Costs			$43,000	
Sitework @ Clubhouse	5%	of Bldg Costs		
SUBTOTAL HARD COSTS			**$43,000**	
Construction/Design Contingency	15%			
FF&E	See below			
A/E Design fees	10%		$4,300	
Misc Owner costs *	5%		$2,150	
Construction Escalation	*0%*	*per year*	*$0*	*Not Included*
SUBTOTAL SOFT COSTS			**$6,450**	
TOTAL PROJECT COSTS: BUILDING #1			**$49,450**	

Area 5 : Fairyland Club Poolside Grill and Bathhouse — PHASE 1B

Area 9 : Lookout Mountain Golf Club Clubhouse/ Sitework/Event Lawn/Terrace — PHASE 1A

DESCRIPTION				
Building Construction Costs	See below		$238,900	
SUBTOTAL HARD COSTS			**$238,900**	
Construction/Design Contingency	10%		$23,890	
FF&E			$25,000	
Bar Equipment			$0	
Pro Shop Fixtures			$60,000	
A/E Design fees	10%		$23,890	
Misc Owner costs *	5%		$11,945	
Construction Escalation	*0%*	*per year*	*$0*	*Not Included*
SUBTOTAL SOFT COSTS			**$144,725**	
TOTAL PROJECT COSTS: BUILDING #1			**$383,625**	

Area 10 : Lookout Mountain Golf Club Course Renovations — PHASE 1A

DESCRIPTION	
Course Renovations (NMP Bid w/o Asphalt)	$2,650,000
Irrigation with Design Allowance	$700,000
Asphalt Cart Paths	$250,000
RAE/Franze Design Fees	$300,000
Rock Allowance	$100,000
TOTAL PROJECT COSTS: BUILDING #1	**$4,000,000**

Area 6 : Fairyland Club Pool and Pool Deck — PHASE 1B

Area 7: Fairyland Club Tennis/Pickleball/Proshop and Pavilion — PHASE 1B

PHASE 1B

Area 3 : Fairyland Club Fitness Facilities — PHASE 1B

DESCRIPTION				
Building Construction Costs			$61,710	(includes 7.5% construction contingency)
Grill Kitchen Equipment				
New Bar Equipment				
Sitework @ Clubhouse	5%	of Bldg Costs		
SUBTOTAL HARD COSTS			**$61,710**	
Construction/Design Contingency	10%		$6,171	
New Fitness Equipment			$50,000	
FF&E Second Floor PDR				
FF&E Lower Level Terrace (optional)				
A/E Design fees	10%		$6,171	
Misc Owner costs *	5%		$3,086	
TOTAL PROJECT COSTS: BUILDING #1			**$127,138**	

Area 5 : Fairyland Club Poolside Grill and Bathhouse — PHASE 1B

DESCRIPTION				
Building Construction Costs	See below		$1,183,917	
Grill Kitchen Equipment			$150,000	
New Bar Equipment			$40,000	
Sitework	10%	of Bldg Costs	$118,392	(utilities, repairs)
SUBTOTAL HARD COSTS			**$1,492,309**	
Construction/Design Contingency	15%		$223,846	
FF&E			$80,000	
A/E Design fees	10%		$149,231	
Misc Owner costs *	5%		$74,615	
Construction Escalation	*0%*	*per year*	*$0*	*Not Included*
SUBTOTAL SOFT COSTS			**$527,693**	

Area 9 : Lookout Mountain Golf Club Clubhouse/ Sitework/Event Lawn/Terrace — PHASE 1A

Area 10 : Lookout Mountain Golf Club Course Renovations — PHASE 1A

Area 6 : Fairyland Club Pool and Pool Deck — PHASE 1B

DESCRIPTION				
Building Construction Costs			$1,030,592	
Misc Sitework	5%	of Bldg Costs	$51,530	
SUBTOTAL HARD COSTS			**$1,082,122**	
Construction/Design Contingency	10%		$108,212	
Replace Pool Deck Furniture			$125,000	Allowance
A/E Design fees	10%		$108,212	
Misc Owner costs *	5%		$54,106	
Construction Escalation	*0%*	*per year*	*$0*	*Not Included*
SUBTOTAL SOFT COSTS			**$395,530**	
TOTAL PROJECT COSTS: BUILDING #1			**$1,477,652**	

Area 7 : Fairyland Club Tennis/Pickleball/Proshop and Pavilion — PHASE 1B

DESCRIPTION				
Building Construction Costs	See below		$295,500	
Sitework /Utilities	5%	of Bldg Costs	$14,775	
SUBTOTAL HARD COSTS			**$310,275**	
Construction/Design Contingency	10%		$31,028	
FF&E			$25,000	
A/E Design fees	10%		$31,028	
Misc Owner costs *	5%		$15,514	
Construction Escalation	*0%*	*per year*	*$0*	*Not Included*
SUBTOTAL SOFT COSTS			**$102,569**	
TOTAL PROJECT COSTS: BUILDING #1			**$412,844**	

**Budget is subject to adjustment by board as required*

KUO DIEDRICH CHI

Quercus

Tyler J. Rae

KMF Golf Course Design